ORDINANCE NO. 26 - 4672

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC 26-09 FOR THE PROEPRTY LOCATED AT 512 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 512 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 the construction of an 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. 26-09 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. A frieze board must be added to the addition.
2. 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.
3. An ARC Inspection will be a requirement of the building permit for the Project.
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 28 DAY OF SEPTEMBER, 2026 BY ROLL CALL VOTE AS FOLLOWS:

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

NAYS: NONE

ABSENT: Trustee Prigge

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 28 DAY OF SEPTEMBER, 2026

Michael Moran, Village President

ATTESTED AND FILED
THIS 28 DAY OF SEPTEMBER, 2026

James P. Dillion, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 26-09
ADDRESS: 512 S. GROVE AVENUE, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 26-09
ADDRESS OF SITE	512 S. Grove Avenue, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 26-09 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. A frieze board must be added to the addition.
2. 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.
3. An ARC Inspection will be a requirement of the building permit for the Project.
4. All conditions stated above must be addressed in the construction drawings submitted for building permit.

Passed by the Corporate Authorities of the Village: September 28, 2026

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL

J Tennant

Jennifer Tennant, Zoning Official

Architect's Certification: I certify that these drawings were prepared in accordance with all local codes and ordinances, as well as the 2018 International Residential Code, and the 2018 International Energy Conservation Code, as adopted by the Village of Barrington, IL.

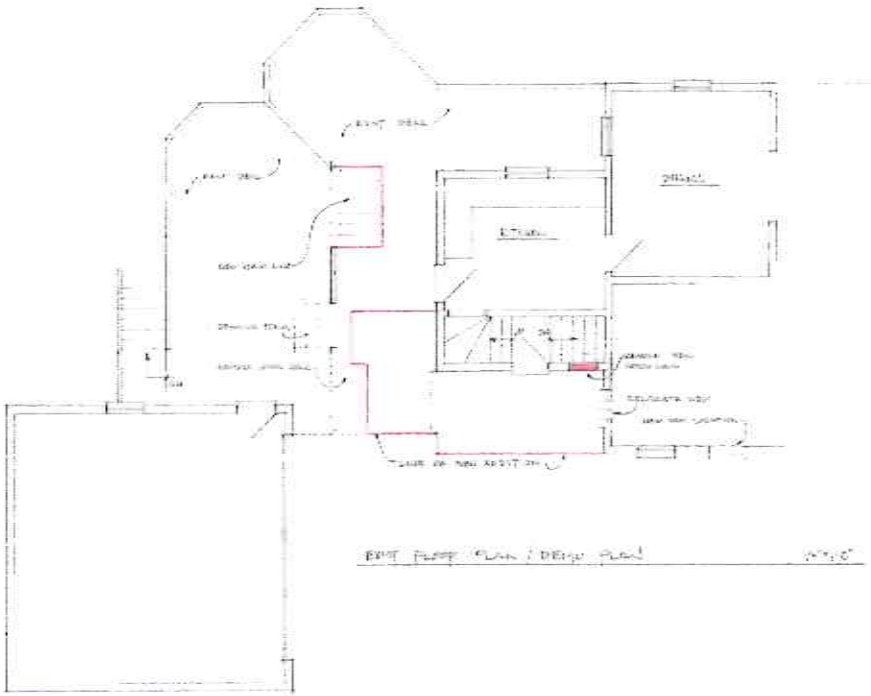
- 2018 International Residential Code
- 2018 International Energy Conservation Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Plumbing Code
- 2018 International Existing Building Code
- 2018 Illinois Energy Conservation Code (ICC 810)
- Illinois Plumbing Code (Illinois Administrative Code, Part 890)
- Illinois Accessibility Code
- Including local amendments.

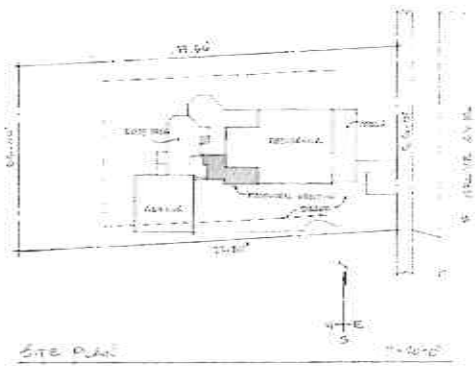
Energy Code Certification: I certify that these drawings conform to the IECC 2018 as amended by the State of Illinois.

Mark J. Swanson, Registered Architect, Illinois (#001xxx??)
(Issued 10/31/ - Expires 11/30/21)

Lot Coverage Calculations

Category	Allowable	Calculations	Actual
Lot Coverage			
Impervious Surfaces			
Setbacks			
Floor Area Ratio			

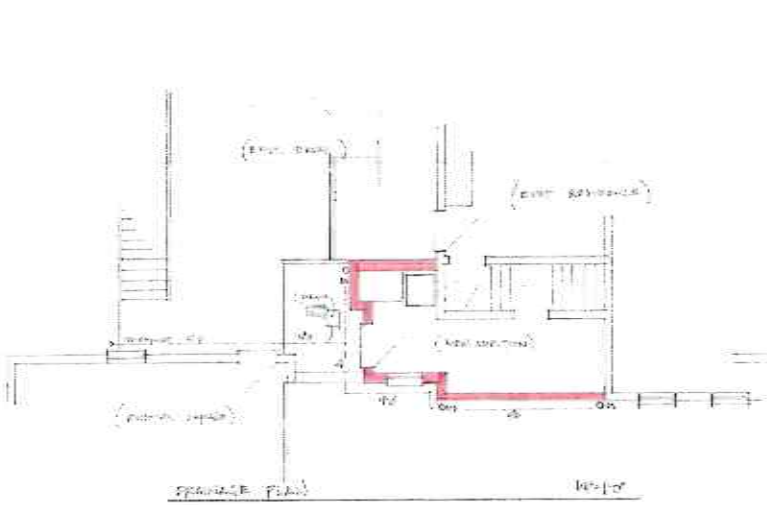




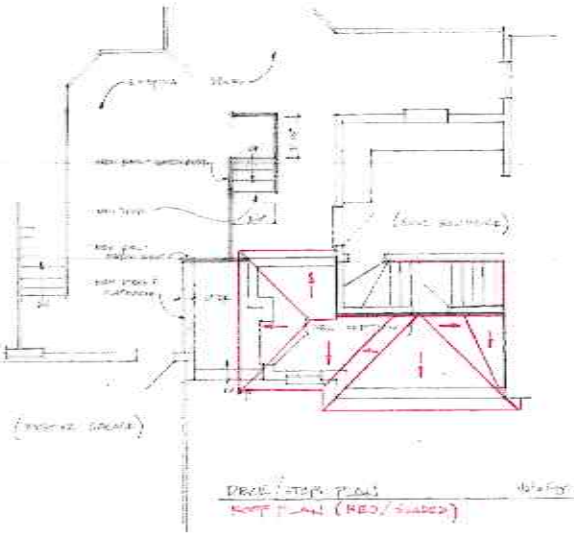
Proposed Addition For
Mr. & Mrs. Di Gumnowski
312 S. Greve Ave.
Barrington, IL 60010

Mark Swanson, Architect

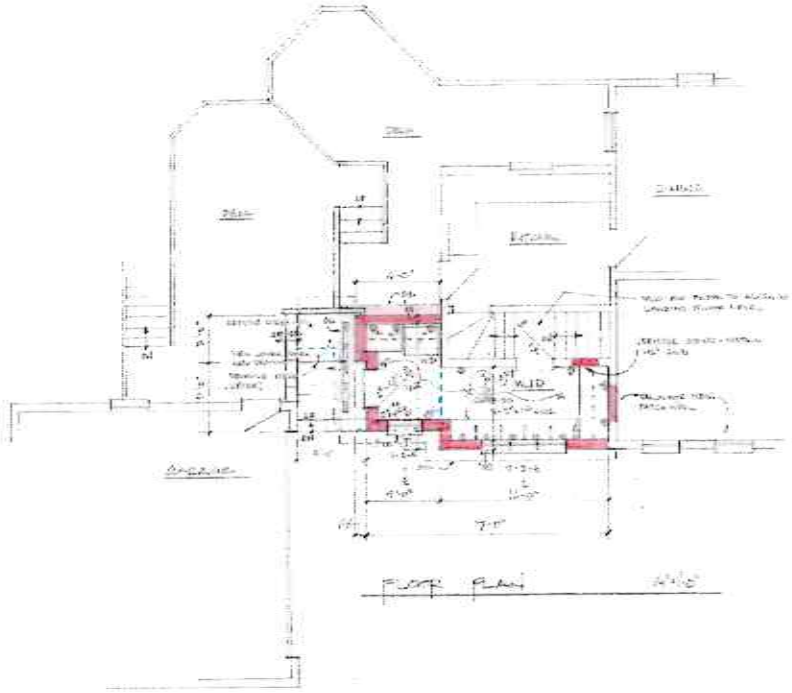
SHEET
1
OF 4
Gumnowski



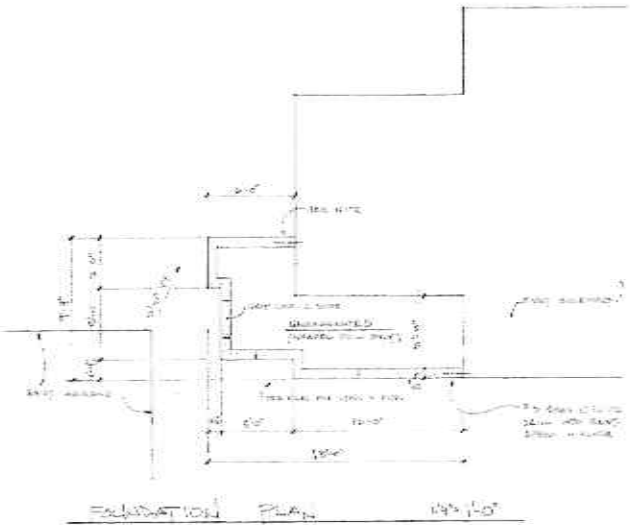
FOUNDATION PLAN 1/4"=1'-0"



ROOF / STEP PLAN 1/4"=1'-0"
ROOF PLAN (RED/SHADED)



FLOOR PLAN 1/4"=1'-0"



FOUNDATION PLAN 1/4"=1'-0"

Proposed Addition For
Mr. & Mrs. Di Gumowski
512 S. Grove Ave.
Barrington, IL 60010

Mark Swanson, Architect

DATE

SHEET
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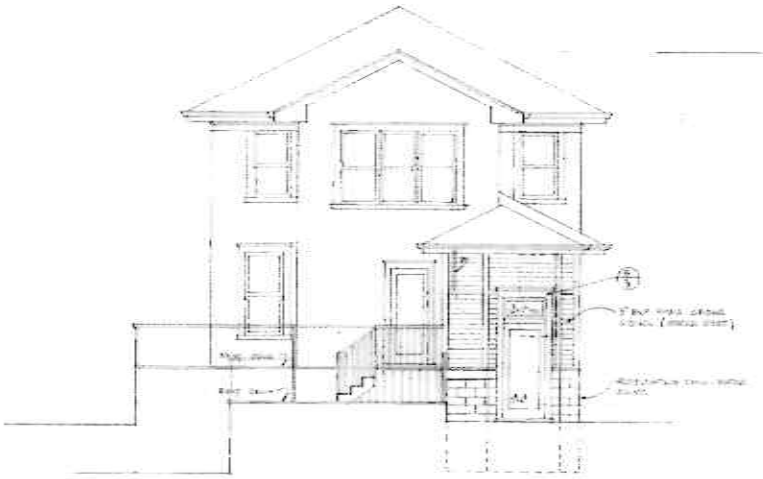
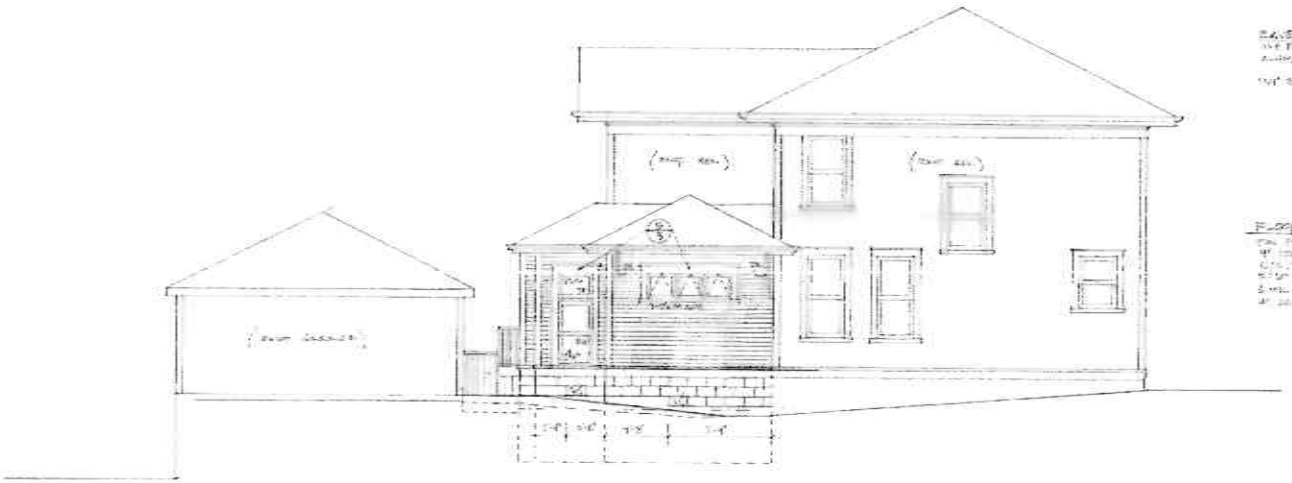
OF ___
Gawzowski

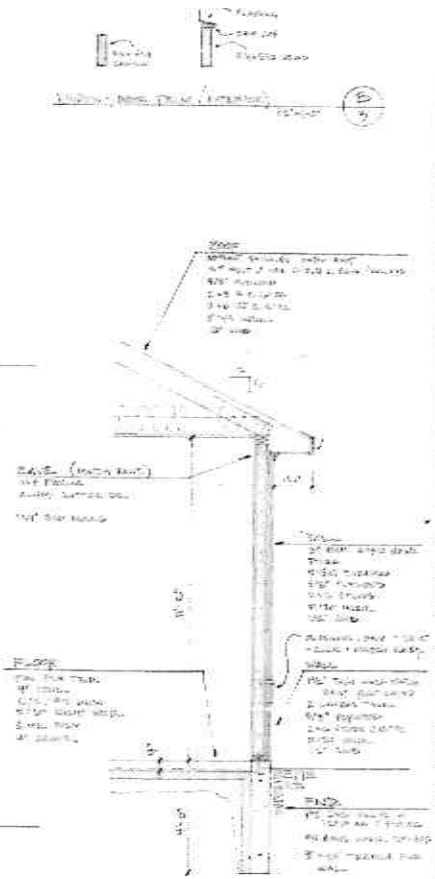


REAR ELEVATION (WEST)

RIGHT SIDE ELEVATION (NORTH)



LEFT SIDE ELEVATION (SOUTH)



SECTION

Proposed Addition For
Mr & Mrs. DJ Gumowski
512 S. Grove Ave
Barrington, IL 60010

Mark Swanson, Architect 224-563-5494

SHEET
3
OF
Gumowski

BARRINGTON
Be Inspired

September 28, 2026

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

Re: ARC 26-09, 512 S. Grove Avenue

Dear President Moran and Board of Trustees:

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

August 26, 2026 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 26-09 subject to the conditions of the staff report and Commissioner Haynes-Eiring seconded the motion. The motion carried, 6-0.

Respectfully Submitted,
Katie Rivard, Village Planner

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
Be Inspired

Architectural Review Commission Staff Report

MEETING DATE: August 27, 2026 – Final Review
PREPARED BY: Katie Rivard, Village Planner

ARC 26-09: 512 S. Grove Avenue – HISTORIC/CONTRIBUTING

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

PROPERTY OWNER: David and Liz Gumowski, 512 S. Grove Avenue, Barrington, IL 60010
APPLICANT: David and Liz Gumowski, 512 S. Grove Avenue, Barrington, IL 60010
ARCHITECT: Mark Swanson

STAFF RECOMMENDATIONS

1. **Window and door specifications must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.**
2. **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 26-09 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.**
No removal or replacement of original architectural details is proposed. Staff finds that this standard is not applicable.

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 rear addition is attempting to match into the existing conditions and architectural style. The addition will match the size and scale of the existing structure. 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.**
There are no proposed modifications to any alterations or additions that have acquired historical significance. Staff finds that this standard is not applicable.

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 to alter any original historic materials or characteristics of the property. 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. All new materials will match the existing in both material and profile. 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.

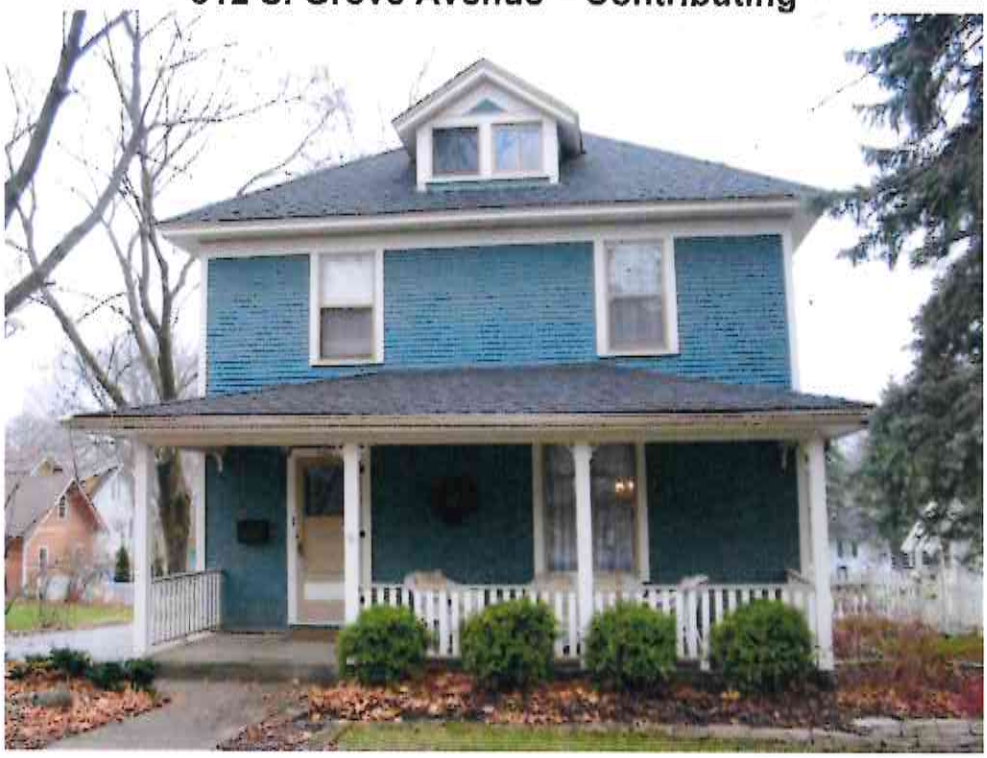
8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.**
The proposed rear addition will have an 12/6 pitch and is in keeping with the scale of the existing structure and does not impact the front of the structure. 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 rear addition will be in line with the existing 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.

512 S. Grove Avenue – Contributing



At this location is a two-story rectangsular American Foursquare dwelling built ca. 1925 or this may be an earlier dwelling moved to this site. The house has a continuous rusticated concrete block foundation, a hipped roof of asphalt shingles, an interior brick chimney and an exterior of vinyl siding. The main (E) façade has a full-width, hipped roof porch with square wood columns, square wood baluster railings and milled wood brackets. The main entrance retains its original single-light and three-wood panel door with a wood surround. Windows are one-over-one and two-over-one double hung wood sash with wood surrounds. On the main façade is an original, single-light fixed window with an original single-light transom. At the roofline on the main façade is a gable roof dormer with a paired set of original two-vertical-light glass and wood windows. On the rear façade is an original hipped roof rear wing with a wood deck on both levels.

Off the southwest corner of the dwelling is an original, two-bay, frame, garage on an elevated poured concrete platform with a hipped roof of asphalt shingles, an exterior of vinyl siding and a ca. 1990, metal overhead track door with decorative sunburst lights. Garage was designated as **Noncontributing** in 2020.

Mark Swanson – Architect
536 South Summit St Barrington, IL 60010
224-563-8494
swansonmc@comcast.net

8/14/26

Chairperson Marty O'Donnell and Commissioners
ARCHITECTURAL REVIEW COMMISSION
Village of Barrington
200 South Hough Street, Barrington, IL 60010

RE: Architectural Review Meeting of 8/27/26
Proposal: 512 S. Grove Ave.

Dear Commissioners:

OVERVIEW
The following is a brief overview of the proposed project and at the above address.

1. On the south side of the house a Mud Room addition is proposed.
2. The Mud Room will match the existing house siding, casing details, and eave details.
3. The existing deck will be remodeled to accommodate the addition.
4. Drainage will be provided to the area to maintain the existing flow of water to the rear of the lot.

Thank you for your time and consideration.

Mark Swanson – Architect
NCARB, IL