ORDINANCE NO. 25 - 4511

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC 24-07 FOR THE PROEPRTY LOCATED AT 639 S. HOUGH STREET, 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 639 S. Hough Street, 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 small addition to the rear of the existing contributing structure 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. 24-07 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 windows shall be one-over-one pattern without muntins;
2. The height of the front door must match the height of the first-floor windows on the front elevation. The height of the door cannot exceed the height of the windows;
3. The window fenestration on the north (eft) elevation must be modified so that all windows have a 2:1 or 3:1 proportions;
4. The bay window on the side elevation should have a maximum pitch of 6/12;
5. Modify the panel on the front box bay to be in a different plane. There should be 6" flush space on the bottom and 4" flush space on the top of the panel;
6. Eliminate the proposed apron detail and replaced with a standard 1-1/2" sill detail;
7. All siding and trim material must be smooth (no faux wood texture) as required by the Historic District Design Guidelines;
8. A final column, capital and base detail must be provided to the ARC for final details review;
9. An ARC Inspection will be a requirement of the building permit for the Project.
10. 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.
11. All conditions stated above must be addressed in the construction drawings submitted for building permit;
12. The following zoning related items are of concern and must be addressed on the permit plans.
    1. Garage setbacks are not compliant. The garage must be setback a minimum of 3'-0" from the interior property line and 5'-0" from the rear property line.
    2. The daylight plane appears to be compliant but cannot be confirmed without review of the final architectural and engineering plans submitted at the time of permitting. If the grade of the site is raised at all, the daylight plane will no longer be compliant. The daylight plane will be verified at the time of permit submittal once full engineering plans have been provided.
    3. This property is located in the inadequate downstream capacity area. On-site detention for all new impervious surface is required.

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 14 DAY OF April, 2025 BY ROLL CALL VOTE AS FOLLOWS:

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

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 14 DAY OF April, 2025

Karen Y. Darch, Village President

ATTESTED AND FILED
THIS 14 DAY OF April, 2025

Tony Ciganek, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 24-07
ADDRESS: 639 S. HOUGHT STREET, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 24-07
ADDRESS OF SITE	639 S. Hough Street, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 24-07 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 windows shall be one-over-one pattern without muntins;
2. The height of the front door must match the height of the first-floor windows on the front elevation. The height of the door cannot exceed the height of the windows;
3. The window fenestration on the north (eft) elevation must be modified so that all windows have a 2:1 or 3:1 proportions;
4. The bay window on the side elevation should have a maximum pitch of 6/12;
5. Modify the panel on the front box bay to be in a different plane. There should be 6" flush space on the bottom and 4" flush space on the top of the panel;
6. Eliminate the proposed apron detail and replaced with a standard 1-1/2" sill detail;
7. All siding and trim material must be smooth (no faux wood texture) as required by the Historic District Design Guidelines;
8. A final column, capital and base detail must be provided to the ARC for final details review;
9. An ARC Inspection will be a requirement of the building permit for the Project.
10. 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.
11. All conditions stated above must be addressed in the construction drawings submitted for building permit;
12. The following zoning related items are of concern and must be addressed on the permit plans.
    1. Garage setbacks are not compliant. The garage must be setback a minimum of 3'-0" from the interior property line and 5'-0" from the rear property line.
    2. The daylight plane appears to be compliant but cannot be confirmed without review of the final architectural and engineering plans submitted at the time of permitting. If the grade of the site is raised at all, the daylight plane will no longer be compliant. The daylight plane will be verified at the time of permit submittal once full engineering plans have been provided.
    3. This property is located in the inadequate downstream capacity area. On-site detention for all new impervious surface is required.

Passed by the Corporate Authorities of the Village: April 14, 2025
Issued by the Village of Barington Zoning Official: April 14, 2025

J. Tennant

Jennifer Tennant, Zoning Official

BARRINGTON
Be Inspired

April 14, 2025

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

Re: ARC 24-07, 639 S. Hough Street

Dear President Darch and Board of Trustees:

The Petitioner is requesting the approval of a Certificate of Appropriateness for the construction of a new single-family residence and detached garage on the vacant lot at 639 S. Hough Street. The property is zoned R-7 Two-Family District/Historic Overlay District.

March 27, 2025 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 24-07 and Commissioner Shepherd 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

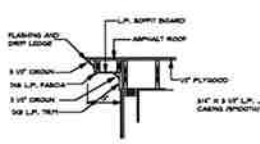
POLICE
T. (847) 304-3300
F. (847) 381-2165

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

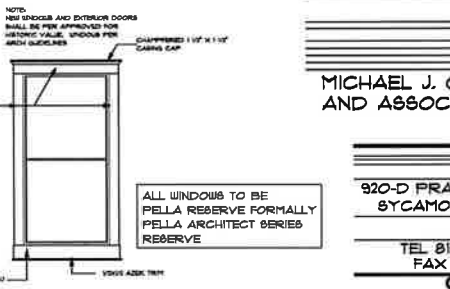
BARRINGTON-IL.GOV

FRONT ELEVATION

SCALE 1/4"=1'-0

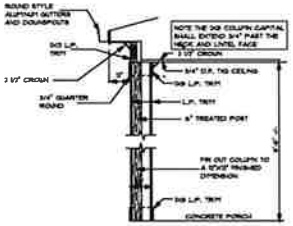


SECTION AT GABLE ENDS
1/2"=1'-0

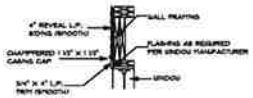


ALL WINDOWS TO BE PELLA RESERVE FORMALLY PELLA ARCHITECT SERIES RESERVE

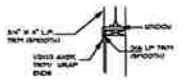
WINDOW DETAIL
SCALE 1/2"=1'-0



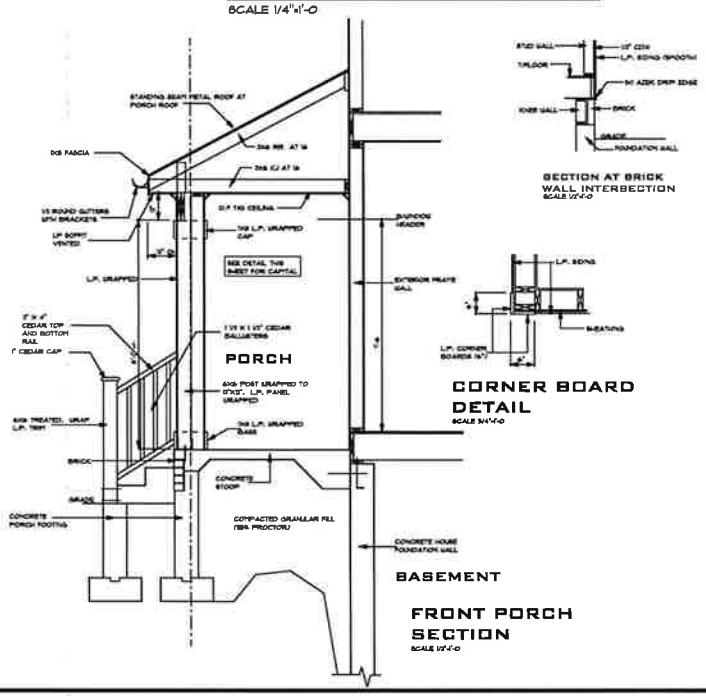
COLUMN DETAIL
SCALE 3/4"=1'-0



WINDOW HEAD DETAIL
SCALE 3/4"=1'-0



WINDOW SILL DETAIL
SCALE 3/4"=1'-0



PORCH

BASEMENT

FRONT PORCH SECTION
SCALE 1/2"=1'-0

SECTION AT BRICK WALL INTERSECTION
SCALE 1/2"=1'-0

CORNER BOARD DETAIL
SCALE 3/4"=1'-0

RIGHT ELEVATION

SCALE 1/4"=1'-0

NORTH
PROJECT

SCALE 1/4"=1'-0"

MICHAEL J. GRIMSON AND ASSOC.

920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS

TEL 815/895-5695
FAX 815/991-2995

March 17, 2025
04:44 PM
14.4.4

TONY ODISHO
639 SOUTH HOUGH
BARRINGTON IL

EXPIRES: 6/30/2026
DATE: 03/05/25

DRAWN: MJG
DATE:03/05/25

SHEET: 1

REAR ELEVATION

SCALE 1/4"=1'-0

LEFT ELEVATION

SCALE 1/4"=1'-0

NORTH
PROJECT

0 8 16

SCALE 1/4"=1'-0"

MICHAEL J. GRIMSON
AND ASSOC.

920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS

TEL 815/895-5695
FAX 815/991-2995

March 11, 2025
04:45 PM
14.4.4

TONY ODISHO
638 SOUTH HOUGH
BARRINGTON IL

EXPIRES: 11/30/2026
DATE: 03/09/19

DRAWN: MJG
DATE: 03/09/19

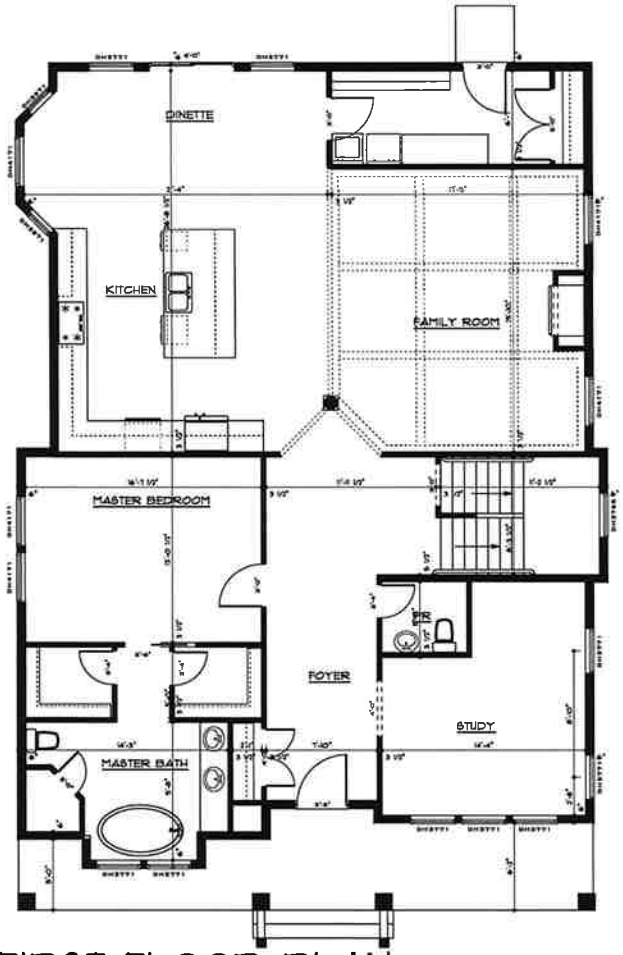
SHEET:
2

MICHAEL J. GRIMSON
AND ASSOC.
920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS
TEL 815/895-5695
FAX 815/991-2995

NORTH
PROJECT

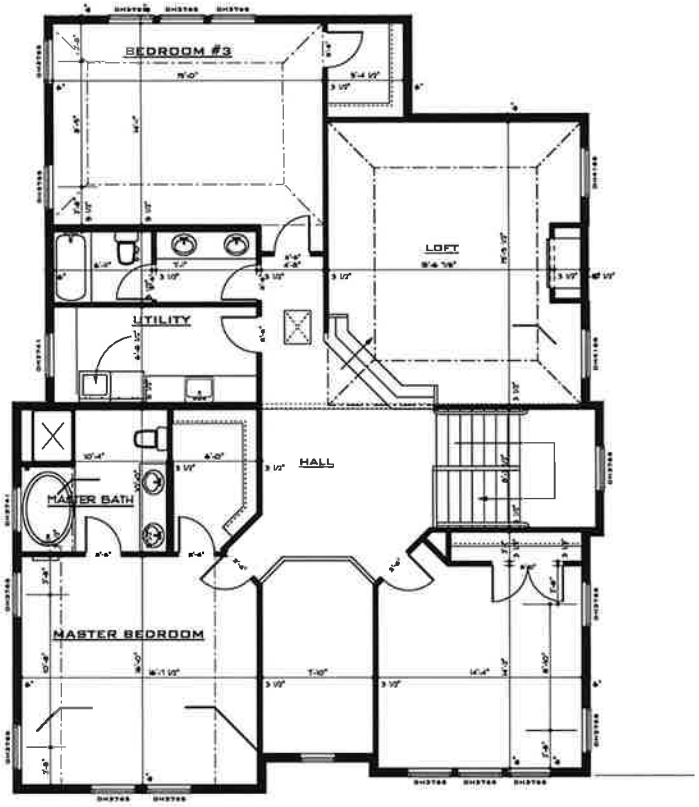
0 8 16

SCALE 1/4"=1'-0"



FIRST FLOOR PLAN

FIRST FLOOR 2128SF
SCALE 1/4"=1'-0"



SECOND FLOOR PLAN

SECOND FLOOR 1865SF
SCALE 1/4"=1'-0"

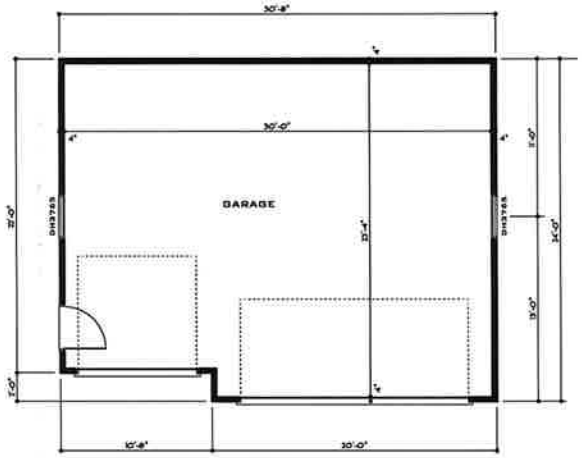
March 17, 2025
04:46 PM
14.4.4

TONY ODISHO
638 SOUTH HOUGH
BARRINGTON IL

EXPIRES:
DATE:

DRAWN: MJG
DATE:03/09/18

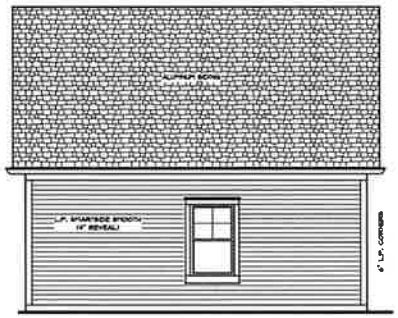
SHEET:
3



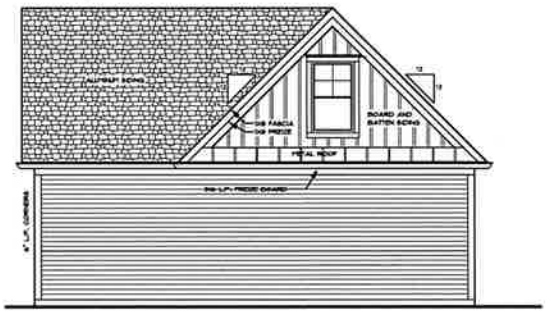
GARAGE PLAN
FIRST FLOOR 1658F
SCALE 1/4"=1'-0

LEFT ELEVATION
SCALE 1/4"=1'-0

FRONT ELEVATION
SCALE 1/4"=1'-0



RIGHT ELEVATION
SCALE 1/4"=1'-0



REAR ELEVATION
SCALE 1/4"=1'-0

NORTH
PROJECT

0 8 16

MICHAEL J. GRIMSON
AND ASSOC.
920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS
TEL 815/895-5695
FAX 815/991-2295

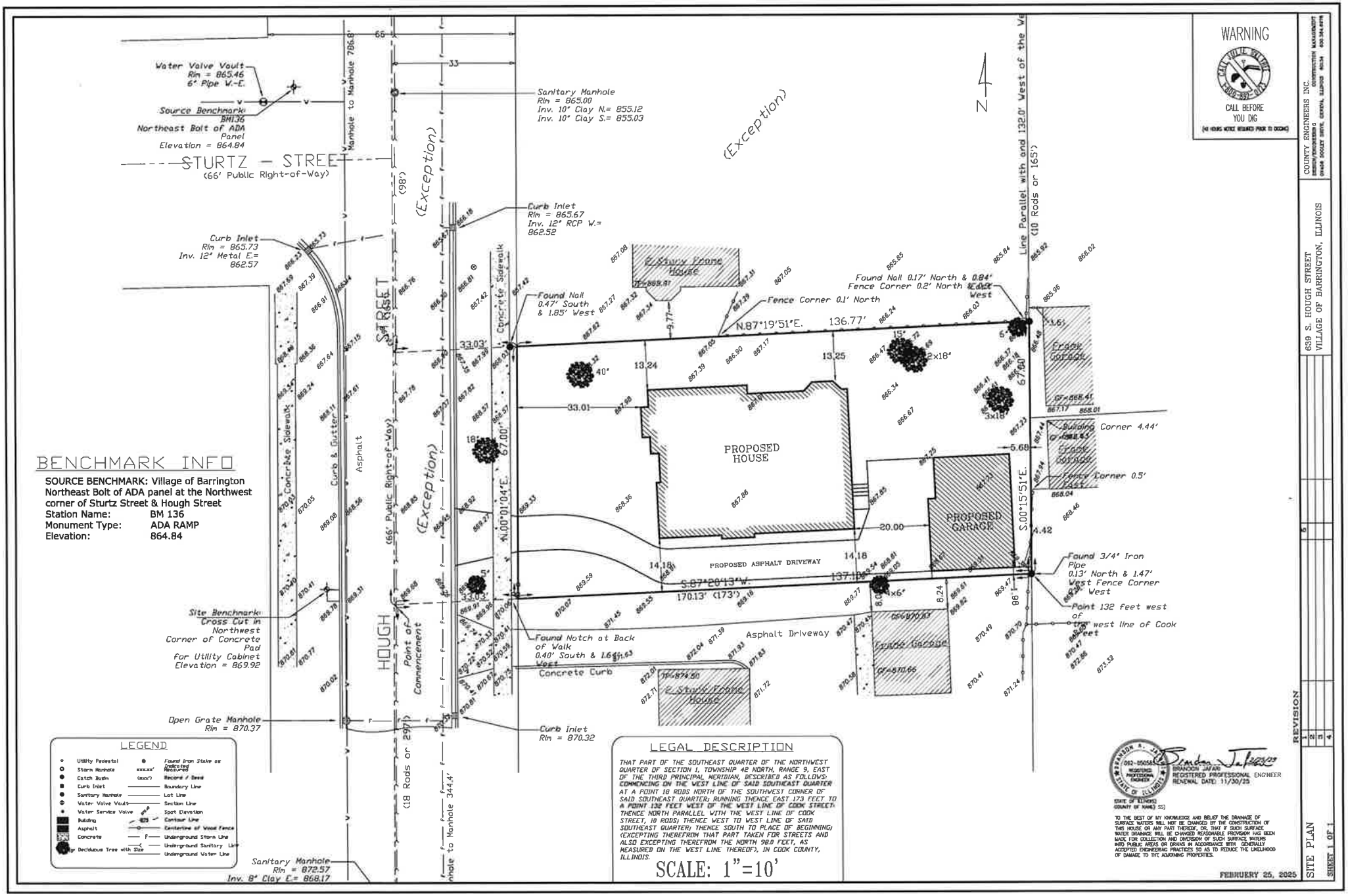
March 17, 2025
04:49 PM
14.4.4

TONY ODISHO
635 SOUTH HOUGH
BARRINGTON IL

EXPIRES: 11/30/2018
DATE: 07/07/18

DRAWN: MJG
DATE: 03/09/18

SHEET:
4



BENCHMARK INFO

SOURCE BENCHMARK: Village of Barrington
Northeast Bolt of ADA panel at the Northwest corner of Sturtz Street & Hough Street

Station Name:	BM 136
Monument Type:	ADA RAMP
Elevation:	864.84

LEGEND

- Utility Pedestal
- Storm Manhole
- Catch Basin
- Curb Inlet
- Sanitary Manhole
- Water Valve Vault
- Water Service Valve
- Building
- Asphalt
- Concrete
- Deciduous Tree with Size
- Found Iron Stake as Indicated
- Record / Deed
- Boundary Line
- Lot Line
- Section Line
- Spot Elevation
- Contour Line
- Centerline of Wood Fence
- Underground Storm Line
- Underground Sanitary Line
- Underground Water Line

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF SAID SOUTHEAST QUARTER AT A POINT 18 RODS NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE EAST 173 FEET TO A POINT 132 FEET WEST OF THE WEST LINE OF COOK STREET; THENCE NORTH PARALLEL WITH THE WEST LINE OF COOK STREET, 10 RODS; THENCE WEST TO WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH TO PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART TAKEN FOR STREETS AND ALSO EXCEPTING THEREFROM THE NORTH 98.0 FEET, AS MEASURED ON THE WEST LINE THEREOF), IN COOK COUNTY, ILLINOIS.

SCALE: 1"=10'

WARNING

CALL BEFORE YOU DIG

BRANDON A. JAFARI
062-050588
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

BRANDON JAFARI
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/25

STATE OF ILLINOIS)
COUNTY OF KANE) SS)

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS HOUSE OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES.

FEBRUARY 25, 2025

COUNTY ENGINEERS INC.
639 S. HOUGH STREET
VILLAGE OF BARRINGTON, ILLINOIS

REVISION

SITE PLAN

SHEET 1 OF 1