ORDINANCE NO. 25 - 4558

ORDINANCE APPROVING CERTIFICATE OF APPROVAL RE: ARC 25-10 FOR THE PROPERTY LOCATED AT 700-770 W. NORTHWEST HIGHWAY – THE FOUNDRY

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 700-770 W. Northwest Highway, Barrington, Illinois (the "Property") which is located within the Village, have applied to the ARC for a Certificate of Approval for the Project at 700-770 W. Northwest Highway, which is located in the B-1 General Business Service District for the use of composite shingles 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. 25-10 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. 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.
2. 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 OCTOBER, 2025 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lahmeyer, Sholeen, Wondrasek, Prigge, Klaurer and President Moran

NAYS: NONE

ABSENT: Trustee Duncan

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 13 DAY OF OCTOBER, 2025

Michael Moran, Village President

ATTESTED AND FILED
THIS 13 DAY OF OCTOBER, 2025

James P. Dillion, Village Clerk

EXHIBIT A

CERTIFICATE OF APPROVAL

ARC DOCKET NO. 25-10
ADDRESS: 700-770 W. NORTHWEST HIGHWAY, BARRINGTON, IL

PROJECT NAME	ARC 25-10
ADDRESS OF SITE	700-770 W. Northwest Highway – The Foundry

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 25-10 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. 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.
2. All conditions stated above must be addressed in the construction drawings submitted for building permit.

Passed by the Corporate Authorities of the Village: October 13, 2025

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL

J. Tennant

Jennifer Tennant, Zoning Official

The Foundry Center, Inc.

756 W. Northwest Highway, Suite G, Barrington, IL 60010
(312) 961-2483 peter.sellis@gmail.com

September 3, 2025

Ms. Jennifer Tennant
Director of Development Services
Village of Barrington
200 S. Hough Street
Barrington, IL 60010

Re: Roof Replacement: Foundry Center
700-764 W. Northwest Hwy. Barrington, IL 60010

Ms. Tennant,

The ongoing maintenance challenges associated with the cedar roof sections of The Foundry have proven to be significant. After careful consideration and consultation with multiple roofing contractors and insurance adjusters over the past several years, it is our intention to proceed with replacing the angled, cedar portions of the roof with a high-quality synthetic roofing material.

We remain committed to preserving the aesthetic and architectural character of the center. To that end, our intent is for the new roofing material to complement the style of the Northern Trust Bank, whose roof was replaced in 2020.

For your review, I have attached images documenting the current condition of our roof and the description and specifications of the roof material.

While I would prefer to expedite this project by foregoing a formal review before the Architectural Review Commission, I understand that ARC approval may be required. If necessary, I respectfully request that our proposal be added to the agenda for the September 25, 2025 meeting. To facilitate the review process, I have included both the Application for Certification and the Affidavit of Ownership. Should any additional information be required, please let me know.

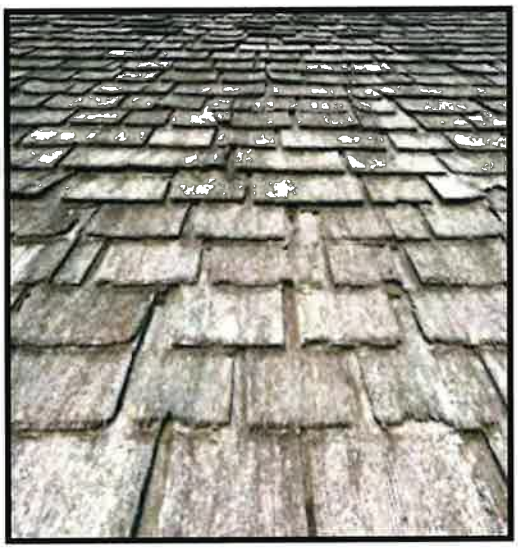
Thank you for your consideration.

Sincerely

Peter A. Sellis
The Foundry Center, Inc.

Existing Conditions

Weathered look of the existing tiles:



Tarps covering leaks to prevent water damage:

All cupolas, dormers, and other architectual features will be upgrated to match:

Proposed new roof material per that enclosed specs.

A ROOF DOESN'T GET ANY BETTER THAN *DaVinci*

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

	DaVinci	Asphalt	Natural Shake
Wind Resistant	●	●	●
Fire Resistant	●	●	●
Impact Resistant	●	●	●
Freeze/Thaw Resistant	●	●	●
Maintenance Free	●	●	●
Color/Fade Resistant	●	●	●
Lightweight	●	●	●

STRENGTH ● AVERAGE ● WEAKNESS ●

Building Code & Testing Approvals: ICC-ES ESR-2138; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance, LEED contributing; Class A Fire, Class 4 Impact, WUI; and CCMC 14034-R

CLASS A FIRE RATING

DaVinci Roofscapes

13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624

DAVINCIROOFSCAPES.COM

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MLDVSESHBRO – 2/2020

DaVinci Roofscapes

SELECT SHAKE ROOFING

Timeless beauty for every home

Introducing
DaVinci SELECT SHAKE

DaVinci Select Shake molds are created from authentic cedar shake, giving your home the beauty of real cedar without the ongoing maintenance and upkeep. With our wide range of profiles, there's nothing holding you back from your dream home.

DAVINCI JUST MADE A GREAT THING *greater*

With the DaVinci reputation of durability and effortless upkeep, our Select Shake tiles imitate authentic cedar shake better than any product on the market. DaVinci Select Shake molds are taken from real wood profiles, making them perfect for projects where a traditional cedar look is desired. DaVinci doesn't stop at beauty—the product design of our Select Shake allows for faster installation and will withstand whatever Mother Nature brings to the exterior of your home. When you're looking for the beauty of real cedar shake with the lasting elegance of DaVinci, our Select Shake has your home covered.

THE ONLY LIMIT IS YOUR *imagination*

Nobody offers more options for your home than DaVinci. Whether you're looking for a single color or one of our expertly-crafted color blends, DaVinci Select Shake will bring your aesthetic vision to life. Our shake tiles come in 8" and 10" widths. The 10" pieces have a simulated keyway to give the look of 4" and 6" shake to create a multi-width appearance. With DaVinci, you can make your dream home a reality.

DaVinci Select Shake

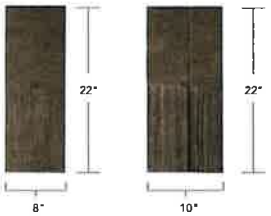
WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
8", 10"	⅝"	10" (284 lbs), 9" (316 lbs)

Can be installed at 9" or 10" exposure.

MADE IN THE USA

DaVinci Select Shake is created from authentic wood profiles, making it the most realistic roofing product on the market.

Get the warmth of a patina while retaining beauty for decades.



The beauty of natural shake... but ours is for keeps.

DaVinci's Select Shake roofing provides the craftsmanship and authenticity of natural, hand-split cedar shake with the advantages of color stability and a lifetime warranty. Meet your vision and make your dream home a reality with our versatile design.

IF YOU'RE LOOKING FOR A WORRY-FREE, BEAUTIFUL, BEST-IN-CLASS ROOF THAT CAN WITHSTAND ANY STORM, LOOK TO DAVINCI.

CR ALSO AVAILABLE IN COOL ROOF COLOR

NC NATURE CRAFTED COLLECTION™

BARRINGTON
Be Inspired

October 13, 2025

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

Re: ARC 24-10, 700-770 W. Northwest Highway – The Foundry

Dear President Darch and Board of Trustees:

The Petitioner is requesting the approval of a Certificate of Approval for use of composite shingles at 700-770 W. Northwest Highway. The property is zoned B-1 General Business Service District.

September 25, 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 25-10 and Commissioner DeLap 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

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BARRINGTON
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Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: ARC 25-10: The Foundry (roof replacement)

Date: September 25, 2025

In 2020, the property manager for The Foundry received approval to replace the existing cedar roof shingles with architectural fiberglass asphalt shingles. The applicant is now seeking approval to consider composite shingles instead of asphalt shingles.

Composite shingles are not a permitted roofing material in the B-1 General Business Service District, therefore, ARC and Village Board approval is required to consider any material not specifically approved for use in the Zoning Ordinance.

The ARC should consider the proposed composite shingle for use at the Foundry shopping center. Staff recommends approval of the proposed composite shingle.

The following documents are attached for your review:

- Proposed roofing information & photos of existing roof condition.
- Material samples will be provided at the 9/25 meeting