



Zoning Board of Appeals
AGENDA & NOTICE OF MEETING

Monday, November 13, 2017 ~ 6:30 pm
112 Algonquin Road

1. Call to Order & Roll Call
2. Public Comments
3. [Vote] [Minutes September 18, 2017](#)

PUBLIC HEARING

4. [Text Amendment - Community Unit School District 220 5-6-4\(E\)](#)

PUBLIC MEETING

5. [Vote] [Text Amendment - Community Unit School District 220 5-6-4\(E\)](#)
6. [Vote] [Amendment Open Space Signage](#)
7. Adjournment

Chairman: Dan Wolfgram

NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS
MacArthur Room, 112 Algonquin Road
Monday, September 18, 2017**

- 1. Call to Order/Roll Call:** The Meeting was called to Order at 6:35 p.m. by Chairman Dan Wolfgram. On roll call, the following members were present:

Dan Wolfgram, Chairman
Debra Buettner
David Stieper

Richard Chambers
Jim Root

Absent: Patrick J. Hennelly
Jan Goss

Staff Present: Robert Kosin, Village Administrator
Mary Dickson, Legal Counsel

2. Public Comment

On Chairman Wolfgram's call for public comment none was received.

3. Approval of Minutes – August 21, 2017

Member Stieper moved, seconded by Member Chambers, to approve the minutes of the August 21, 2017 meeting. In discussion, the following corrections were made:

- p. 2; para. 5, "and" before Goss, "properties" not "property's"
- p. 3; statement should be seconded by Goss

On a voice vote, all members voted "aye." The Motion Carried.

4. Proposed Text Amendment – Open Space Signage

Mr. Kosin provided background information on the proposed text amendment to open space signage, presenting an illustration from Door County. Mr. Kosin had contacted Door County to discuss the County's approved signage guidelines for private property permanently dedicated to open space. Discussion ensued regarding the proposed size of the signage, how high off the ground such signage should be allowed, and whether the Village dictate the information set forth on any sign. Members Stieper and Buettner commented on their concerns that the signage could be used as a method to advertise, which would not otherwise be allowed. Following lengthy discussion, the Board concurred that the allowed signs should be:

- no less than 20 feet from the pavement;
- at least 50 feet from any neighboring property;
- no more than 8 feet above grade;
- and a sliding size based on size of the property, which the size being regulated as follows: 6 sq. ft. for a property less than 10 acres; 12 sq. ft. for a property greater between 10 and 20 acres; 24 sq. ft., for property over 20 acres.

The proposed text amendment will be provided to the ZBA in October in proposed final form, with the aforementioned guidelines contained therein for the ZBA to review once again.

6. Adjournment

Motion to adjourn by Member Chambers, seconded by Member Root, at 8:47 p.m. On a voice vote, all members present voting "aye." The Motion Carried.

The meeting stands adjourned.



112 Algonquin Road
Barrington Hills, IL 60010
847.551.3000
village@vbhil.gov
www.vbhil.gov

POSTED NOTICE - ZONING BOARD OF APPEALS

The Zoning Board of Appeals, in acting upon variations, special uses, amendments of the zoning ordinance, or appeals from action taken by the Zoning Enforcement Officer, hears all such cases at a public hearing at which neighboring property owners have a right to be heard.

If the subject to the hearing, as stated below, is of concern to you, you will have an opportunity to fully express your opinions whether for or against. For your guidance, a copy of the Zoning Ordinance is available in the Village Hall and online.

If it is inconvenient for you to appear at the hearing, you may file your opinion by letter or email to clerk@vbhil.gov, giving the street and lot number of the property owned by you and for what it is now used. Please state fully what your position is regarding the subject.

You are, by this posting, notified that the subject stated below will be heard at a public hearing at the Village Hall of Barrington Hills, 112 Algonquin Road, Barrington Hills, Illinois 60010-5199.

Date and Time of Hearing: Monday, November 13, 2017 at 6:30 pm

Applicant: Community Unit School District 220

Address: Not Applicable

Subject: Application for a text amendment of the Special Use permitted in the Business Park District 5-6-4(E) of the Zoning Code.

Chairman Dan Wolfgram
Zoning Board of Appeals
Village of Barrington Hills
Publication Date: October 27, 2017

PUBLIC HEARING
Before the Zoning Board of Appeals
Village of Barrington Hills
Re: Text Amendment/
Special Uses in the BP District

Notice is hereby given that a Public Hearing will be held on Monday, November 13, 2017 at 6:30 p.m. by the Zoning Board of Appeals of the Village of Barrington Hills ("Village") in the MacArthur Room of the Village Hall, 112 Algonquin Road, Barrington Hills, Illinois concerning a proposed text amendment from Community Unit School District 220 to the Village's Zoning Ordinance, Title 5 of the Village Code; specifically, an amendment to

Title 5, Chapter 6, §5-6-4(E)

(E) Special Uses, BP District: The following special uses may be allowed in the BP district, subject to the provisions of section 5-10-7 of this title:

Public and private schools, related administrative offices and athletic fields, playgrounds, parks, and parking of passenger vehicles.

A copy of the Zoning Ordinance and the proposed amendment is available for examination at the office of the Village Clerk at the Village Hall, 112 Algonquin Road, weekdays between 9:00 a.m. and 5:00 p.m. Also a copy of this notice and amendment is available at the Village website www.barringtonhills-il.gov.

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Written comments on the application for text amendment to be made part of the record of this proceeding will be accepted in person, by fax or email in the office of the Village Clerk through 4 p.m. Monday November 13, 2017.

By: Village Clerk
Village of Barrington Hills
clerk@barringtonhills-il.gov
Fax 847.551.3050
Published in Daily Herald
October 27, 2017 (4485756)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

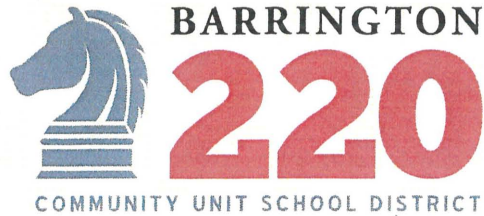
I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 27, 2017 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Daula Baltz
Authorized Agent

Control # 4485756



September 28, 2017

Kenneth Garrett
Zoning Enforcement Officer
Village of Barrington Hills
120 Algonquin Road
Barrington Hills, IL 60010

RE: Text Amendment to BP District Special Uses

Dear Mr. Garrett:

Pursuant to section 5-10-6(B) of the Village's Zoning Code, Community Unit School District 220 applies to the Village, by this correspondence, for an amendment to the text of the Code, Title 5, Chapter 6, §5-6-4(E), applicable to special uses allowed in the BP Zoning District. The School District applies for the amendment as an owner of property affected by the proposed amendment, namely that property commonly identified as 20439 Hart Road, Barrington Hills, PIN 13-35-302-021.

The proposed text amendment expands on the definition of public and private school uses already allowed as special uses in the BP District, as follows:

(E) Special Uses, BP District: The following special uses may be allowed in the BP district, subject to the provisions of section 5-10-7 of this title:

...

Public and private schools, **related administrative offices and athletic fields, playgrounds, parks, and exclusion of parking of all vehicles but passenger.**

The text amendment is being sought to enable the School District to develop the property in a manner that conforms to the uses contemplated in proposed amendments to an existing Intergovernmental Agreement governing the property and to which the School District and the Village are parties.

Pursuant to Section 5-10-6, the School District believes that the proposed text amendment is in the public interest by providing clarity regarding the types of "public and private school" uses that will be permitted on the property.



Kenneth Garrett
September 28, 2017
Page Two

For purposes of notice and hearing of the proposed text amendment, enclosed is proof of ownership of the property in question, and a check in the amount of \$200.00. It is our understanding that the hearing on this application will be scheduled for October 16, 2017.

Thank you in advance for your consideration of this request. Please contact me should you have any questions or concerns in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Battle".

Brian G. Battle
President
Board of Education

Attachment



Image# 050883990002 Type: DW
 Recorded: 12/31/2013 at 11:53:27 AM
 Receipt#: 2013-00084180
 Page 1 of 2
 Fees: \$39.00
 IL Rental Housing Fund: \$9.00
 Lake County IL Recorder
 Mary Ellen Vanderverter Recorder

Warranty Deed

ILLINOIS

File **7066703**

Above Space for Recorder's Use Only

THE GRANTOR, WARREN T. WAMBERG, of 1111 Ritz Carlton Drive, Unit 1701, City of Sarasota, County of Sarasota, State of Florida, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BOARD OF EDUCATION, COMMUNITY UNIT SCHOOL DISTRICT NUMBER 220, Lake, Cook, Kane and McHenry Counties, Illinois, the **GRANTEE**, the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

SEE THE ATTACHED EXHIBIT "A"

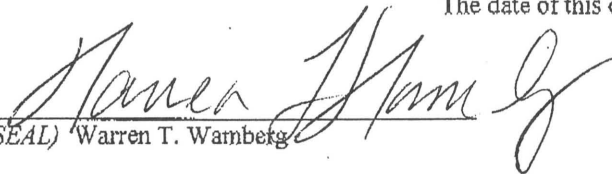
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes for 2013 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Index Number: 13-35-302-021

Address of Real Estate: Lot 5, Flint Creek Reserve Commercial Subdivision, Barrington Hills, IL 60010

The date of this deed of conveyance is December 27, 2013.


 (SEAL) Warren T. Wamberg

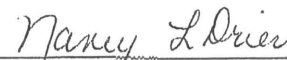
State of Michigan
 SS
 County of LAKE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Warren T. Wamberg, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal Dec 27th, 2013.

(My Commission Expires 7-26-18)


 Notary Public

NANCY L. DRIER
 Notary Public - Michigan
 Acting in County of LAKE
 My Comm. Expires 7/26/18

EXHIBIT "A"
LEGAL DESCRIPTION

For the premises commonly known as Lot 5, Flint Creek Reserve Commercial Subdivision, Barrington Hills, IL 60010

Part of Lot 34 in Chicago Highlands, being a Subdivision in Section 25, 26, 27, 34, 35 and 36, all in Township 43 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded March 27, 1901 as Document No. 80011 in Book E of Plats, pages 46 and 47, lying East of Flint Creek Residential Reserve, being a subdivision of part of said Lot 34 and part of Lot 41 of said Chicago Highlands, according to the plat thereof recorded December 29, 2006 as Document No. 6112541; being described as follows: Beginning at the Northeast corner of Lot 1 of said Flint Creek Residential Reserve; thence South 00 degrees 09 minutes 56 seconds West along the East line thereof, 114.04 feet; thence South 59 degrees 30 minutes 30 seconds East along said East line, 232.26 feet; thence South 15 degrees 24 minutes 02 seconds East along the Easterly line of Lots 1 and 2 in said Flint Creek Residential Reserve, 504.01 feet; thence South 89 degrees 57 minutes 02 seconds East, 569.23 feet to the West right-of-way line of Hart Road as Dedicated per Document No. 1932631; thence North 00 degrees 09 minutes 57 seconds East along said West right-of-way line, 203.75 feet; thence Northerly 524.22 feet along said West right-of-way line, being along a non-tangent curve to the left, having a radius of 1392.40 feet, the chord of which bears North 10 degrees 37 minutes 11 seconds West, for a length of 521.13 feet to the North line of the Southwest Quarter of said Section 35; thence North 89 degrees 50 minutes 04 seconds West along said North line, 807.44 feet to the Place of Beginning, in Lake County, Illinois.

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH B.

12/31/13

U

DATE

SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by
Vasili D. Russis
Kelleher & Buckley, LLC
102 S. Wynstone Park Dr., #100
North Barrington, Illinois 60010

Send subsequent tax bills to:
Board of Education
Community Unit School District
Number 220
310 East James
Barrington, Illinois 60010

Recorder-mail recorded document to:
Paul Millichap
Franczek Radalet, P.C.
300 South Wacker Drive, Suite 3400
Chicago, Illinois 60606

COMMUNITY UNIT SCHOOL DISTRICT NO. 220

330088

VILLAGE 020 VILLAGE OF BARRINGTON HILLS Check Date: 09/28/2017 Check Number: 330088

| Invoice Nbr | Description | P.O. Nbr | Gross Amt | Net Amt |
|-------------|---|-----------|-----------|---------|
| 09282017 | Application to Barrington Hills Zoning Board of Appeals | 101800151 | 200.00 | 200.00 |

Vendor Total 200.00

COMMUNITY UNIT SCHOOL DISTRICT NO. 220

330088

VILLAGE 020 VILLAGE OF BARRINGTON HILLS Check Date: 09/28/2017 Check Number: 330088

| Invoice Nbr | Description | P.O. Nbr | Gross Amt | Net Amt |
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| 09282017 | Application to Barrington Hills Zoning Board of Appeals | 101800151 | 200.00 | 200.00 |

Vendor Total 200.00

COMMUNITY UNIT SCHOOL DISTRICT NO. 220
310 EAST JAMES ST. • BARRINGTON, ILLINOIS 60010
BOARD

330088

70-1946
719

330088

BMO HARRIS BANK BARRINGTON N.A.
BARRINGTON, ILLINOIS

*** Two Hundred Dollar(s) & No Cents*

PAY TO THE ORDER OF

09/28/2017

\$200.00

VILLAGE OF BARRINGTON HILLS
120 ALGONQUIN RD
BARRINGTON, IL 60010

Timothy Zubanes
TREASURER

⑈ 330088⑈ ⑆ 071919463⑆ ⑈ 300⑈069⑈9⑈

5-5-11: SIGNS:

In residence districts signs shall be classified and permitted in accordance with the regulations set forth hereinafter.

(A) R1 District:

1. In an R1 district, the following nonflashing, nonilluminated signs are permitted under the conditions specified:

a. Nameplates and identification signs, subject to the following:

(1) ~~Area And Content~~, Residential: There shall be not more than one nameplate, not exceeding one square foot in area, for each dwelling unit or driveway entrance, indicating the name or address of the occupant or a permitted occupation. On a corner zoning lot two (2) such nameplates for each dwelling unit, one facing each street, shall be permitted.

(2) ~~Area And Content~~, Nonresidential: For nonresidential buildings, a single identification sign, not exceeding six (6) square feet in area and indicating only the name and address of the building, may be displayed. On a corner zoning lot two (2) such signs, one facing each street, shall be permitted.

(3) Open Space: For private property permanently dedicated by deed or easement for landscape restoration, or habitat maintenance which adjoin a public road as defined in the Comprehensive Plan, a single identification sign, and may be displayed indicating the name associate with the property and responsible persons or organization.

~~(3)~~ (4) Height: No sign shall project higher than eight feet (8') above the grade.

(5) Size: Signs for private property dedicated for open space shall be limited in size to six square feet (6') for a property being ten acres or less, twelve square feet for properties ten acres and greater to twenty acres and over twenty acres being a maximum size of twenty four square feet,

(6) Location: Signs shall be no closer than twenty feet (20') from the pavement and no closer than fifty feet (50') from any lot line.

b. For sale or for rent signs, subject to the following:

(1) Number: No more than one for sale or for rent sign shall be located on a zoning lot.

(2) Location: All for sale and for rent signs shall be located on the lot or tract to which the sign pertains, provided, however, if a lot does not front or abut on a public or private right of way, a for sale or for rent sign permitted in subsection (A)1b(1) of this section may be located on the lot adjacent to the lot to which it pertains with the permission of the owner.

(3) Setback: Except as provided in subsection (A)1b(6) of this section, no for sale or for rent sign shall be located closer than twelve feet (12') from the edge of the pavement or other surface of the roadway.

(4) Size: Except as provided in subsection (A)1b(6) of this section, no for sale or for rent sign shall exceed six (6) square feet in area.

(5) Height: Except as provided in subsection (A)1b(6) of this section, no for sale or for rent sign shall project higher than six feet (6').

(6) Subdivision For Sale Sign: A subdivision with more than five (5) lots may have one for sale sign, not exceeding twelve (12) square feet in area or projecting higher than eight feet (8'), said sign shall be located on the premises of the subdivision at a location to be determined by the building official.

c. For temporary signs, subject to the following:

(1) Definition: For purposes of this section a temporary sign shall mean the uses of a material being fabric, vinyl or similar flexible substance to convey information for no longer than fourteen (14) days.

(2) Number: No more than one temporary sign shall be located on a lot whereon is located a Special Use.

(3) Location: All temporary signs shall be located on the lot or tract to which the sign pertains.

(4) Setback: Except as provided in subsection (A)1b(6) of this section, no for sale or for rent sign shall be located closer than twelve feet (12') from the edge of the pavement or other surface of the roadway.

(5) Size: Except as provided in subsection (A)1b(6) of this section, no temporary sign shall exceed twelve (12) square feet in area.

(6) Height: No temporary sign shall project higher than six feet (6').

d. Signs Accessory to Parking Area, subject to the following:

(1) Area and Number: Signs designating parking area entrances or exits are limited to one sign for each such exit or entrance and to a maximum size of two (2) square feet each. One sign per parking area, designating the conditions of use or identity of such parking area and limited to a maximum size of six (6) square feet, shall be permitted. On a corner zoning lot two (2) such signs, one facing each street, shall be permitted.

(2) Projection: No sign shall project beyond the property line into the public way.

(3) Height: No sign shall project higher than seven feet (7') above curb level.

e. "No Solicitation" or "No Trespass" signs, subject to the following:

(1) Number: No more than one of each sign shall be located per driveway entrance on a zoning lot.

(2) Location: The sign(s) shall be affixed to a pole, mailbox or tree on the property at or near the entrance so as to be visible from the paved roadway.

(3) Size: The sign(s) shall be in compliance with current Village Ordinances.

2. In an R1 District, the following nonflashing business signs are permitted under the conditions specified:

Church bulletins, subject to the following:

a. Area and Number: There shall be not more than one sign per zoning lot, except that on a corner zoning lot two (2) signs, one facing each street, shall be permitted. No sign shall exceed six (6) square feet in area nor be closer than fifty feet (50') to any other zoning lot.

b. Projection: No sign shall project beyond the property line into the public way.

c. Height: No sign shall project higher than one story or fifteen feet (15') above curb level, whichever is lower.

DRAFT