



Zoning Board of Appeals
AGENDA & NOTICE OF MEETING

Monday, July 17, 2017 ~ 6:30 pm
112 Algonquin Road

1. Call to Order & Roll Call
2. Public Comments
3. [Vote] [Minutes June 19, 2017](#)
4. Discussion
 - 4.1 [Community Unit School District 220 – Text Amendment](#)
 - 4.2 [Open Space Signage](#)
 - 4.3 Text Amendment Application Procedure
 - 4.4 Permitting For Special Events
5. Adjournment

Chairman: Dan Wolfgram

NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS
MacArthur Room, 112 Algonquin Road
Monday, June 19, 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
Patrick J. Hennelly
Jan Goss (**entered the meeting at 7:08**)

Absent: Jim Root

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

- 2. Public Comment**

Public comment was presented by Linda Cools and Pauline Boyle.

- 3. Approval of Minutes**

May 22, 2017

Member Stieper moved, seconded by Member Hennelly, to approve the minutes of the May 22, 2017 meeting. In discussion, the following corrections were made to the format of the table on pages 5 of 7 and 6 of 7 to show all members present voting aye to the motion.

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

- 4. 4.1 Open Space Signage**

Following discussion, Chairman Wolfgram determined to continue the issue to allow Mr. Kosin to provide information relative to ensued about the reasons for such suggestion, and if the text was to be amended, the type of limitations to be put on the signage.

Ms. Dickson entered the meeting at 7:28 p.m.

Following discussion, Mr. Kosin was directed to provide information relative to the need for action on this issue, information relative to size, height and illumination of signage, and information from the counties as to signage ordinance language.

- 4.2 Text Amendment Application Process**

Ms. Dickson presented the draft text amendment relative to applying for text amendments to the zoning code. Members generally discussed the purposes for restricting the direct right of a member of the community from applying for a text amendment based on the history of such applications to the ZBA particularly relative to

recent history on the horse boarding text which drew four different applications at one time. The concern voiced was whether the ZBA wanted to restrict the application process in this fashion.

AT the conclusion of discussion, Chairman Wolfgram suggested referring this issue to the next meeting to allow counsel to conduct additional research relative to appropriate text language from other communities. He stated he would also confer with the Village Board liaison to the ZBA on this issue before the next meeting.

4.3 Zoning Violation Procedures/Enforcement

Mr. Kosin informed the ZBA that the Village is recording complaints, and that it does have a form for such purpose. The Village staff will monitor this for 90 days and make a report to the ZBA relative to complaints and responses made thereto.

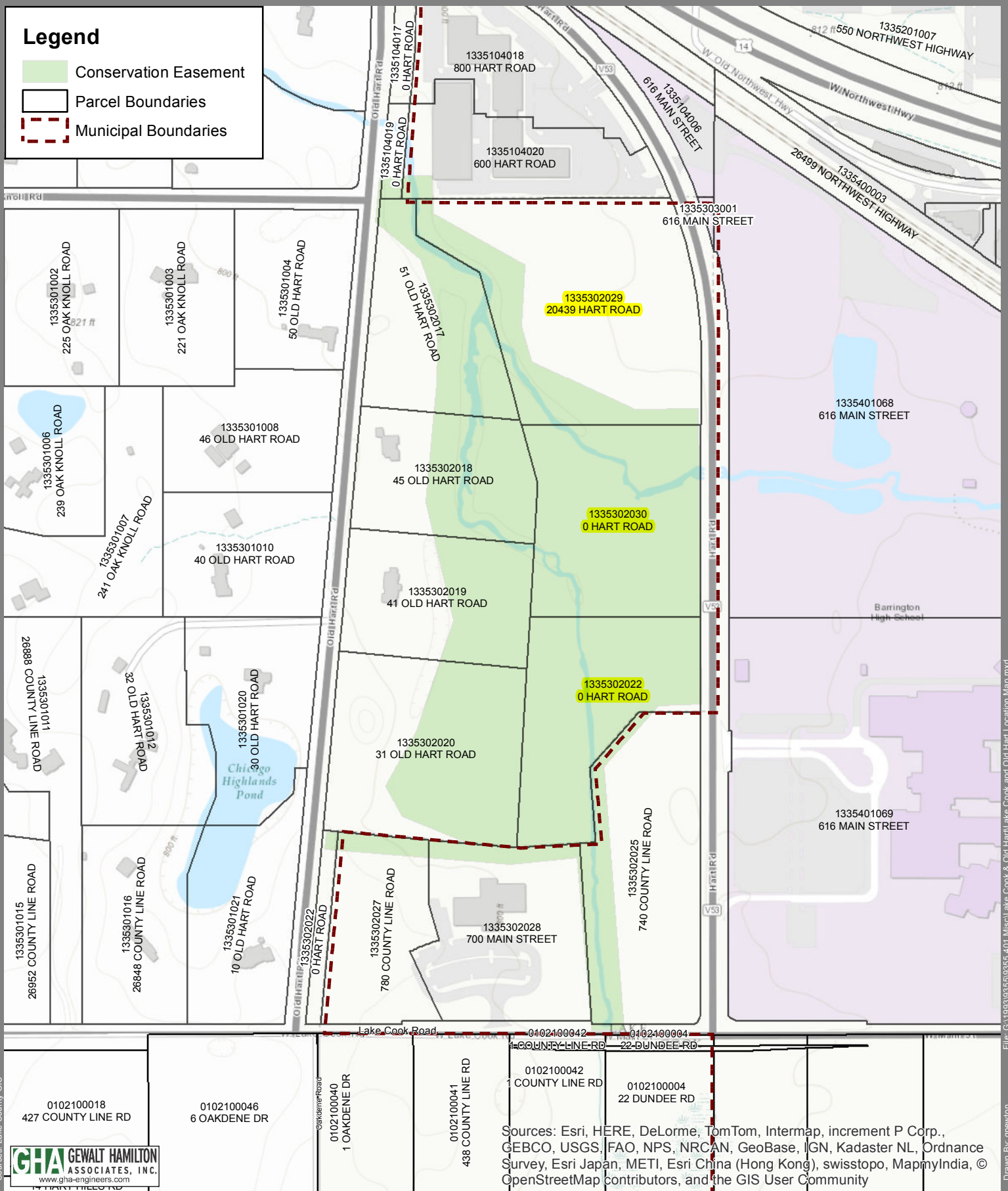
5. Adjournment

Motion to adjourn by Member Stieper, seconded by Member Chambers, at 8:29 p.m. On a voice vote, all members present voting “aye.” The Motion Carried. The meeting stands adjourned.

DRAFT

Legend

- Conservation Easement
- Parcel Boundaries
- Municipal Boundaries



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



1 inch = 400 Feet

Lake Cook Rd & Old Hart Rd

Barrington/Barrington Hills, IL

Village of
Barrington Hills
ZONING BOARD OF
APPEALS

Memo

To: Chairman Wolfgram
From: Robert Kosin
cc: Zoning Board of Appeals
Date: July 14, 2017
Re: Open Space Signage

The review of county Zoning Ordinance for signage for open space revealed a range of an overall exemption to area standards greater than the existing sizes for such uses in the Village.

Typically, the signage for permanent open space is classified as an institutional signage “...by which symbol and/or name identifies a facility which provides a public service, which benefits members of a community, such as but not limited to, governmental, educational and recreational facilities, religious institutions, cemeteries and public and/or charitable facilities.”

The Lake County Zoning Ordinance for such public signage has no limitation. Kane County has the common standard requirement of “not more than one hundred and fifty (150) square feet in display area per side and thirty feet (30’) in height. McHenry County limits its institutional signs on premises to one “in each yard abutting a road or street provided that the area of the sign face(s) does not exceed one-hundred fifty square (150) feet and the sign height (including framing) does not exceed twenty (20) feet. “

Cook County administers its sign ordinance depended on the Zoning District and forest preserves, the most comparable use to dedicated open space, is place in a district title P-2 Open Land District. The standards are established at the time of the district and no district shall be smaller than ten acres.

With this regulatory context there is attached a recap of the draft signage standards reviewed at the June meeting of the ZBA for privately dedicated open space.

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 dedicated by deed or lease for landscape restoration, or habitat maintenance which adjoins a public road as defined in the Comprehensive Plan, a single identification sign, not exceeding eighteen (18) square feet (18') in area and may be displayed indicating the name associated with the property and responsible persons or organization owning or responsible for it.

~~(3)~~ (4) Height: No sign shall project higher than one story or fifteen feet (15') above the curb level, whichever is lower.

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').

Deletions/Additions

(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, with the exception of any temporary sign allowed for a longer period of time by the zoning enforcement officer or by action of the Board of Trustees, ~~board of appeals or the corporate authorities.~~

(2) Number: No more than one temporary sign shall be located on a lot whereon is located a Special Use with the exception of any temporary sign allowed by ~~the zoning board of appeals or the corporate authorities~~ the zoning enforcement officer or by action of the Board of Trustees.

(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 ~~temporary 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') ~~above~~ from grade.

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, grade or curb level.~~

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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.

Deletions/Additions

(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~~ grade, whichever is lower.

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