ORDINANCE NO. 25 - 4528

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC 25-03 FOR THE PROEPRTY LOCATED AT 609 S. GROVE 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 609 S. Grove 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 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. 25-03which 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. Window and door specifications must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
2. An ARC Inspection will be a requirement of the building permit for the Project.
3. 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.
4. 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 9 DAY OF June, 2025 BY ROLL CALL VOTE AS FOLLOWS:

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

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 9 DAY OF June, 2025

Michael Moran, Village President

ATTESTED AND FILED
THIS 9 DAY OF June, 2025

James P. Dillion, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 25-03
ADDRESS: 609 S. GROVE AVENUE, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 25-03
ADDRESS OF SITE	609 S. Grove Avenue, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 25-03 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:

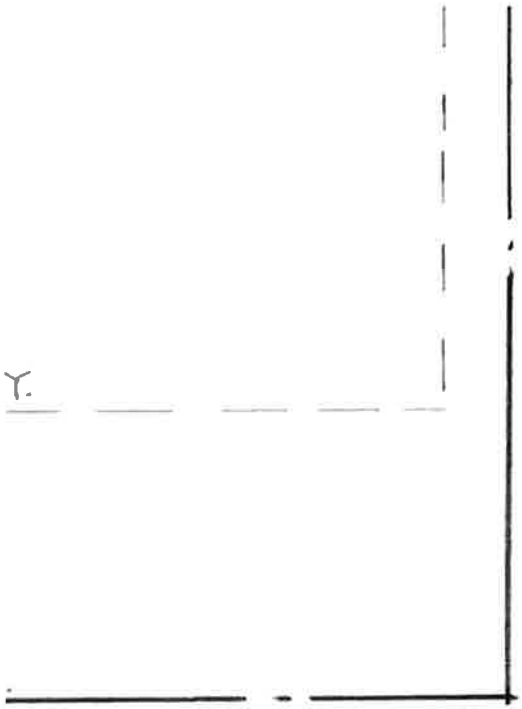
1. Window and door specifications must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
2. An ARC Inspection will be a requirement of the building permit for the Project.
3. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
4. All conditions stated above must be addressed in the construction drawings submitted for building permit.

Passed by the Corporate Authorities of the Village: June 9, 2025

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL

J. Tennant

Jennifer Tennant, Zoning Official



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Barrington, IL 60010

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www.facebook.com/mcsarchitect

Proposed Scree

Mr. & Mrs. C
609 S. Gr
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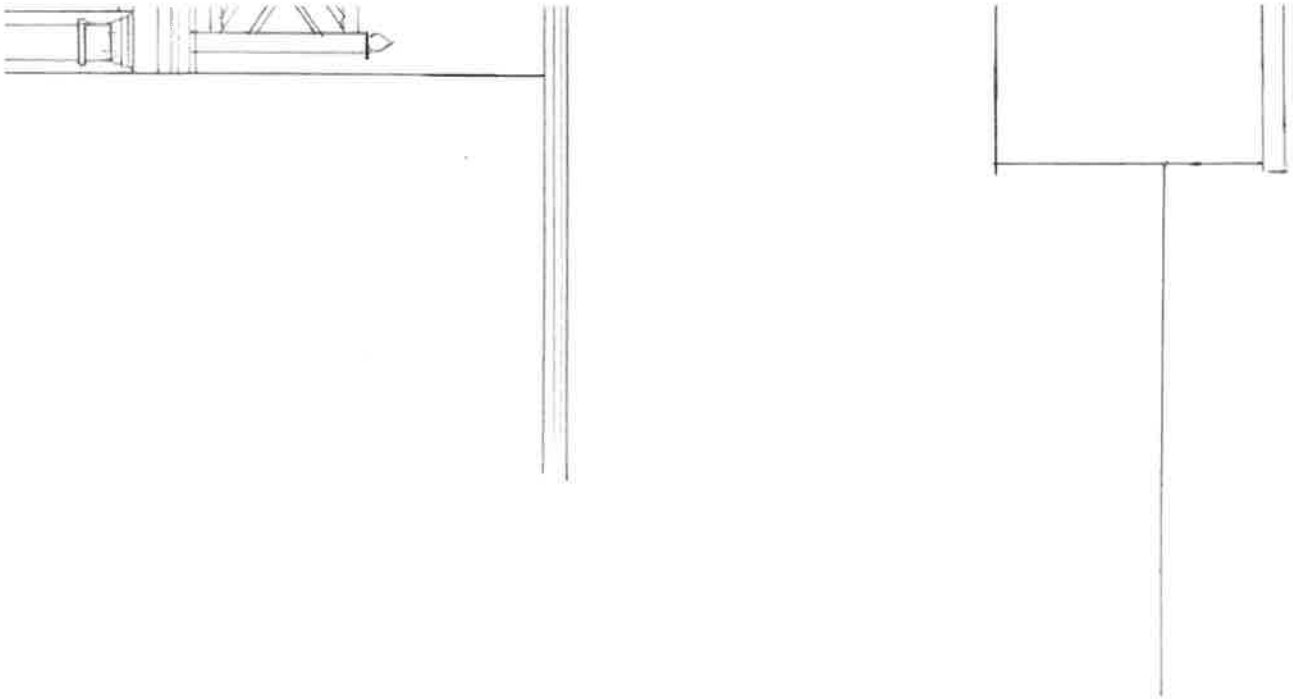

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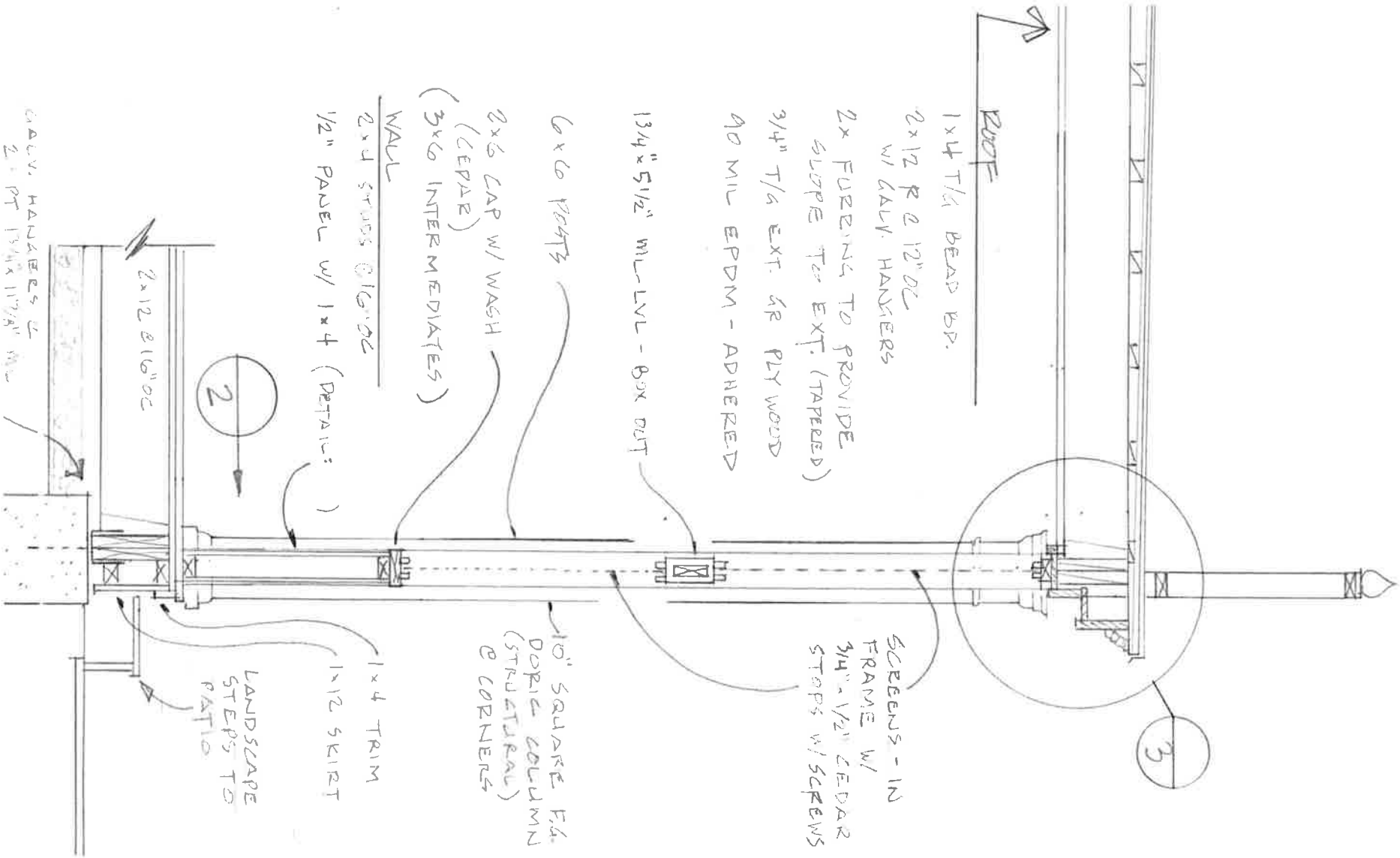
www.facebook.com/mcsarchitect

Proposed Scre

Mr. & Mrs.
609 S. Gr
Barrington



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Mr. & M
609 S
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BARRINGTON
Be Inspired

June 9, 2025

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

Re: ARC 25-03, 609 S. Grove Avenue

Dear President Darch and Board of Trustees:

The Petitioner is requesting the approval of a Certificate of Appropriateness for the construction of a small addition to the rear of the structure. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

April 24, 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 Shepherd motioned to recommend approval of ARC 25-03 and Commissioner Plummer seconded the motion. The motion carried, 4-0.

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

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200 S. HOUGH ST.
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VILLAGE MANAGER'S OFFICE
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300 N. RAYMOND AVE.
BARRINGTON, IL 60010
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400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

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FIRE
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F. (847) 381-1889

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Architectural Review Commission Staff Report

MEETING DATE: April 24, 2025 – Final Review
PREPARED BY: Jennifer Tennant, Director of Development Services

ARC 25-03: 609 S. Grove Avenue – HISTORIC/CONTRIBUTING

The Petitioner is requesting the approval of a Certificate of Appropriateness for the construction of an addition for a screened room to the rear of the existing contributing structure. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

PROPERTY OWNER: Greg Tepas, 609 S. Grove Avenue, Barrington, IL 60010
APPLICANT: Same
ARCHITECT: Mark Swanson

STAFF RECOMMENDATIONS

1. **The ARC should review the proposed design of the decorative railing on the roof of the screened porch.**
2. **Window and door specifications 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. A plat of survey and engineering site plan will be required at the time of permitting.**

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 25-06 subject to any additional conditions, recommendation or required final details established by the ARC.

FINDING OF FACT

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure, the Architectural Review Commission, or the Zoning Official, for administrative decision, shall find that the project substantially complies with all the following general standards per Zoning Ordinance Section 9.8-G that pertain to the application and that the decision is in the best interest of the Village:

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.**
   The current use of the structure is a single-family residence. No change to the existing use is proposed. Staff finds that this standard is met.

2. **The historic character and architectural design of a property shall be retained and preserved. The**

removal and replacement of historic materials shall be permitted provided these materials shall be replaced with like materials in design, dimension, profile and texture. Re-creation of false details that are not original to the structure or the architectural style of the structure shall not be permitted.
The project architect has indicated that the intent is to match the style of the existing residence. No false or inappropriate details that do not match the original architectural style of the building are proposed. Staff finds that this standard is met.

3. **All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.**
The proposed screened room is designed to be an extension of the existing structure. While the majority of the structure is screens, the design carefully includes columns and paneling to bring historic character to the proposed addition. Staff finds that this standard is met.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
No additions or alterations that have acquired historical significance will be impacted by the proposed screened room addition. Staff finds that this standard is met.

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved or re-created. The removal and replacement of historic materials shall be permitted provided these materials are replaced with like materials in design, dimension, profile and texture.**
The Petitioner is not proposing any modifications to the existing structure outside of the addition. Staff finds that this standard is met.

6. **Deteriorated architectural features may be replaced provided these materials are replaced with like materials in design, dimension, profile and texture. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.**
The Petitioner is not proposing to modify the architectural features on the existing structure outside of the proposed addition. Staff finds that this standard is met.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
No chemical or physical treatments are proposed. Staff finds that this standard is not applicable.

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.**
The proposed rear addition will have a flat roof which is common for screened room additions. The proposed addition is in keeping with the scale of the existing structure and does not impact the front of the structure nor will it be visible from the street. Staff finds that this standard is met.

9. **Additions or alterations to structures shall be done in such a manner that if such additions or alterations**

were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
The proposed addition will be inline with the existing addition. However, the screened room is a one-story structure and remains distinct from the rest of the structure, The proposed addition does not impact the essential form of the structure, and the original structure would be unimpaired if the addition were to be removed. Staff finds that this standard is met.

10. **Building materials inappropriate to the style and period of the building, such as vinyl or aluminum cladding, shall be prohibited. All roof materials shall be architectural asphalt shingles, cedar shake, slate or other historically accurate roofing material. All materials shall be subject to the Historic Overlay District Design Guidelines.**
All proposed materials must be shown on the permit plans to verify compliance with the Historic Overlay District Deign Guidelines.

11. **Additional design standards adopted by the Architectural Review Commission and Village Board of Trustees.**
Staff finds that the proposed project is in general compliance with the Historic District Design Guidelines.

609 S. Grove Avenue – Contributing

ARC 04-29 – demolition of existing detached garage, construction of a new detached garage and a new accessory structure (an art studio) located in the northeast corner of the property

ARC 07-27 – modifications to the ARC 04-29 approval

At this location is a two-story, frame cross gable Folk dwelling built ca. 1870. The house has a cross gable wood shingle roof, a stone foundation, and interior brick chimney and an exterior of narrow weatherboard siding. In the NW corner of the dwelling in the ell between projecting gable bays is a small one-story frame enclosed entry bay built ca. 1920. The bay has a brick and poured concrete foundation, narrow weatherboard exterior and a gable roof of asphalt sheeting. The gable faces the Avenue (W) and has a pediment. The bay has two single-light rectangular transom windows. The dwellings main entrance is located on the bay's N elevation and has a ca. 1940 four-vertical light glass and wood door with a ca. 1980 aluminum and glass storm door. The entrance is flanked by two-light sidelights. The dwellings projecting gable bay on the N elevation has chamfered corners. The windows in the dwelling are six-over-six and eight-over-eight wood sash. The first story of the main (W) elevation has a large twenty-light glass and wood window flanked by narrow five-light windows.

Associated with the dwelling is a ca. 1950 frame garage. **Noncontributing**

CURRENT PHOTOS