ORDINANCE NO. 25 - 4484

ORDINANCE APPROVING CERTIFICATE OF APPROVAL
RE: ARC 24-15 FOR THE PROPERTY LOCATED AT 133 PARK AVENUE

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

WHEREAS, the owner(s) of the Property commonly known as 133 Park Avenue, Barrington, Illinois (the "Property") which is located within the Village, have applied to the ARC for a Certificate of Approval for the Project at 133 Park Avenue, which is located in the B-4 Village Center Zoning District for certain exterior modifications proposed to be made to the primary structure on the Property; and

WHEREAS, the ARC has reviewed the Applicant(s)' request for a Certificate of Approval pursuant to the Village of Barrington Zoning Ordinance Section 3.13 and has recommended to the Corporate Authorities of the Village approval of the Certificate of Approval requested by the Applicant(s), subject to certain conditions; and

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

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

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

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

WHEREAS, the Corporate Authorities of the Village find that the findings of the ARC are accurate and that the Project as depicted on the Approved Plans substantially conforms to all recommendations of the ARC relative to this Application:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of this Village as a Home Rule unit, that a Certificate of Approval is hereby approved and authorized and shall be issued to the Applicant(s) subject to the timely and continued compliance by the Applicant(s) with the following conditions of approval, as set forth below:

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

SECTION 2: Final approval is hereby granted for the issuance of a Certificate of Approval (attached to this Ordinance as Exhibit A) pursuant to the recommendations and findings in the Architectural Review Commission in ARC Docket No. 24-15 which are on file with the Village for the work on the Property as proposed on the Approved Plans attached hereto as Group Exhibit B and thereby made a part hereof, subject to timely and continued compliance with the following conditions:

1. The final tile selection and final paint color shall be brought back to the ARC for final details review. The ARC recommends consideration of a more authentic tile.
2. A more detailed drawing and section details showing the base trim and tile installation shall be brought back to the ARC for final details review
3. All work shall be completed and maintained in substantial accordance with the Approved Architectural Plans and approved colors which are attached hereto as Group Exhibit B, as modified by these conditions of approval.
4. An Architectural Review Inspection will be a requirement of the building permit for the Project.

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

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

PASSED THIS 13 DAY OF JANUARY, 2025 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Wonkeser, Duncan, Moran, Prigge and President Dare

NAYS: NONE

ABSENT: Trustee Sholeen

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 13 DAY OF JANUARY, 2025

Karen Y. Darch, Village President

ATTESTED AND FILED
THIS 13 DAY OF JANUARY, 2025

Tony Ciganek, Village Clerk

Village of Barrington
CORPORATE
SEAL
Cook & Lake Counties, IL

EXHIBIT A

# CERTIFICATE OF APPROVAL

ARC DOCKET NO. 24-15
ADDRESS: 133 PARK AVENUE
ZONING DISTRICT: B-4 VILLAGE CENTER DISTRICT

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 24-15 for the site listed above have been reviewed and recommended for approval by the Village of Barrington Architectural Review Commission and this Certificate of Approval has been approved and authorized by the Corporate Authorities of the Village, subject to timely and continued compliance with the following conditions:

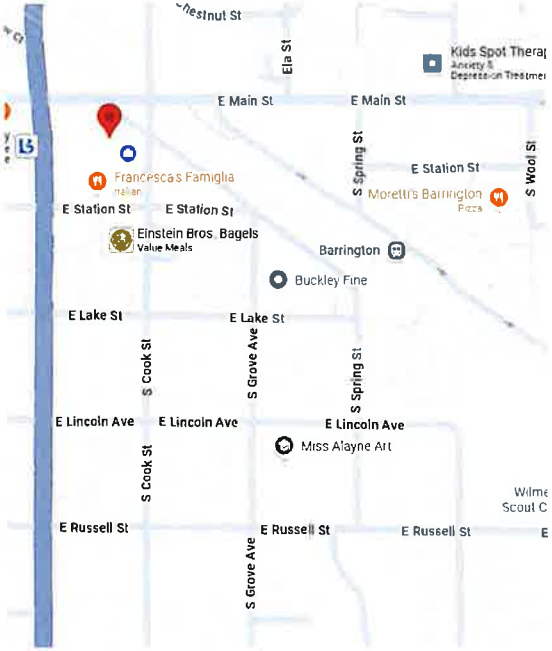
1. The final tile selection and final paint color shall be brought back to the ARC for final details review. The ARC recommends consideration of a more authentic tile.
2. A more detailed drawing and section details showing the base trim and tile installation shall be brought back to the ARC for final details review
3. All work shall be completed and maintained in substantial accordance with the Approved Architectural Plans and approved colors which are attached hereto as Group Exhibit B, as modified by these conditions of approval.
4. An Architectural Review Inspection will be a requirement of the building permit for the Project.

Passed by the Corporate Authorities of the Village: January 13, 2025.

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL
JANUARY 13, 2025

J. Tennent

Zoning Official

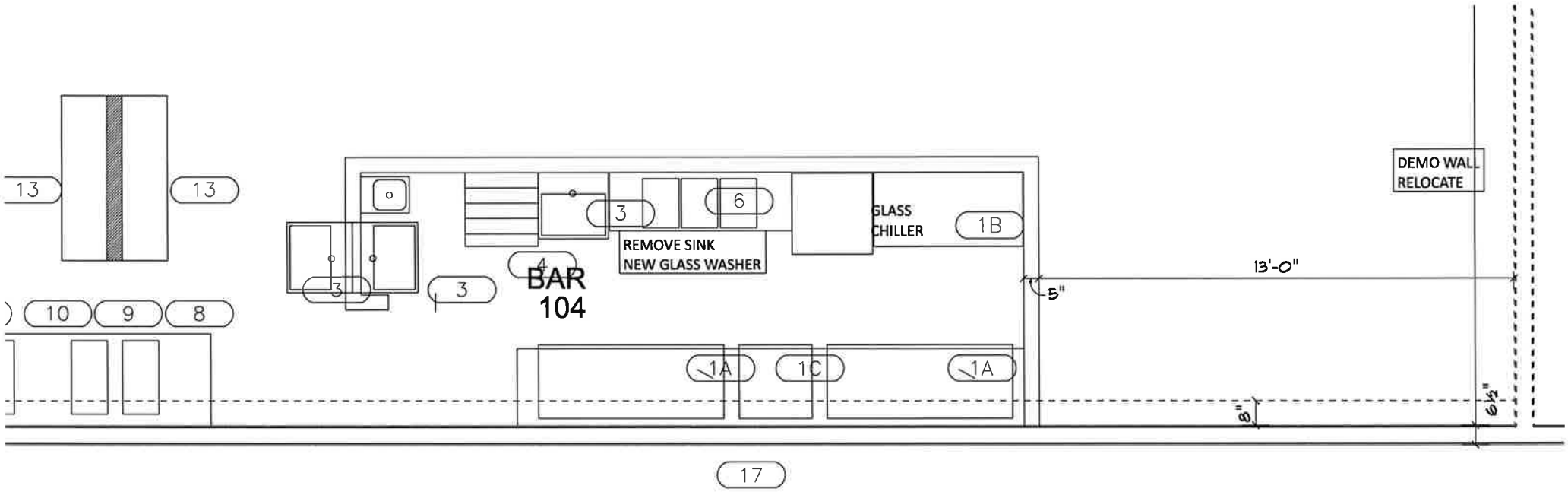



# ION MAP

| | |
|---|---|
| ZONING: | "B4" VILLAGE CENTER DISTRICT |
| PERMITTED USE: | "RESTAURANT" |
| OCCUPANCY: | "A2" RESTAURANT |
| CONSTRUCTION CLASS: | EXISTING CONSTRUCTION TYPE 3B (IIIB) |
| SPRINKLED: | YES, EXISTING FIRE SUPPRESSION SYSTEM |
| OCCUPANT LOAD: | TOTAL DINING SEATS = 84 OCCUPANTS<br>TOTAL BAR SEATS = 13 OCCUPANTS<br>TOTAL EMPLOYEES 4-5<br><br>TOTAL OCCUPANT LOAD 102 OCCUPANTS |

INTERIOR FINISHES ("A" OCCUPANCY W/ SPRINKLER) :

| | |
|---|---|
| EXIT ENCLOSURES | CLASS B |
| CORRIDORS | CLASS C |
| ROOMS AND SPACES | CLASS C |

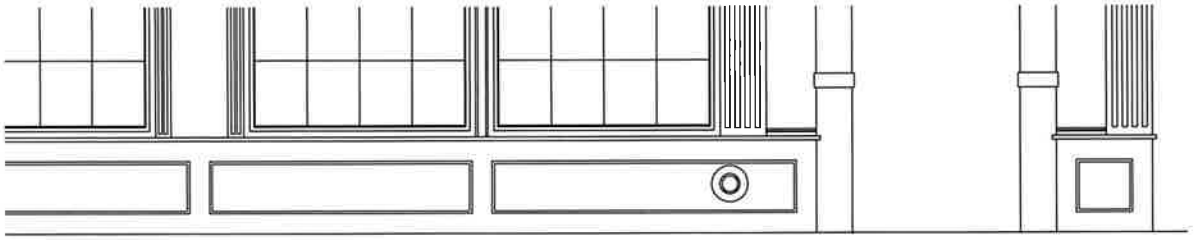



## GENERAL DEMOLITION NOTES

1. THIS PROJECT IS A RENOVATION OF AN EXISTING RESIDENCE AND INFORMATION IS TAKEN FROM CONSTRUCTION DOCUMENTS, VARIOUS SURVEYS AND FIELD INVESTIGATIONS. IT SHOULD BE UNDERSTOOD BY THE BIDDING CONTRACTORS THAT UNFORSEEN CONDITIONS PROBABLY EXIST AND AS SUCH THE CONTRACTORS SHALL TAKE EXTRA STEPS DURING BIDDING TO FULLY DETERMINE AND UNDERSTAND THE FULL SCOPE OF THE WORK REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT.
2. PROTECT EXISTIONG TO REMAIN BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND NEW INSTALLTION. ANY REPAIRS REQUIRED OF BUILDING COMPONENTS DAMAGED DURING DEMOLITION AND / OR INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL REPAIRS SHALL MATCH THE SURROUNDING CONSTRUCTION METHODS AND FINISHES.
3. REMOVE ALL MECHANICAL AND ELECTRICAL INSTALLATION FROM PROJECT AREA, UNLESS REQUIRED FOR NEW WORK OR EXISTING INSTALLATION NOT AFFECTED BY REMODEL.
4. SERVICES TO ITEMS NOT REMOVED AS PART OF THIS WORK SHALL BE RESTORED UPON

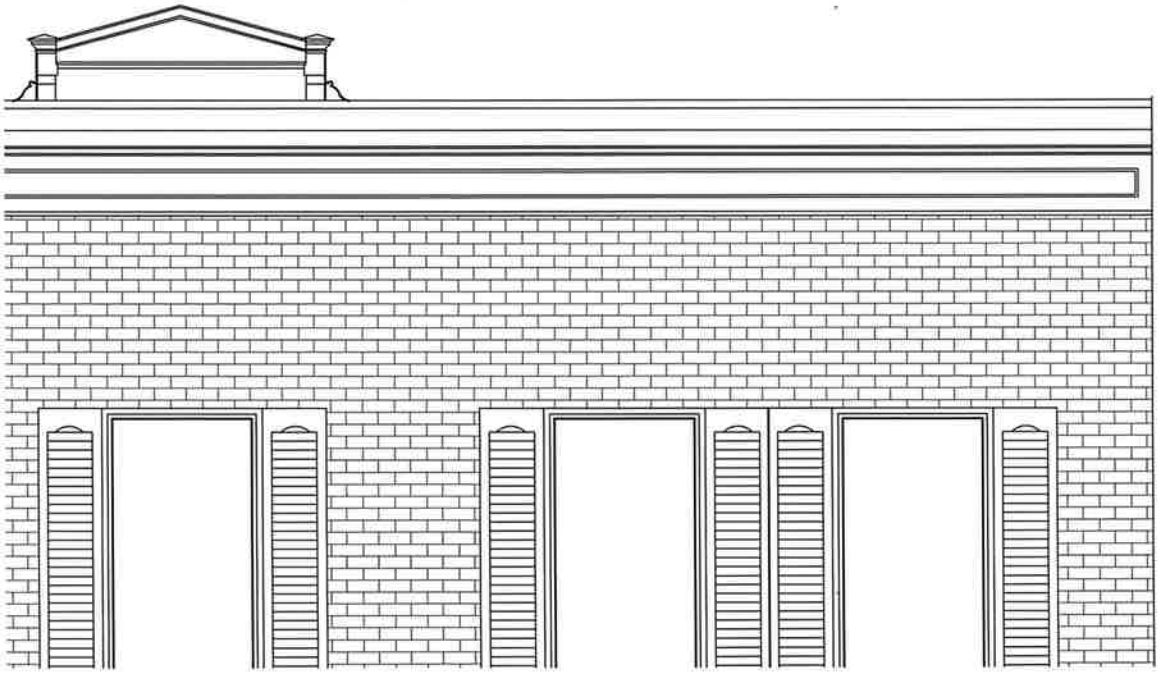
## ELECTRICAL DEMOLITION NOTES

1. REMOVE ALL NM, BX, MC, AC AND OTHER CABLE SYSTEMS AND WIRING F ABANDONED CIRCUITS.
2. REMOVE ALL ABANDONED CONDUITS ABOVE LAY-IN CEILINGS, EXPOSED ( FLEXIBLE CONDUITS, SURFACE RACEWAY, SURFACE MOUNTED OUTLET/JUNC AND EQUIPMENT UNLESS NOTED OTHERWISE.
3. WHERE ABANDONED FEEDERS AND BRANCH CIRCUITS ARE CONCEALED W FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING A CONDUITS AT BOTH ENDS.
4. WHERE ABANDONED OUTLET AND JUNCTION BOXES ARE RECESSED FLUSI FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING A DEVICES AND PROVIDE BLANK STAINLESS STEEL COVERPLATES FOR BOXES 6' SMALLER. REMOVE BOXES LARGER THAN 6"x6" AND PATCH SURFACE TO MA EXISTING. COORDINATE WITH ARCHITECT FOR FINAL DIRECTION



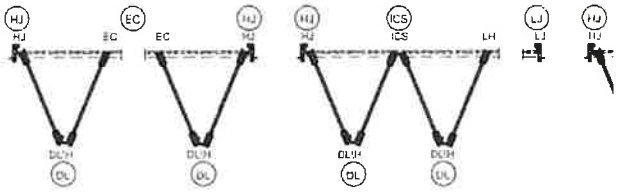
EXISTING BUILDING PERSEPCTIVE (STREET VIE\

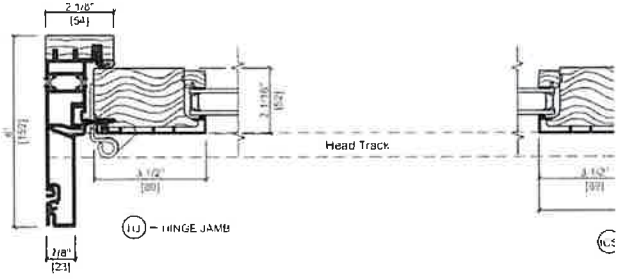
SCALE: 1/4" = 1'-0"



Pella® Reserve™ Contemporary Bifold Door

**UNIT SECTIONS – OUT-SWING**



PROPOSED STREET PERSPECTIVE

MASA

PROPOSED FRONT ELEVATION

# ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

BARRINGTON
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**TO:** Architectural Review Commission **MEETING DATE:** December 12, 2024 – Final

**FROM:** Development Services Department **PREPARED BY:** Jennifer Tennant
Asst. Director of Development Services

## ARC 24-15: 133 Park Avenue – Certificate of Approval

The applicant is seeking approval of a Certificate of Approval for exterior façade modifications to the existing building at 133 Park Avenue. The building is under new ownership and a new restaurateur has taken over the space with plans to open a new modern Mexican restaurant in spring 2025. They are proposing to renovate the interior and exterior of the building to achieve a modern Mexican design aesthetic. The new restaurant owner is proposing to add folding windows to the first floor of the building and Spanish style tile accents to the first-floor elevation.

**PROPERTY OWNER:** Golf Development, LLC
**PETITIONER:** Nick Jaros
**ARCHITECT:** Gino Romozzi

## STAFF RECOMMENDATIONS

**The ARC should consider the following items and provide guidance to the Petitioner prior to the final consideration of ARC 24-15:**

1. **The final tile and building paint color selections must be brought back to the ARC for final detail review prior to installation.**

**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 recommend approval of approve ARC 24-04 subject to any additional conditions, recommendation or required final details established by the ARC.**

## FINDING OF FACT

1. Architectural Style. **Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes consistent with older buildings in the B-4 Village Center District.**
   No changes to physical exterior architecture of the building are proposed. The Petitioner is prosing to maintain the main trim elements of the building and remove several trim elements that have been added over time. Staff finds that the overall architecture of the building will remain unchanged but the exterior wall material will be updated for a more modern and eclectic look to emphasize the use of the building as a modern Mexican restaurant. Staff finds that this standard is met.

2. Exterior Wall Materials. **The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:**
   **a. Clay brick (unglazed).**

b. **Stone (natural).**
c. **Wood or cementitious siding.**
d. **Stucco (cementitious material only; no E.I.F.S. [Exterior Insulation Finish Systems]).**

The Zoning Ordinance allows for the ARC to consider materials outside of this approved list if such materials are deemed to be appropriate for the style of building.

3. Door & Window Design. **In order to promote and maintain the small town, historic character of the Village Center, glazed metal curtain wall systems are discouraged. The majority of glazed surface on façade(s) shall be double hung, casement, or fixed picture windows, within discernable wall elements. Sliding or jalousie windows shall not be permitted. All doors and windows with divisions on new construction projects shall utilize simulated divided lites with an appropriate pattern to match the architectural style of the structure. Replacement windows in existing buildings should match the existing windows as closely as possible. If all windows are being replaced in an existing building and divisions are proposed, then simulated divided lites with an appropriate pattern to match the architectural style of the structure shall be utilized. This section shall not apply to existing single-family residences with the B-4 District outside of the Historic Overlay District.**

The Petitioner is proposing to install new folding windows in the existing window opening. Staff finds that maintain the original window openings while installing a new window type which is popular and functional for modern restaurants is a great mix between the original character of the building and its modern function as a restaurant. Staff finds that this standard is met.

4. Door & Window Materials. **No restrictions are placed on door or window materials.**

5. Exterior Trim.
   a. **Trim is required for all doors and windows.**
   b. **Trim materials shall be limited to wood, stone, cast stone, molded fiberglass, molded high density polymer or other similar cementitious or composite material.**
   c. **On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other masonry trim is not required.**

   The Petitioner is proposing to remove the rectangular picture frame detailing above and below the windows bays. However, the main cornice and trim above the first story will remain, as will the window casing. Staff finds that this standard is met.

6. Accent Features. **Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass, molded high density polymer or other similar cementitious or composite material.**

   No changes to existing or new accent features are proposed.

7. Mixed Materials. **Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:**
   a. **A wood porch or balcony may be used in combination with stone or brick walls.**
   b. **An extended brick or stone foundation wall may be used in combination with wood walls.**
   c. **A front facade of finished brick or stone may be used in combination with common brick on side and rear walls.**
   d. **A one-story room of wood may project from the main two-story portion of the building made of brick or stone.**
   e. **A fireplace or columns of one material may be combined with walls of another material.**

The Petitioner is proposing a mix of wood trim and tile on the first floor elevation. The second-floor façade of the building will remain brick. Staff finds that this standard is met.

8. Exterior Colors. **All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.**
   a. **Exterior Wall Colors. Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:**
      1) **No color shall be darker than Value 4 in the Munsell color system.**
      2) **No color shall be brighter than Chroma 8 in the Munsell color system.**
      3) **White is permitted; black is not permitted.**
   b. **Trim Material Colors. Colors shall be compatible to and complementary with, the colors used on the exterior walls.**
   c. **The ARC and/or the Board of Trustees may approve alternate colors schemes if deemed appropriate for the style of the building.**

   The Petitioner is proposing to paint the front façade of the building white with black shutters and new tile accents in neutral colors on the first story of the building. The exact tile and paint colors have not been selected therefore these should be brought back to the ARC for final details review prior to installation.

9. Glazed Surface.
   a. **At least forty (40) percent of the first floor of the front and corner side facades shall be glazed. However, the first floor façade shall be at least seventy (70) percent glazed if retail sales use is required on the first floor. A minimum eighteen (18) inch high knee wall shall be required beneath the glazing.**
   b. **At least thirty (30) percent of upper floor elevations of the front and corner side facades shall be glazed.**
   c. **At least ten (10) percent of interior side elevations shall be glazed surface, unless prohibited by the Building Code.**
   d. **First story glass shall be clear and non-tinted; tinting of the second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.**

   No change to the amount of glazed surface is proposed.

10. Roof Design. **Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.**

    No changes to the roof design is proposed.

11. Roof Materials. **For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.**

12. Landscaping. **Landscaping shall conform to the requirements of Chapter 4, Part III (Landscape Regulations).**

    No changes to landscaping is proposed.

13. Lighting. **Lighting standards and fixtures shall be consistent with the small-town character of the Village Center and shall conform to the guidelines of the Downtown Master Plan,**

**wherever possible. All lighting shall be equipped with shielding and cut-off devices, such that no light shall fall upon adjacent residentially zoned properties, as measured with a standard light meter, facing the light source, at a height of six (6) feet above grade, at the adjacent edge of the residential property.**
The Petitioner will be updating the existing gooseneck lighting.

14. <u>Required Plans</u>. **Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards.**
The Petitioner has provided sufficient documentation to show conformance with applicable design standards.

BARRINGTON
Be Inspired

January 13, 2025

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

**Re: ARC 24-15, 133 Park Avenue**

Dear President Darch and Board of Trustees:

The Petitioner is requesting the approval of a Certificate of Approval for exterior modifications to the existing commercial building at 133 Park Avenue. The property is zoned B-4 Village Center District.

**December 12, 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 24-15 and Commissioner DeLap seconded the motion. The motion carried, 4-0.

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
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F. (847) 304-3490

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

DEVELOPMENT SERVICES
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F. (847) 381-1056

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

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

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

FIRE
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F. (847) 381-1889

BARRINGTON-IL.GOV