

# Memo

**To:** Trustee Konicek Hannigan  
**From:** Robert Kosin  
**cc:** Village President, Board of Trustees  
**Date:** March 30, 2016  
**Re:** ZBA Monthly Report - MARCH

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The Zoning Board of Appeals held its regular meeting on Wednesday April 16th and had three (3) items before it which it disposed as follows:

337 Ridge Road, St. Mark's Episcopal Church - Special Use Rectory

At the request of the applicant the Special Use Application was continued to the next regularly scheduled meeting of the ZBA being Monday April 18th.

Paganica HOA, Dormy Lane - Variance Berm Height

An application was considered from the Paganica HOA to permit the construction of a earthen berm greater than the five feet (5') as required in the yard. The construction of the berm is a requirement of the storm water detention consideration imposed through the administration of the Lake County Storm Water Management Program for the Flint Creek watershed. Engineering plans have been submitted to provide compensatory storage of the storm water prior to being received into Flint Creek. The dirt from the resulting exaction is proposed to be used on-site on common spaced owned by the home owners' association as an amenity from the UP Railroad. It is the height of the berm to 10' (ten feet) that the ZBA approved the variance for the Paganica HOA.

300 Ridge Road, Variance Gross Lot Area, Average Lot Width

An application was considered from Karen and Don Phillips to permit the use of a lot whose configuration was less than five acres and 300 feet in average wide. The parcel was annexed into the Village in 1958 and was divided by description in 1977 all of which even a reconfiguration in 2015 of the lot line between the lots did not create compliance with the zoning bulk requirements. Upon submission of a building permit which proposed to change the footprint of the existing residence on the lot, an application for a variance(s) was submitted to permit the use of the lot notwithstanding the deficiencies. Upon the review of the submission of facts in the application, the ZBA approved the variance for 300 Ridge Road.

A variance requires no action by the Board of Trustees.

The Hearing record for the meeting of the ZBA can be accessed at [www.barringtonhills-il.gov/archive/zoning/ZBA\\_audio.html](http://www.barringtonhills-il.gov/archive/zoning/ZBA_audio.html)