ORDINANCE NO. 25-4542

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC 25-04 FOR THE PROEPRTY LOCATED AT 625 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 625 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 dormers and other exterior modifications to the noncontributing barn 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. 25-04 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. 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 14 DAY OF July, 2025 BY ROLL CALL VOTE AS FOLLOWS:

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

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 14 DAY OF July, 2025

Michael Moran, Village President

ATTESTED AND FILED
THIS 14 DAY OF July, 2025

James P. Dillion, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 25-04
ADDRESS: 625 S. GROVE AVENUE, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 25-04
ADDRESS OF SITE	625 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.

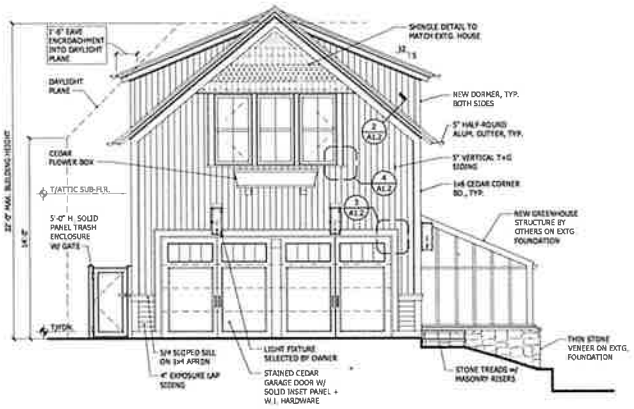
Passed by the Corporate Authorities of the Village: July 14, 2025

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL

J Tennant

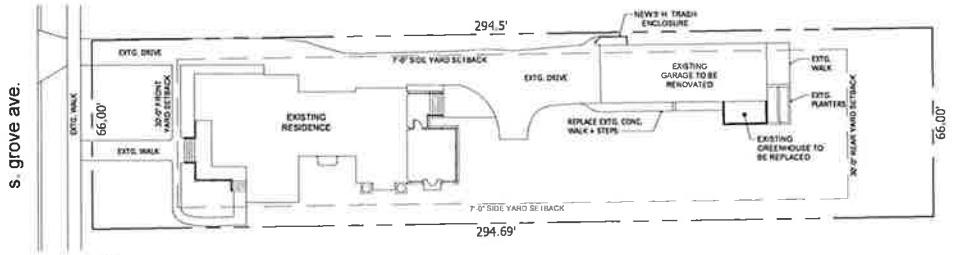
Jennifer Tennant, Zoning Official

b south elevation
SCALE: 1/4" = 1'-0"



a west elevation
SCALE: 1/4" = 1'-0"

location map
SCALE: N.T.S.



site plan
SCALE: 1" = 20'-0"

[moment] DESIGN
201 E. OGDEN AVE., STE. 20, HINSDALE, IL 60521
P 630 828 8161 WWW.MOMENTDESIGN.NET

PROGRESS SET
NOT FOR CONSTRUCTION

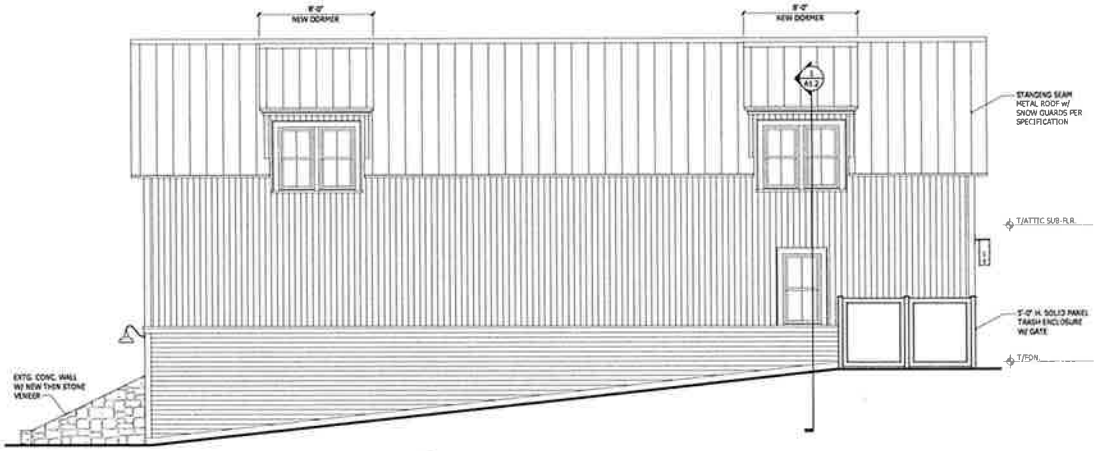
roy house
625 S. GROVE AVENUE, BARRINGTON, IL

ISSUE/REVISION:

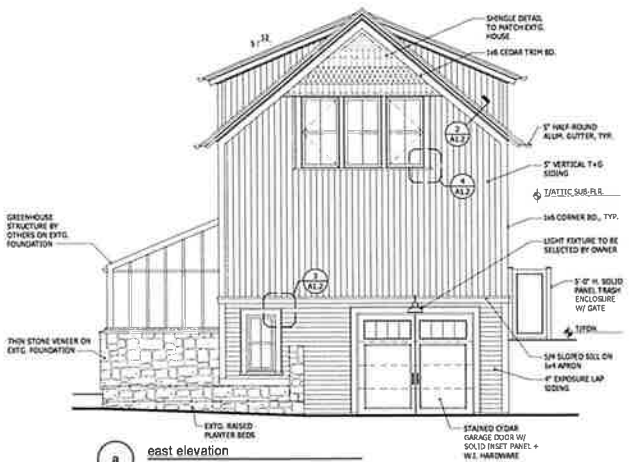
JOB NUMBER: 24 37
DATE: 06 13 25

EXTERIOR ELEVATIONS + SITE PLAN

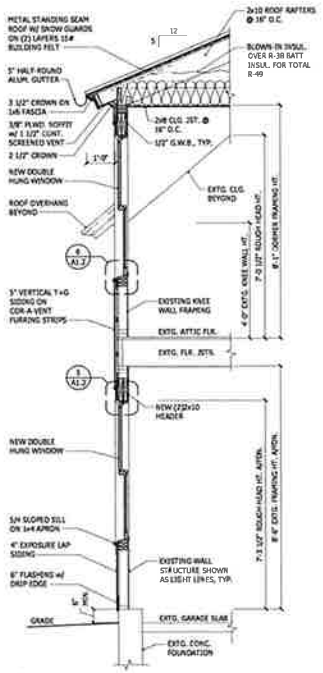
A1.1



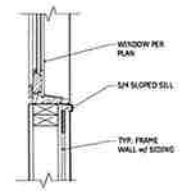
b north elevation
SCALE: 1/4" = 1'-0"



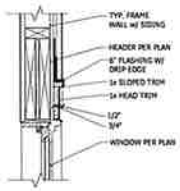
a east elevation
SCALE: 1/4" = 1'-0"



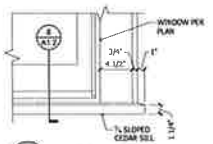
1 wall section
SCALE: 1/2" = 1'-0"



6 typ. window sill detail
SCALE: 1 1/2" = 1'-0"



5 typ. window head detail
SCALE: 1 1/2" = 1'-0"



4 typ. window sill detail
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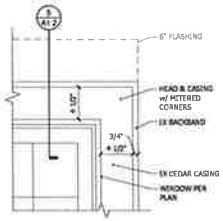
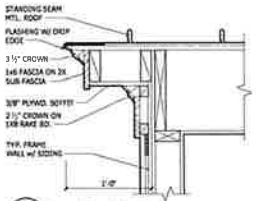


3 typ. window head detail
SCALE: 1 1/2" = 1'-0"



2 typ. gable end detail
SCALE: 1 1/2" = 1'-0"

[moment] DESIGN
201 E. OGDEN AVE., STE. 20, HINSDALE, IL 60521
P 630 828 8161 WWW.MOMENTDESIGN.NET

PROGRESS SET
NOT FOR CONSTRUCTION

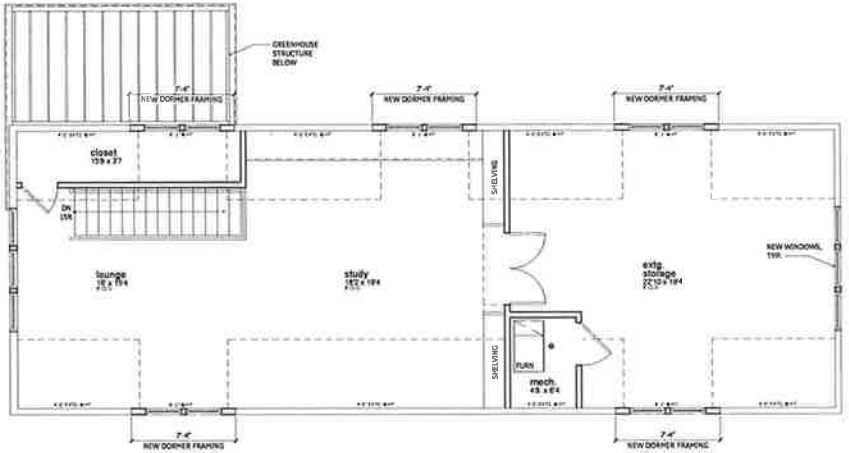
roy house
625 S. GROVE AVENUE, BARRINGTON, IL

ISSUE/REVISION:

JOB NUMBER: 24 37
DATE: 06 13 25

EXTERIOR ELEVATIONS, WALL SECTION, + DETAILS

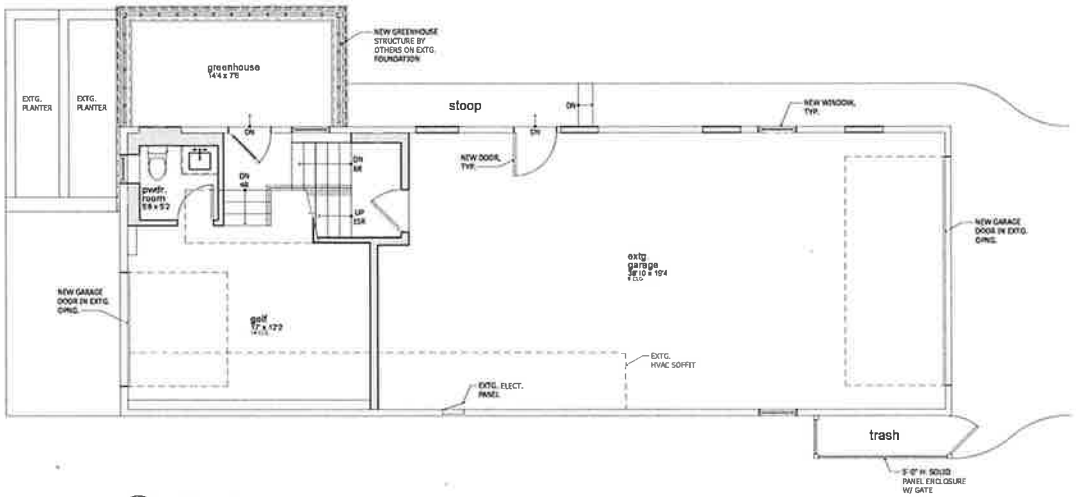
A1.2



attic floor plan
SCALE: 1/4" = 1'-0"

EXTG. WALL
NEW WALL

N



first floor plan
SCALE: 1/4" = 1'-0"

EXTG. WALL
NEW WALL

N

[moment] DESIGN
201 E. OGDEN AVE., STE. 20, HINSDALE, IL 60521
P 630 828 8161 WWW.MOMENTDESIGN.NET

PROGRESS SET
NOT FOR CONSTRUCTION

roy house
625 S. GROVE AVENUE, BARRINGTON, IL

ISSUE/REVISION:

JOB NUMBER: 24 37
DATE: 06 13 25

FIRST FLOOR PLAN + ATTIC FLOOR PLAN

A2.1

BARRINGTON
Be Inspired.

July 14, 2025

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

Re: ARC 25-04, 625 S. Grove Avenue

Dear President Darch and Board of Trustees:

The Petitioner is requesting the approval of a Certificate of Appropriateness for exterior modifications and dormer addition to the existing accessory barn structure. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

June 26, 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 25-04 and Vice-Chairperson Coath 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
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: June 26, 2025 – Final Review
PREPARED BY: Jennifer Tennant, Asst. Director of Development Services

ARC 25-04: 625 S. Grove Avenue – HISTORIC/NONCONTRIBUTING (detached garage)
The Petitioner is requesting the approval of a Certificate of Appropriateness for modifications to the existing detached garage. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

PROPERTY OWNER: Kris Koy
APPLICANT: Dean Snow Fine Homes
ARCHITECT: Moment Design

PRELIMINARY REVIEW COMMENTS 5/22/2025

1. **Explore the original siding conditions under the existing vinyl or aluminum siding. If vertical board and batten siding is original to the structure and then replacement board and batten would be appropriate. If horizontal siding is original to the structure, then primarily 4" horizontal siding should be incorporated into the design.**
   The existing garage structure was constructed in 1991 via permit no. 9468 and therefore the existing aluminum siding is the original siding condition for the structure as constructed in 1991.
2. **Reconsider the triple window on the front and rear elevations. Three double hung windows is more historically appropriate than two double hung windows with a picture window in the center. All windows should appear as separate windows with a trim piece in between.**
   The window on the front elevations have been modified to reflect three (3) individual double hung windows with trim in between each window as requested by the ARC.
3. **The proposed dormers on the north side of the building are not compliant with daylight plane regulations. The maximum allowable daylight plane encroachment is 20 ft. and 24 ft. is currently proposed. The applicant is aware and will be working on a modification for the final submission.**
   The dormers on the north side of the building have been adjusted so that the daylight plane encroachment is compliant.
4. **Section details through all major door, window and dormer elevations as well as a wall section is required a part of the final submission.**
   Section details have been provided. The ARC should review the proposed window header detail as picture frame detailing is typically not appropriate.

STAFF RECOMMENDATIONS

1. **The ARC should review the proposed window header detail as picture frame detailing is typically not appropriate.**
2. **Final window, service door and overhead garage door specifications must be provided at the time of**

permitting. All material 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 25-04 subject to any additional conditions, recommendation or required final details established by the ARC.

FINDING OF FACT

The proposal must substantially comply with the three (3) standards in Section 9.8-H of the Zoning Ordinance

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 modify the existing detached garage by adding dormers to the north and south sides of the roofline. Generally speaking, the proposed dormers do not impact the overall scale and mass of the structure. The proposed dormers are of an appropriate scale for the size of the building. The existing roofline and will not be altered. 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 to add large windows to the front and rear elevation as well as alter the window pattern on the side elevations. The existing garage structure is quite large and has no architectural detailing and very few windows. Staff finds that the proposed fenestration on all elevations will significantly enhance the appearance of the structure and provide a more appropriate proportion of solids to voids. 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 is located in the rear of the lot. This is a large lot, and the structure is not readily visible from the street. Although the proposed building modifications will significantly improve the appearance of the street, they will have little to no impact on the streetscape or pedestrian experience. Staff finds that this standard is met.

625 S. Grove Avenue – Contributing

At this location is a two-story, frame, gabled ell Folk dwelling built ca. 1911 and remodeled into its current appearance during the late 1970s and early 1980s. The house has a brick foundation, a gable roof of asphalt shingles, an interior metal flue and an exterior of aluminum siding. On the main (W) and south elevations is a ca. 1980, hipped roof, wraparound porch with milled wood posts, railing and valence. The main entrance has a ca. 1980, wood panel door flanked by single-light and wood panel sidelights. Windows are primarily ca. 1980, replacement, paired three-light casement glass and wood design with two-light transoms and flanking shutters. On the second story, the main façade has a ca. 1980, circular stained glass window. On the south elevation is a ca. 1980, one-and one-half story, frame, shed roof addition with a secondary entrance on its west façade which leads to the wraparound porch. The secondary entrance has a ca. 1980, single-light glass and aluminum door. At the roofline on the addition is a gable roof dormer. In the gable field on the main façade are wood shingles in scallop and diamond patterns.

At the rear is an original, one-and one-half-story, single-bay, frame garage with a gable front roof of asphalt shingles with a metal weathervane at the ridgeline, full-width band of wood birdhouses, a circular clock in the gable field, an exterior of aluminum siding and a metal panel overhead track door. Garage was designated as **Noncontributing** in 2020.