ORDINANCE NO. 24 - 4465

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC DOCKET NO. 24-13
ADDRESS: 208 DUNDEE 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 208 Dundee 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. 24-13 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. The Petitioner should confirm the proposed siding material at the time of permit. Selections must be fully compliant with all Historic District regulations.
2. Window, service door and overhead garage door specification must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
3. 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.
4. An ARC Inspection will be a requirement of the building permit for the Project.
5. 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.
6. 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 25 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 25 DAY OF NOVEMBER, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED
THIS 25 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. 24-13
ADDRESS: 208 DUNDEE AVENUE, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 24-13
ADDRESS OF SITE	208 Dundee Avenue, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 24-13 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:

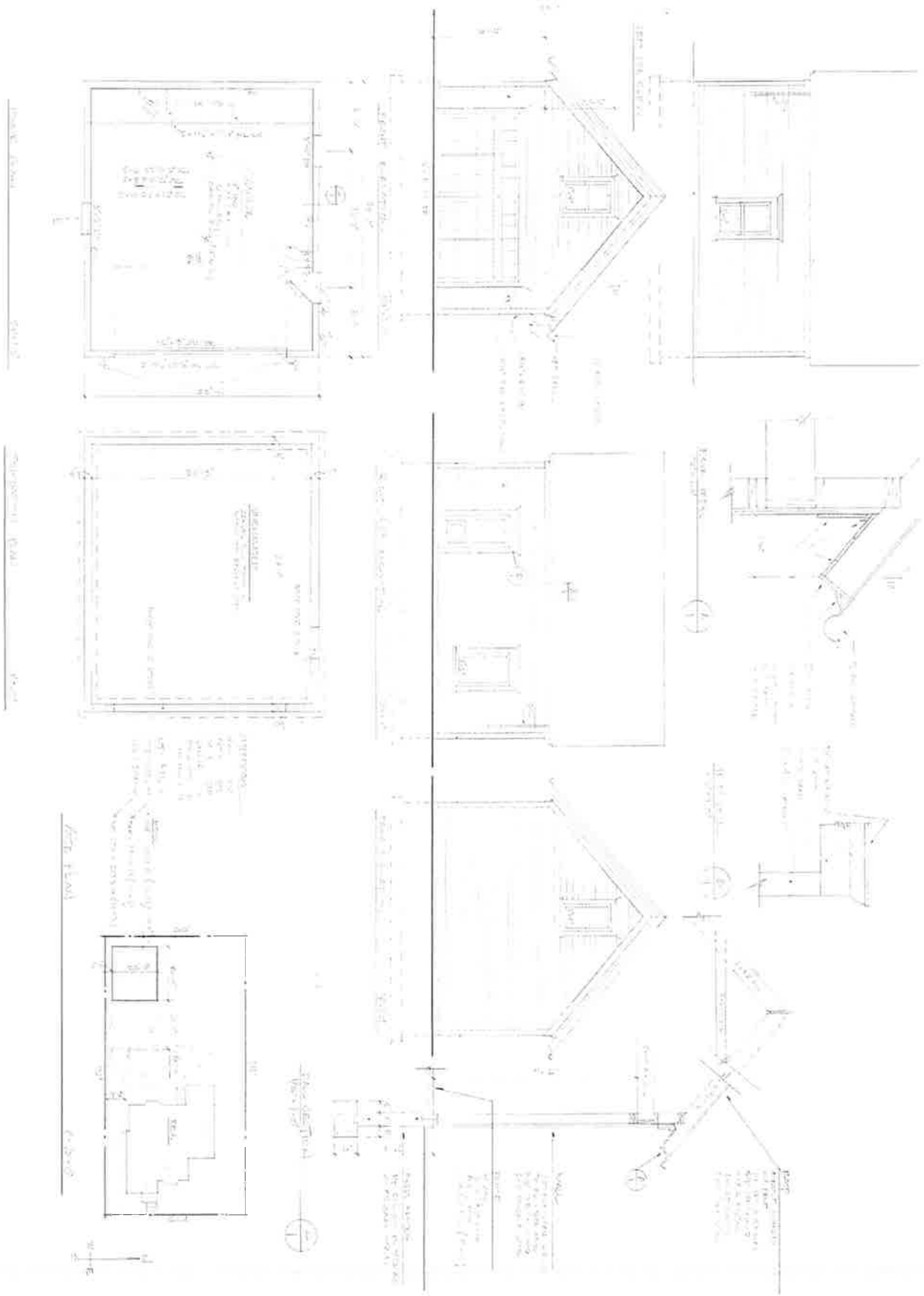
1. The Petitioner should confirm the proposed siding material at the time of permit. Selections must be fully compliant with all Historic District regulations.
2. Window, service door and overhead garage door specification must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
3. 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.
4. An ARC Inspection will be a requirement of the building permit for the Project.
5. 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.
6. All conditions stated above must be addressed in the construction drawings submitted for building permit.

Passed by the Corporate Authorities of the Village: November 25, 2025.

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

J. Tennent

Zoning Official



SHEET
1
OF
KHALIL

Mark Swanson, Architect
224-563-8494
NCARB
166 S. Summit St.
Barrington, IL 60010

Proposed Garage For

Mr. Farsheed Khalili
208 Dundee Ave.
Barrington, IL 60010

Joists and Rafters

DF #2

Floor Joists: 40 psf LL / 20 psf DL

2 x 6 @ 12" oc allow 9' - 1"	2 x 6 @ 12" oc allow 10' - 0"
2 x 8 @ 12" oc allow 11' - 6"	2 x 8 @ 12" oc allow 12' - 7"
2 x 10 @ 16" oc allow 14' - 1"	2 x 10 @ 12" oc allow 14' - 1"
2 x 12 @ 16" oc allow 16' - 1"	2 x 12 @ 12" oc allow 16' - 10"

Ceiling Joists: 20 psf LL / 10 psf DL (limited attic storage)

2 x 6 @ 16" oc allow 12' - 10"	2 x 6 @ 12" oc allow 14' - 10"
2 x 8 @ 16" oc allow 16' - 3"	2 x 8 @ 12" oc allow 17' - 5"
2 x 10 @ 16" oc allow 19' - 10"	2 x 10 @ 12" oc allow 21' - 10"

Rafters: 30 psf Snow Load / 10 psf DL

2 x 6 @ 16" oc allow 10' - 5"	2 x 6 @ 12" oc allow 12' - 0"
2 x 8 @ 16" oc allow 13' - 6"	2 x 8 @ 12" oc allow 15' - 3"
2 x 10 @ 16" oc allow 16' - 6"	2 x 10 @ 12" oc allow 19' - 3"
2 x 12 @ 16" oc allow 19' - 2"	2 x 12 @ 12" oc allow 22' - 3"

Footing Sizing: Load / 1500 psf = SF for 12" deep footing

Joist Bearing and Notch Guidelines:

Joist Size	Max. Hole	Max. Notch Depth	Max. End Notch
2 x 6	None	None	None
2 x 8	1 1/2" Dia.	1"	1 1/2"
2 x 10	2 1/2"	1 1/2"	2 1/2"
2 x 12	3"	1 1/2"	3 1/2"
2 x 14	3 1/2"	1 1/2"	3 1/2"

NOTES:
1. Do Not make any holes with a diameter greater than 1/3 the depth of a joist
2. No holes closer than 2" to top, bottom or other hole or notch
3. No notches in the middle 1/3 of the joist. (Holes are permitted here)
4. No notches deeper than 1/6 the joist depth
5. The length of a notch should not exceed 1/3 the joist depth

Header Sizing *(note: use sizes below only if not provided on plan)*

Required:	Actual or Specified:	Code Reference:
Roof Snow Load, 30 psf	30 psf LL / 10 psf DL	R301.2.1.5
Roof Loads: 40 psf LL / 10 psf DL	40 psf LL / 10 psf DL	table 1
Soil Bearing Capacity: 3000 psf	3000 psf	R401.4.1
Attic Floor Load: 20 psf LL / 10 psf DL	20 psf LL / 10 psf DL	R301.2.1.5.2
Headers to be DF #2 or better		
Opening: 3'-0"	Header: 2 - 2 x 8	2 x 8 jack stud on each side
5'-0"	2 - 2 x 8	2 x 8 jack stud on each side
6'-0"	2 - 2 x 10	2 x 8 jack stud on each side
8'-0"	2 - 2 x 10	2 x 8 jack stud on each side
9'-0"	2 - 2 x 12	2 x 8 jack stud on each side
10'-0"	2 - 2 x 12	2 x 8 jack stud on each side

GENERAL CONDITIONS:
The following general conditions apply to all sections that follow and must be read by all subcontractors before starting contract.

SCOPE OF WORK:
The Contractor shall be responsible for the work detailed in the following specifications for the addition and alterations to the existing residence at the above address. This Contractor shall be responsible for the safe and lawful completion of the Work, including the organization and the execution of all material and labor to complete the specified Work as well as the plans and schedules attached. The Contractor shall furnish all labor, materials, permission, equipment, tools, and equipment necessary for carrying out work described in these contract documents. The Contractor shall check and verify the dimensions and the descriptions on all of the existing documents. The Contractor shall notify the Owner of any errors in the work, report discrepancies to the Architect, and obtain clarification before proceeding with any portion of the work. Report discrepancies to the Architect. Do not scale drawings. Work shall be executed as specifically shown or noted, or as interpreted reasonably by the Architect, and in accordance with the applicable laws, codes, and ordinances. Any deviations from the contract documents must be approved by the Owner in writing. The Contractor shall be responsible for the actions of all subcontractors and suppliers employed by the Contractor. The Contractor shall maintain a clean and safe job site at all times, removing debris and waste materials regularly. Upon completion of the Work, the Contractor shall remove all temporary structures, equipment, and excess materials, and leave the site in a clean and orderly condition. The Contractor shall coordinate the Work with the Owner and the Architect, and shall provide regular updates on the progress of the Work. Any changes to the Work must be approved by the Owner in writing before they are implemented. The Contractor shall be responsible for obtaining all necessary permits and approvals for the Work, and shall comply with all applicable laws, codes, and regulations. The Contractor shall be responsible for the safety of all persons on the job site, including employees, subcontractors, and visitors. The Contractor shall provide adequate protection for the existing residence and its occupants during the construction process. The Contractor shall maintain adequate insurance coverage for the Work, including liability insurance and workers' compensation insurance. The Contractor shall indemnify and hold harmless the Owner and the Architect from any claims, damages, or losses arising out of the Work, except for those caused by the negligence or willful misconduct of the Owner or the Architect. The Contractor shall provide a schedule for the Work, including milestones and deadlines, and shall update the schedule as necessary. The Contractor shall be responsible for the coordination of all trades and subcontractors, and shall ensure that the Work is performed in a timely and efficient manner. The Contractor shall provide regular reports to the Owner and the Architect on the progress of the Work, including any delays or problems encountered. The Contractor shall be responsible for the cost of any rework or repairs necessitated by the Contractor's failure to perform the Work in accordance with the contract documents. The Contractor shall provide a final inspection of the Work upon completion, and shall correct any deficiencies identified during the inspection. The Contractor shall provide the Owner with all warranties and guarantees for the Work, and shall assist the Owner in obtaining any necessary warranty repairs. The Contractor shall maintain a record of all changes to the Work, and shall provide the Owner with a final accounting of the cost of the Work. The Contractor shall be responsible for the disposal of all hazardous materials used in the Work, in accordance with applicable laws and regulations. The Contractor shall provide the Owner with all operation and maintenance manuals for the Work, and shall train the Owner's personnel in the proper use and maintenance of the Work. The Contractor shall be responsible for the security of the job site, and shall provide adequate lighting and fencing to prevent unauthorized access. The Contractor shall maintain a log of all visitors to the job site, and shall report any incidents or accidents to the Owner and the Architect. The Contractor shall be responsible for the coordination of all deliveries to the job site, and shall ensure that all materials are delivered in a timely and efficient manner. The Contractor shall provide adequate storage for all materials and equipment, and shall protect them from damage or theft. The Contractor shall be responsible for the disposal of all waste materials, and shall ensure that they are disposed of in accordance with applicable laws and regulations. The Contractor shall maintain a clean and safe work environment, and shall provide regular cleaning and maintenance of the job site. The Contractor shall be responsible for the coordination of all utilities, and shall ensure that they are properly connected and disconnected. The Contractor shall provide a final cleaning of the job site, and shall remove all temporary structures and equipment. The Contractor shall be responsible for the payment of all taxes, fees, and assessments related to the Work. The Contractor shall maintain a record of all inspections and tests performed on the Work, and shall provide the Owner with a copy of all reports and certificates. The Contractor shall be responsible for the coordination of all subcontractors, and shall ensure that they are properly licensed and insured. The Contractor shall provide a schedule of values for the Work, and shall update it as necessary. The Contractor shall be responsible for the payment of all subcontractors and suppliers, and shall provide the Owner with a copy of all invoices and receipts. The Contractor shall maintain a record of all changes to the Work, and shall provide the Owner with a final accounting of the cost of the Work. The Contractor shall be responsible for the coordination of all trades and subcontractors, and shall ensure that the Work is performed in a timely and efficient manner. The Contractor shall provide a final inspection of the Work upon completion, and shall correct any deficiencies identified during the inspection. The Contractor shall provide the Owner with all warranties and guarantees for the Work, and shall assist the Owner in obtaining any necessary warranty repairs

BARRINGTON
Be Inspired.

November 25, 2024

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

Re: ARC 24-13, 208 Dundee 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.

November 14, 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 DeLap motioned to recommend approval of ARC 24-13 and Commissioner Plummer seconded the motion. The motion carried, 5-0.

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: November 14, 2028 – Final Review
PREPARED BY: Jennifer Tennant, Asst. Director of Development Services

ARC 24-13: 208 Sundee 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: Farsheed Khalili, 130 W Lake St., Barrington, IL 60010
APPLICANT: Same
ARCHITECT: Mark Swanson

STAFF RECOMMENDATIONS

1. **The Petitioner should confirm the proposed siding material.**
2. **Window, service door and overhead garage door specification must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.**
3. **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 24-13 subject to any additional conditions, recommendation or required final details established by the ARC.

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. <u>Scale and Form</u>.
   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 with a matching roof pitch. 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.**

   The Petitioner is proposing a standard front gable design with windows on all elevations, except the rear elevation. All proposed windows and doors have appropriate proportions and placement for the size and design of the structure. Staff finds that this standard is met subject to confirmation of the siding material and submittal of compliant door and window specifications at the time of permitting.

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 and will not be highly visible from Dundee Avenue. The proposed location of the garage is 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 main roofline and pitch of the house which Staff finds appropriate. Staff finds that this standard is met.

208 Dundee Avenue – Contributing

At this location is a two-story, frame gabled ell Folk dwelling built ca. 1910. The house has a continuous stone foundation, a gable roof of asphalt shingles, an exterior wall brick chimney and an exterior of weatherboard siding. On the main (E) façade is a single-story shed roof porch. The porch appears to have been enlarged and enclosed for use as a sunroom ca. 1955. Windows on the porch are ca. 1970, one-over-one double hung wood sash design. A ca. 1970, nine-light glass and wood door serves as the entrance to the porch. Leading into the main house from the porch is a two-square-light and four-wood panel door. Windows in the dwelling are ca. 1970, six-over-six double hung wood sash and have original simple wood cornices and surrounds. On the main façade gable section is a hipped roof bay window with a central, fixed, fifteen-light window flanked by six-over-six double hung wood sash windows. On the north elevation is a ca. 1970, one-story frame flat roof addition with a poured concrete foundation and an exterior of weatherboard siding. A porch on the rear elevation was also enclosed ca. 1970.

To the southwest of the dwelling is a ca. 1950, frame storage shed with a shed roof of asphalt shingles and an exterior of horizontal board. Noncontributing