

VILLAGE OF BARRINGTON HILLS

Zoning Board of Appeals

NOTICE OF MEETING



Monday, August 17, 2015 ~ 7:30 pm
MacArthur Room - 112 Algonquin Road

AGENDA

1. Call to Order & Roll Call
2. Public Comments
3. [Vote] Minutes July 20, 2015

PUBLIC HEARING

4. 261 Aberdeen Road - Variance Side Yard Setback

PUBLIC MEETING

5. [Vote] 261 Aberdeen Road - Variance Side Yard Setback
6. Adjournment

Chairman: Dan Wolfgram

NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS
MacArthur Room – Village Hall
Monday, July 20, 2015**

- 1. Call to Order/Roll Call:** The Meeting was called to Order at 7:30 p.m. by Chairman Dan Wolfgram. On roll call, the following members were present:

Dan Wolfgram, Chairman
Debra Buettner
Richard Chambers
Jan Goss
Patrick J. Hennelly
Jim Root
David Stieper

Absent: None

Staff Present: Robert Kosin, Village Administrator
Anna Paul, Village Clerk
Mary E. Dickson, Legal Counsel

- 2. Introduction of Members**

Chairman Wolfgram introduced the new Members of the Zoning Board of Appeals:

Jan C. Goss

A history buff and genealogy addict with deep Midwestern roots, Jan Goss is a multi-generation Hoosier who has had the pleasure of living in Barrington Hills, Illinois for the past 20 years. He and his wife Cathleen enjoy 6 wooded acres on a private road with a house, a pool and a two-stall barn. While at the present time they have no horses, they do have three long hair dachshunds and a Maine coon cat.

Jan has a BA in political science and an MBA from Butler University. Now retired, Jan's past career included work in city and county government and he was executive director for several construction related trade associations in Indiana.

For the past three years Jan has served on VBH's Heritage & Environs Committee. Since moving to Barrington area in 1995, Jan's volunteer service has included stints as treasurer for both Barrington Suzuki Strings and the Friends of the Barrington Area Library; also served as Chairman of Cub Scout Pack 187, Assistant Scoutmaster for Troop 10. Prior to moving to Illinois he was an active in Indianapolis in political and civic volunteer work including serving 10 years as a precinct committeeman and as an officer in the Indianapolis Meridian-Kessler Neighborhood Association.

Debra Buettner

Debra Buettner is a 24 year resident of Barrington Hills, and attended North Barrington Elementary School, Barrington Middle School, and Barrington High School ('79).

She is a tax and transactional attorney since 1986, and opened her own office in South Barrington in 1992. The law practice includes complex tax planning, business and entity planning, and legal representation for individuals, fiduciaries, charitable organizations and financial institutions. She has worked on large long-term projects as a tax attorney involving highly complex land use and zoning matters in nearby communities, and earned American Jurisprudence awards during law school at Chicago-Kent in the areas of Real Property as well as Land Use and Zoning.

Debra is committed to maintaining open space and the unique character of Barrington Hills.

Patrick J Hennelly

Barrington Hills, IL from 1991 to present with my wife Nancy and son Connor.

Member of the Plan Commission since 2000.

Education:

- University of Illinois: B.S. in Electrical Engineering - 1977

Professional Career:

- President and Owner of Weldy/Lamont Associates, Inc.
-Electrical equipment engineering and sales-
- President Western Society of Engineers
-Professional Society-

Jim Root

Jim Root moved from Evanston to Barrington Hills 28 years ago with his wife, Elizabeth, and raised 3 children while rehabbing an old coach house that was originally part of a large dairy farm. The family transformed a dilapidated property and home with hundreds of trees and native plants and a lot of sweat equity.

What drew Jim to Barrington Hills was the open spaces, privacy, 5 acre zoning and a semi rural country life. Jim and his family love nature and are avid outdoors people- biking, running, hiking, XC skiing and gardening. For 8 years Jim has been a volunteer Steward in Spring Creek Forest Preserves in Barrington Hills, a member of CFC and a part of the Native Seed Program.

Jim has been a partner in his own advertising firm, Condon+Root, LLC based in Barrington for the past 18 years. In his spare time he is also an artist and photographer.

3. Minutes

May 18, 2015

Member Stieper moved, seconded by Member Chambers to approve the minutes of May 18, 2015.

Roll Call: Chairman Wolfgram, Members Buettner, Chambers, Goss, Hennelly, Root and Stieper voting “aye.” The Motion Carries.

4. Public Comments

There was no Public Comment.

5. Discussion Items

5.1 Utilizing the Village Website

Clerk Paul provided a primer to the Members as to the use of the Village website to secure their meeting packets and to find information relative to the Zoning Board of Appeals.

5.2 Zoning Board of Appeals Duties

Attorney Dickson presented information relative to the duties of the Zoning Board of appeals as found in the Village Code, and under State law.

She will provide the Board with a reference sheet relative to certain motions which routinely come before the Zoning Board as additional information for future conduct.

5.3 Litigation Update

Attorney Dickson advised the Board that there is litigation pending concerning the Village Board’s adoption of a text amendment to the zoning code relative to the horse boarding. Plaintiffs have dismissed two of the three counts in the Complaint, and the third count is under discussion by the Board and Plaintiffs.

6. Adjournment

Motion to adjourn by Member Stieper, seconded by Member Goss. On a voice vote, all members voting “aye.” The meeting stands adjourned at 8:45 p.m.

Approved: _____ Dated: _____

President Martin J. McLaughlin
Trustee Colleen Konicek Hannigan
Trustee Fritz Gohl
Trustee Michael Harrington
Trustee Bryan C. Croll
Trustee Michelle Nagy Maison
Trustee Brian D. Cecola



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 August 17, 2015 at 7:30 pm

Applicant: Leo and Patricia Wood

Address: 261 Aberdeen Road, Barrington Hills, IL 60010

Subject: A variance to permit the construction of a private stable within 95' of the East line where 100' is required by the Zoning Code

Chairman Dan Wolfgram
Zoning Board of Appeals
Village of Barrington Hills
Publication Date: July 30, 2015

5-10-4: VARIATIONS:

(A) Purpose: The zoning board of appeals, after a public hearing, may determine and vary the regulations of this title in harmony with their general purpose and intent, only in the specific instances hereinafter set forth, where the board makes findings of fact in accordance with the standards hereinafter prescribed, and further finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this title, relating to the use, construction or alteration of buildings or structures or the use of each portion of land.

(B) Application For Variation And Notice Of Hearing: An application for a variation shall be made by the owner of the subject property, or if by another person having an interest therein, with the written concurrence of the owner of the subject property. An application for a variation shall be filed in writing with the enforcing officer. The application shall contain such information as the zoning board of appeals may from time to time, by rule, require. Notice of the time and place of such public hearing shall be published at least once, not less than fifteen (15) days before the hearing, in a newspaper of general circulation in the village. The published notice may be supplemented by such additional form of notice as the board, by rule, may require.

(C) Standards For Variations: The zoning board of appeals shall not vary the regulations of this title, as authorized in subsection (A) of this section, unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district for which it is zoned; and
2. The plight of the owner is due to unique circumstances; and
3. The variation, if granted, will not alter the essential character of the locality.

The zoning board of appeals may impose such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards established in this subsection (C) to reduce or minimize the effect of such variation upon other property in the neighborhood, and to better carry out the general intent of this title. If the petitioner is in violation of any provision of this code or is subject to any fines or penalties imposed under any provision of this code, the zoning board of appeals may condition the granting of any variation upon the petitioner first correcting or curing any such violation or paying any such fines or penalties.

(D) Authorized Variations: Variations from the regulations of this title shall be granted by the zoning board of appeals only in accordance with the standards established in subsection (C) of this section, and may be granted only in the following instances and in no others:

1. To permit any yard or setback less than the yard or setback required by the applicable regulations.

2. To permit the use of a lot or lots for a use otherwise prohibited solely because of the insufficient area or width of the lot or lots but in no event shall the respective area and width of the lot or lots be less than ninety percent (90%) of the required area and width.
3. To permit the same off street parking facility to qualify as required facilities for two (2) or more uses provided the substantial use of such facility by each user does not take place at approximately the same hours of the same days of the week.
4. To reduce the applicable off street parking or loading facilities required by not more than one parking space or loading space or twenty percent (20%) of the applicable regulations, whichever number is greater.
5. To increase by not more than twenty five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
6. To increase by not more than twenty percent (20%) the gross area of any sign.
7. To increase by not more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
8. To exceed any of the authorized variations allowed under this subsection, when a lot of record or a zoning lot, vacant or legally used on April 1, 1963, is, by reason of the exercise of the right of eminent domain by an authorized governmental body or by reason of a conveyance under threat of an eminent domain proceeding, reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one or more of the regulations of the district in which said lot of record or zoning lot or structure is located.
9. To permit increases in the height of fences and walls permitted as obstructions in required yards.
10. To permit the location of a satellite antenna, private, on a lot or lots where it would otherwise be prohibited solely because of insufficient screening, but in no event shall the requirement for screening be waived along the front yard line.

The concurring vote of five (5) members of the zoning board of appeals shall be necessary to grant a variation. No order of the zoning board of appeals granting a variation shall be valid for a period longer than six (6) months from the date of such order unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period. The zoning board of appeals may, upon application made within said six (6) months, for good cause, extend said time an additional six (6) months; provided, that said time limit shall not apply and there shall be no fixed time limit in cases where the variation granted is a variation as to the area or width of a lot or lots granted under subsection (D)2 of this section, if a plat containing the lot or lots in question, utilizing the said area or width variation as granted, and conforming to law, including the Barrington Hills subdivision ordinance (if applicable), shall be recorded in the office of the recorder of deeds or (if applicable) registered in the office of the registrar of titles, within two (2) years of the date of the order of the zoning board of appeals granting said variation.

PUBLIC HEARING
Before the
Zoning Board of Appeals
Village of Barrington Hills
Variance Setback

Re: 261 Aberdeen Road
Notice is hereby given that a public hearing will be held on Monday, August 17, 2015 at 7:30 p.m. or as soon thereafter as the matter may be heard by the Zoning Board of Appeals of the Village of Barrington Hills, in the MacArthur Room, at the Village Hall, 112 Algonquin Road, Barrington Hills, concerning an application for a variance from the side yard setback requirements for a private stable at 261 Aberdeen Road subject to the provisions of Section 5-10-4 of the Zoning Ordinance.

The application of Leo and Patricia Wood concerns a reduction to the required side yard from the east lot line to not less than ninety-five (95) feet where one hundred (100) feet is otherwise required by the Zoning Ordinance for the R-1 zoning district within which the private stable is to be located. The location of the private stable is fully described on a plat of survey to be found on file in the office of the Village Clerk and containing thereon a legal description of its lot commonly known as 261 Aberdeen Road as follows:

Parcel 1: Lot 18 in Barrington Donlea South Subdivision, a Subdivision of part of Sections 3 and 4 all in Township 42 North Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1958 as Document 17256160 in Cook County, Illinois. REIN 01-04-301-008

Parcel 2: A strip of land 33 feet in width per Village of Barrington Hills Ordinance 03-15, lying East of and coincident with the East line of Lot 18 in Barrington Donlea South Subdivision, a subdivision of part of Sections 3 and 4 in Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 10, 1958 as Document 17256160 and further identified on said plat 33 foot dedication for highway purposes, all in Cook County, Illinois

A copy of the application for a variation is available for examination at the office of the Village Clerk at Barrington Hills Village Hall during the customary hours of operations.

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard.

Daniel Wolfgram,
Chairman
Zoning Board of Appeals
Village of Barrington Hills
Published in Daily Herald
July 30, 2015 (4414888)

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.

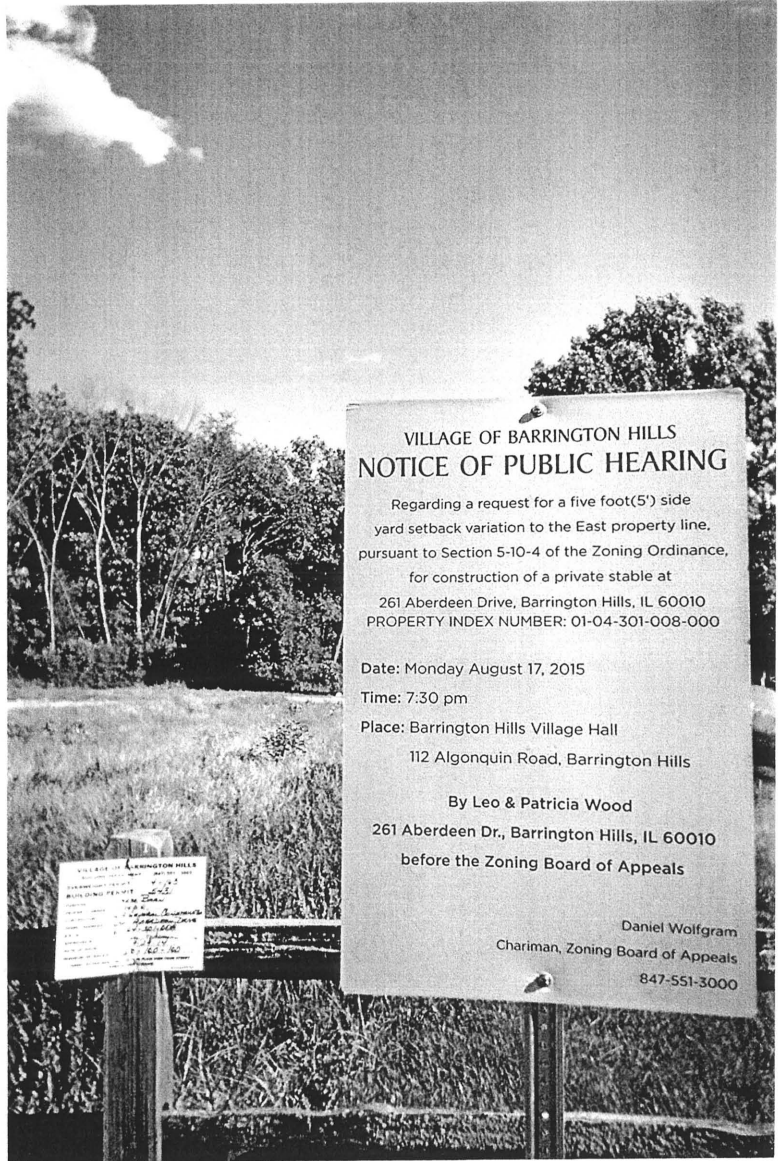
I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 30, 2015 in 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 # 4414888



VILLAGE OF BARRINGTON HILLS
NOTICE OF PUBLIC HEARING

Regarding a request for a five foot(5') side yard setback variation to the East property line, pursuant to Section 5-10-4 of the Zoning Ordinance, for construction of a private stable at 261 Aberdeen Drive, Barrington Hills, IL 60010 PROPERTY INDEX NUMBER: 01-04-301-008-000

Date: Monday August 17, 2015

Time: 7:30 pm

Place: Barrington Hills Village Hall

112 Algonquin Road, Barrington Hills

By Leo & Patricia Wood

261 Aberdeen Dr., Barrington Hills, IL 60010

before the Zoning Board of Appeals

Daniel Wolfgram
Chairman, Zoning Board of Appeals
847-551-3000

VILLAGE OF BARRINGTON HILLS
NOTICE OF PUBLIC HEARING
REGARDING A REQUEST FOR A FIVE FOOT (5') SIDE YARD SETBACK VARIATION TO THE EAST PROPERTY LINE, PURSUANT TO SECTION 5-10-4 OF THE ZONING ORDINANCE, FOR CONSTRUCTION OF A PRIVATE STABLE AT 261 ABERDEEN DRIVE, BARRINGTON HILLS, IL 60010. PROPERTY INDEX NUMBER: 01-04-301-008-000.
DATE: MONDAY AUGUST 17, 2015
TIME: 7:30 PM
PLACE: BARRINGTON HILLS VILLAGE HALL
112 ALGONQUIN ROAD, BARRINGTON HILLS
BY LEO & PATRICIA WOOD
261 ABERDEEN DR., BARRINGTON HILLS, IL 60010
BEFORE THE ZONING BOARD OF APPEALS
DANIEL WOLFGRAM
CHAIRMAN, ZONING BOARD OF APPEALS
847-551-3000

Suzanne M. Fitch
ATTORNEY AT LAW

403 N. Gary Avenue
Wheaton, Illinois 60187

(630) 606-7670 / Fax (630) 741-3130
e-mail: FitchAtLaw@yahoo.com

July 27, 2015

VIA E-MAIL: rkosin@barringtonhills-il.gov and apaul@barringtonhills-il.gov
and FAX: (847) 551-3050

Village Manager Robert Kosin, Chair Daniel Wolfgram and Members of the Village of Barrington Hills Zoning Board of Appeals
Village of Barrington Hills
112 Algonquin Road
Barrington Hill, Illinois 60010-5199

Re: Amended Petition for Zoning Variation for a Stable at 261 Aberdeen Drive

Dear Village Manager Robert Kosin, Chair Wolfgram and Members of the Zoning Board of Appeals:

My firm represents Leo and Tricia Wood in their petition for a zoning variation to build a stable on their property at 261 Aberdeen Drive in Barrington Hills. Enclosed is our Amended Petition for Zoning Variation pursuant to section 5-10-4 of the Village Code. The Amended Petition requests an east side yard setback variation of five feet (5').

Thank you for all the time, effort and work that the Village has put into this building project. We look forward to presenting our petition before the Village Zoning Board of Appeals and answering any questions that you may have regarding the petition.

It is my understanding from talking to Mr. Kosin that the Zoning Board of Appeals will make the final decision and that the petition will not be reviewed by the Village Board. The next level of adjudication of this matter would be to file suit in court.

Thank you again for your assistance in resolving this matter. If there is any additional information that I can provide to support our petition, please do not hesitate to contact me.

Sincerely,



Suzanne M. Fitch

Cc: Leo and Tricia Wood

AMENDED PETITION FOR ZONING VARIATION

FOR THE PROPERTY LOCATED AT:

261 Aberdeen Drive
Barrington Hills, Illinois 60010

OWNERS:

Leo and Patricia Wood

PROPERTY INDEX NUMBER: 01-04-301-008-0000

ZONING BOARD OF APPEALS DATE: MONDAY AUGUST 17TH, 2015

Index

Pages 3-4	Application and List of Adjacent Property Owners
Page 5	Legal Description of Property
Pages 6-9	Relief Requested and Evidence

Exhibits

Exhibit A	Verification of Ownership consisting of Warranty Deed (filed with Original Petition) and Ordinance No. 03-15 Vacation of Crabapple Road (also on file with the Village and available for inspection/copying)
Exhibit B	Building Plans submitted to the Village including survey, interior site plan, exterior site plan, elevations and building application (also on file with the Village and available for inspection/copying)
Exhibit C	Building Permit (also on file with the Village and available for inspection/copying)
Exhibit D	Village Inspection Report (also on file with the Village and available for inspection/copying)
Exhibit E	Survey by Michael O'Connor dated July 9, 2015 (also on file with the Village and available for inspection/copying)
Exhibit F	E-Mail Correspondence from Bill Noyes, 260 Otis Rd., in support of Petition

To: Zoning Board of Appeals

Mr. Daniel Wolfgram Chair
Mr. David Stieper
Mr. Richard Chambers
Mr. Jim Root
Ms. Jan Goss
Ms. Debra Buettner
Mr. Patrick Hennelly

Original Petition for Setback Variation filed July 16, 2015

Subject: Request for a five foot (5') side yard setback variation to the East property line for construction of a private stable.

Pertinent Information

Owners: Leo & Patricia Wood
261 Aberdeen Drive
Barrington Hills, IL 60010

Owners' Attorney: Suzanne M. Fitch, Attorney At Law
403 N. Gary Ave.
Wheaton, IL 60187
(630) 606-7670 / Fax (630) 741-3130

Names, Addresses and PIN Numbers of all Owners of Contiguous and Adjoining Properties:

**Chris & Susan Cascino
260 Aberdeen Dr.
Barrington Hills, IL 60010**

PIN No: 01-04-301-002



**Sheffield Hyde
263 Aberdeen Dr.
Barrington Hills, IL 60010**

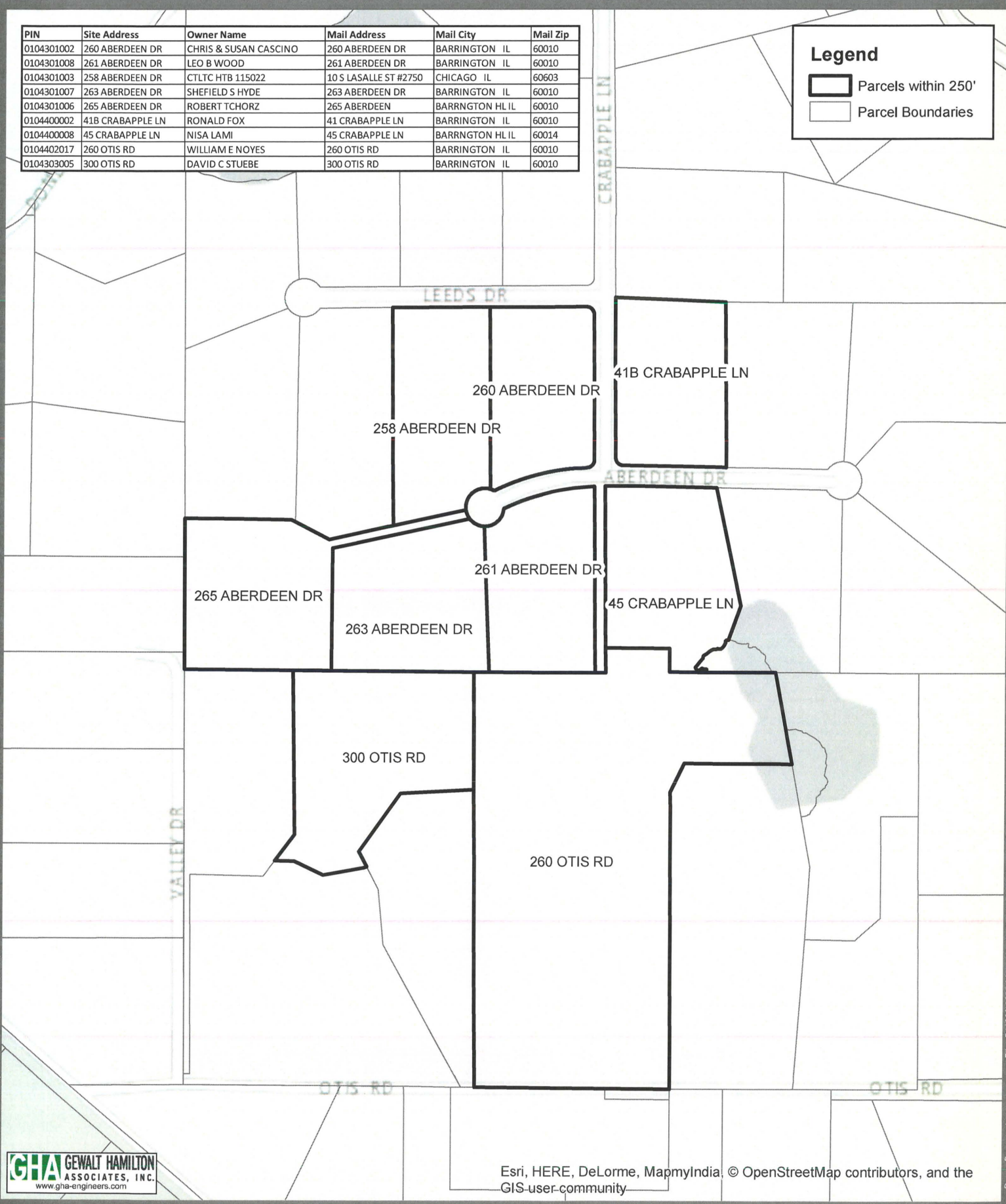
PIN No: 01-04-301-007

Robert Tchorz 265 Aberdeen Dr. Barrington Hills, IL 60010	PIN No:	01-04-301-006
CTLTC HTB 115022 258 Aberdeen Dr. Barrington, IL 60010 Mailing Address: 10 S Lasalle St. ST #2750 Chicago, IL 60603	PIN No:	01-04-301-003
Nisa Lami 45 Crabapple Ln. Barrington Hills, IL 60014	PIN No:	01-04-400-008
Ronald & Laura Fox 41 Crabapple Ln. Barrington Hills, IL 60010	PIN No:	01-04-400-002
William E Noyes 260 Otis Rd. Barrington Hills, IL 60010	PIN No:	01-04-402-017
David C Stuebe 300 Otis Rd. Barrington Hills, IL 60010	PIN No:	01-04-303-005
Jason Elder 273 Leeds Dr. Barrington Hills, IL 60010	PIN No:	01-04-301-005
Marvin P Harrigan 269 Leeds Dr. Barrington Hills, IL 60010	PIN No:	01-04-301-004

PIN	Site Address	Owner Name	Mail Address	Mail City	Mail Zip
0104301002	260 ABERDEEN DR	CHRIS & SUSAN CASCINO	260 ABERDEEN DR	BARRINGTON IL	60010
0104301008	261 ABERDEEN DR	LEO B WOOD	261 ABERDEEN DR	BARRINGTON IL	60010
0104301003	258 ABERDEEN DR	CTLTC HTB 115022	10 S LASALLE ST #2750	CHICAGO IL	60603
0104301007	263 ABERDEEN DR	SHEFIELD S HYDE	263 ABERDEEN DR	BARRINGTON IL	60010
0104301006	265 ABERDEEN DR	ROBERT TCHORZ	265 ABERDEEN	BARRINGTON HL IL	60010
0104400002	41B CRABAPPLE LN	RONALD FOX	41 CRABAPPLE LN	BARRINGTON IL	60010
0104400008	45 CRABAPPLE LN	NISA LAMI	45 CRABAPPLE LN	BARRINGTON HL IL	60014
0104402017	260 OTIS RD	WILLIAM E NOYES	260 OTIS RD	BARRINGTON IL	60010
0104303005	300 OTIS RD	DAVID C STUEBE	300 OTIS RD	BARRINGTON IL	60010

Legend

-  Parcels within 250'
-  Parcel Boundaries

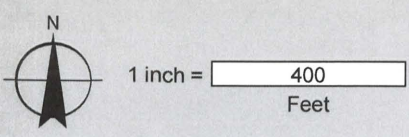


Sources: ESRI, Cook County GIS



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS-user-community

File: G:\19330365\9355-401_GIS\Exhibit\261_Aberdeen Drive\261_Aberdeen Drive Parcel Map.mxd
Drawn By: gnavton



Parcel Map

261 Aberdeen Drive
Barrington Hills, IL

7015 0640 0000 2711 1584

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Certified Mail Fee	\$3.45	0010
Extra Services & Fees (check box, add fee as appropriate)		13
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.50	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	07/29/2015

Sent To: Nisa Lami
 Street and Apt. No., or PO Box No. 45 Crabapple Ln
 City, State, ZIP+4® Barrington Hills, IL 60014

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 2711 1553

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<input type="checkbox"/> Return Receipt (hardcopy)	\$2.50	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	07/29/2015

Sent To: Chris + Susan Cascino
 Street and Apt. No., or PO Box No. 260 Aberdeen Dr.
 City, State, ZIP+4® Barrington Hills IL 60010

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 2711 1560

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Postage	\$0.49	
Total Postage and Fees	\$6.74	07/29/2015

Sent To: Robert Tchorz
 Street and Apt. No., or PO Box No. 265 Aberdeen Dr.
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$0.49	
Total Postage and Fees	\$6.74	07/29/2015

Sent To: Sheffield Hyde
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To: Jason Elder
 Street and Apt. No., or PO Box No.: 213 Leeds Dr.
 City, State, ZIP+4®: Barrington Hills, IL 60010

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 2711 1638

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 BARRINGTON, IL 60010

Certified Mail Fee	\$3.45	0010
Extra Services & Fees (check box, add fee as appropriate)		13
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	07/29/2015

Sent To: Marvin Harrigan
 Street and Apt. No., or PO Box No.: 269 Leeds Dr.
 City, State, ZIP+4®: Barrington Hills, IL 60010

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 2711 1607

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 BARRINGTON, IL 60010

Certified Mail Fee	\$3.45	0010
Extra Services & Fees (check box, add fee as appropriate)		13
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	07/29/2015

Sent To: William Noyes
 Street and Apt. No., or PO Box No.: 260 Otis Rd.
 City, State, ZIP+4®: Barrington Hills, IL 60010

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 2711 1614

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 BARRINGTON, IL 60010

Certified Mail Fee	\$3.45	0010
Extra Services & Fees (check box, add fee as appropriate)		13
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	07/29/2015

Sent To: David C Stuebe
 Street and Apt. No., or PO Box No.: 300 Otis Rd
 City, State, ZIP+4®: Barrington Hills, IL 60010

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 2711 1577

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 CHICAGO, IL 60603

Certified Mail Fee	\$3.45	0010
Extra Services & Fees (check box, add fee as appropriate)		13
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To: CTETC HTB 115022
 Street and Apt. No., or PO Box No.: 10 S Lasalle St #2750
 City, State, ZIP+4®: Chicago, IL 60603

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 2711 1591

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 BARRINGTON, IL 60010

Certified Mail Fee	\$3.45	0010
Extra Services & Fees (check box, add fee as appropriate)		13
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.80	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	07/29/2015

Sent To: Ronald & Laura Fox
 Street and Apt. No., or PO Box No.: 41 Crabapple Ln
 City, State, ZIP+4®: Barrington Hills, IL 60010

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Verification of Ownership

Warranty Deed and Ordinance No. 03-15 (An Ordinance Providing for Vacation of Crabapple Road) both attached hereto as *Group Exhibit A*

Legal Description of Property:

Parcel 1: Lot 18 in Barrington Donlea South Subdivision, a Subdivision of part of Sections 3 and 4 all in Township 42 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1958 as Document 17256160 in Cook County, Illinois.

Parcel 2: A strip of land 33 feet in width, lying East of and coincident with the East Line of Lot 18 in Barrington Donlea South Subdivision, a Subdivision of Parts of Sections 3 and 4 all in Township 42 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1958 as Document 17256160 and further identified on said plat as 33 foot dedication for highway purposes, all in Cook County, Illinois.

SPECIFIC RELIEF REQUESTED:

Petitioners respectfully request a five foot (5') side yard setback variation to the East property line for the construction of a private stable.

SUMMARY OF EXISTING CONDITIONS:

The Wood family chose to purchase 261 Aberdeen Drive in Barrington Hills with the intention of building a barn and being a part of the equestrian community. This property is ideal for a stable because of its proximity to the Cook County forest preserve and the riding trails. When it came time to planning the stable, the Wood family followed all the rules and regulations of the Village of Barrington Hills. In November of 2013, they submitted a Building Plan to the Village, attached hereto as *Group Exhibit B*, and consisting of a survey, interior site plan, exterior site plan, elevations, and building application.

The project underwent a plan review by the Village and the Wood family paid all the necessary fees to the Village totaling \$1,362.00. A building permit for the stable, attached hereto as *Exhibit C*, was approved by the Village on September 29, 2014. The Wood family commenced building in May of this year upon the roads reopening for construction.

The contractors involved in the construction were made aware of all the required setbacks. The Village came to the property to inspect the foundation footing and approved the work. *See Village Inspection Report attached hereto as Exhibit D.* The structure is in compliance with the 150 foot front yard setback to Aberdeen Drive. The structure far exceeds the required 100 foot rear yard setback and the 100 foot west side yard setback. A spot survey by Michael O'Connor dated July 9, 2015, attached hereto as *Exhibit E*, revealed that an error was made in the placement of the foundation wall on the east side of the stable thereby bringing the structure within the 100 foot east side yard setback. The foundation wall on the east side is 99.09 feet at the south end and 99.19 feet at the north end to the

east property line. In addition, the overhang roof needs to be calculated into the overall east side yard setback. Therefore, petitioners respectfully request a five foot east side yard setback variation to accommodate the existing structure and planned roofing.

One property affected by the setback variation is the South adjacent property which is owned by the Noyes Family at 260 Otis Road. The Noyes property also has a barn and there is a gravel road separating the two properties. Bill and Colleen Noyes are in support of this petition as evidenced by the E-Mail Correspondence attached hereto as *Exhibit F*.

EVIDENCE SUPPORTING THE NEED FOR ZONING VARIATION:

1. Standard of reasonable return: (Chapter 10, Section 5-10-4, Article C, Item 1)

The Wood family purchased the property with the intent of adding a stable to increase the overall value of the property and for their own use and enjoyment while living there. The stable fits in well with all the equestrian uses in the area. In finding a location for the barn, the Wood family was faced with few options given the shape of the property, the topography, and the already existing improvements. In addition, the property holds a large area for a septic tank and seepage field. The buildable area became extremely tight when taking into consideration the 150 foot front yard setback for Aberdeen Drive.

The ability to add a stable to this property is part of its overall best use and value. The property is situated next to horse trails and other equestrian uses. Not being able to add a barn to the property would dramatically lessen of overall value of the property since the value is so closely tied to equestrian uses. In addition to the pecuniary value, the Wood family's use and enjoyment of the property has always depended on their ability to add a stable.

2. Unique circumstances which caused the owner's plight: (Chapter 10, Section 5-10-4, Article C, Item 2)

The layout of the property makes fitting a barn extremely difficult without the requested variation. This is a very tight area given the existing improvements and the need to maintain the 150 foot front yard setback. In addition, the topographical limitations and the location of the septic field make it difficult to place the stable anywhere other than the current position. All of these unique circumstances contribute to the plight of the Wood family.

The size of the barn is the minimum size necessary to support the land's equestrian value. The barn is 60' x 36' (2,160 square feet) and was designed to accommodate five stalls. In order to sufficiently house a horse, the horse needs an approximately 12x12 foot stall to comfortably turn around, lay down and move while indoors depending on size. The Wood family has one horse that is very large, almost 1400 pounds. The dimensions of the barn promote its overall aesthetics by providing symmetry with 12 foot wide stalls, a 12 foot wide aisle and a 12 foot wide feed room and tack room. Windows and a porch were incorporated into the design to maintain balance and an appealing exterior.

3. Variation will not alter the essential character of the locality: (Chapter 10, Section 5-10-4, Article C, Item 3)

Barrington Hills is an equestrian community with many horse farms, fields and trails. The variation will not alter the character of the locality and does not inconvenience or adversely affect the adjacent properties. The barn will be aesthetically pleasing and largely out of site of neighboring properties. There is a gravel road which separates this property with the adjacent properties to the east.

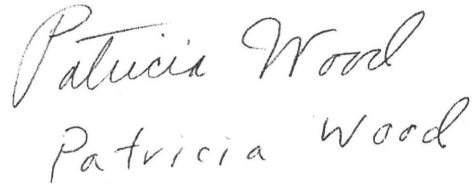
Conclusion:

Granting the variation will allow the Wood family to construct a barn in furtherance of the overall use and value of the property. The variation is absolutely necessary to overcome the unique characteristics and configuration of this property. The Wood family is requesting a relatively small variation (5%) which will not negatively impact any neighboring properties.


All information contained within is true and correct to the best of our knowledge. This amended petition for variation is respectfully submitted to the Barrington Hills Zoning Board of Appeals by:



Suzanne M. Fitch
Attorney for Leo and Patricia Wood
Dated: July 27, 2015



Patricia Wood
Patricia Wood

State of IL
County of Lake
Signed and sworn to before me on 7.28.15
by Patricia wood




Group Exhibit A



WARRANTY DEED

Doc#: 0407829022
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/18/2004 08:18 AM Pg: 1 of 2

ILLINOIS

20

Above Space for Recorder's Use Only

388071

THE GRANTOR(s) CHARLES E. SIPPLE and ELENA M. SIPPLE of the Village of Barrington Hills, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to LEO B. WOOD and PATRICIA D. WOOD, 1901 N. Ocean Blvd #S10C, Fort Lauderdale, Florida 33305, not as Tenants as Common, but as Joint Tenants the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**HUSBAND AND WIFE*

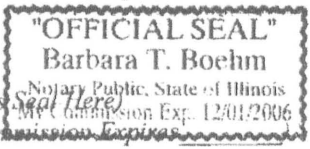
SUBJECT TO: General taxes for 2003 and subsequent years; covenants, conditions and restrictions of record, if any.
Permanent Real Estate Index Number(s): 01-04-301-008-0000
Address(es) of Real Estate: 261 Aberdeen Drive, Barrington Hills, Illinois 60010

The date of this deed of conveyance is January 5, 2004.

Charles E. Sipple
(SEAL) CHARLES E. SIPPLE

Elena M. Sipple
(SEAL) ELENA M. SIPPLE

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES E. SIPPLE and ELENA M. SIPPLE personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal Jan. 5, 2004

Barbara T. Boehm
Notary Public


BOX 15


TITOR TITLE INSURANCE

LEGAL DESCRIPTION

For the premises commonly known as 261 Aberdeen Drive, Barrington Hills, Illinois 60010

Lot 18 in Barrington Donlea South Subdivision, a Subdivision of part of Sections 3 and 4 all in Township 42 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1958, as Document 17256160 in Cook County, Illinois.

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. - 3.04	# 0000016406	REAL ESTATE TRANSFER TAX
			00377.50
			FP 326707

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAR. - 3.04	# 0000016468	REAL ESTATE TRANSFER TAX
			00755.00
			FP 102809

This instrument was prepared by: Garrett L. Boehm Boehm & Boehm 201 W. Main Street Barrington, IL 60010	Send subsequent tax bills to: LEO B. WOOD 261 Aberdeen Drive Barrington Hills, Illinois 60010 1122 SE 17th Terrace Deerfield Beach FL	Recorder-mail recorded document to: Laurence Cohen, Esq 1033 W. Golf Road Hoffman Estates, IL 60194
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33441

AN ORDINANCE PROVIDING FOR VACATION OF CRABAPPLE ROAD

WHEREAS, Section 11-91-1 of the Illinois Municipal Code (65 ILCS 5/1, et seq.) provides, *inter alia*, that the corporate authorities of a municipality may vacate any street, or part thereof, within their incorporated area by an ordinance passed by the affirmative vote of at least three-fourths of the trustees then holding office; and

WHEREAS, Crabapple Road is not open to through traffic for the portion of its length beginning at Aberdeen Drive in the north and extending south to the South Line of Lot 18 in Barrington Donlea South Subdivision ("Unused Portion"), and said Unused Portion is located within the incorporated area of the Village of Barrington Hills ("Village"); and

WHEREAS, the Village Board of Trustees has determined that the public interest will be served by vacating the Unused Portion of Crabapple Road in order to relieve the Village of future potential burden and responsibility of improving and maintaining the Unused Portion of Crabapple Road.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington Hills, Cook, Kane, Lake and McHenry Counties, Illinois:

SECTION 1: The foregoing recitals are hereby incorporated into this Ordinance as findings of the President and Board of Trustees.

SECTION 2: The Unused Portion of Crabapple Road legally described on Exhibit A attached hereto as follows:

A STRIP OF LAND 33 FEET IN WIDTH LYING EAST OF AND COINCIDENT WITH THE EAST LINE OF LOT 18 IN BARRINGTON DONLEA SOUTH SUBDIVISION, A SUBDIVISION OF PARTS OF SECTIONS 3 AND 4 ALL IN TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1958 AS DOCUMENT 17256160 AND FURTHER IDENTIFIED ON SAID PLAT AS 33 FOOT DEDICATION FOR HIGHWAY PURPOSES, ALL IN COOK COUNTY, ILLINOIS

is hereby vacated.

SECTION 3: In the event there are any other easements, including without limitation public service facilities in the Unused Portion of Crabapple Road to be vacated, the person or entity owning such facilities, property, rights of way and easements shall so continue without effect of this ordinance as in the judgment of this Village, it is necessary and desirable for continuing public service by means of those facilities and for the maintenance, renewal and reconstruction thereof.

SECTION 4: Should any part of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof other than the part declared to be invalid.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED THIS 23rd day of June, 2003.

AYES: 7

NAYS: 0

ABSENT: 0.

APPROVED THIS 23rd day of June, 2003.

ATTEST:

Grace Wytmar
Village Clerk
265346.3

James A. Kempe
Village President

EXHIBIT A

LEGAL DESCRIPTION

A STRIP OF LAND 33 FEET IN WIDTH LYING EAST OF AND COINCIDENT WITH THE EAST LINE OF LOT 18 IN BARRINGTON DONLEA SOUTH SUBDIVISION, A SUBDIVISION OF PARTS OF SECTIONS 3 AND 4 ALL IN TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1958 AS DOCUMENT 17256160 AND FURTHER IDENTIFIED ON SAID PLAT AS 33 FOOT DEDICATION FOR HIGHWAY PURPOSES, ALL IN COOK COUNTY, ILLINOIS.

See attached JOHN AHESI @ SAC GLOBAL NE +

Group Exhibit B

OW # 14-163 No 5431

APPLICATION FOR BUILDING PERMIT

VILLAGE OF BARRINGTON HILLS: COOK, KANE, LAKE AND MCHENRY COUNTIES, ILLINOIS

Application is hereby made on (Date) 11-27-13 to permit building on a property as herein described.

Real Estate Index Number(s) 01-04-301-008

Property Address 261 ABERDEEN DR Mailing Address SAME

This permit is to be issued for the purpose of HORSE BARN

Foundation: [] Basement [] full or [] partial [] Crawl Space [X] Slab on Grade [] Other

Construction: [X] Frame [] Masonry [] Pole [] Other Stories 1 Height 22'6"

Length 60' Width 44' Rooms (not including halls, baths, closets) [] Attic

Number of plumbing fixtures: Tubs and/or Showers Toilets Lavatories Sinks Laundry Tubs

Bidets Floor Drains HWH Sumps HVAC System: [] Hot Air [] Hot Water [] Other

Table with 5 columns: Setbacks (Front, Side, Side, Rear, Floodplain) and rows for Proposed and Required.

The items are more fully set forth in the plans submitted with this application. The estimate of cost of building includes material and labor contemplated for all construction work necessary for completion and receipt of a Certificate of Compliance and Occupancy.

Owner LEO WOOD (TRICIA) Address SAME TOTAL COST \$ 160,000.00

General JA GENERAL CONST Address HUNTLEY 847-722-2222

Excavator HOME OWNER Address () 847-344-9699

Cement Mason Address ()

Brick Mason Address ()

Carpenter JA GENERAL CONST Address ()

Plumber Address ()

Plumber's License No. State ()

Electrician NJS ELECTRIC Address ()

HVAC Contractor Address ()

Insulator Address ()

Drywall Address ()

Roofer HOGAN ROOFING Address ()

Well Driller Address ()

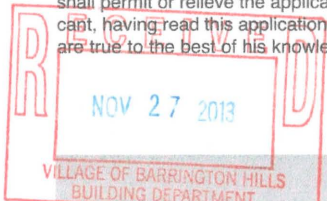
Well Driller's State License No. ()

Septic Installer Address ()

Septic Installer's State License No. ()

Architect Address ()

No error or omission in either plans or application, whether said plans or application has been approved by the Building Officer or not, shall permit or relieve the applicant from building in any other manner than that provided for in the ordinances of this Village. The applicant, having read this application and fully understanding the intent thereof, declares that with the owner's consent the statements made are true to the best of his knowledge and belief.



Applicant's Signature [Signature] Date 11-27-13

FOR OFFICE USE ONLY

FEE REVIEW table with columns (A) Plan Review and Inspection, (B) Percolation Test, (C) Zoning Certificate, (D) Certificate of Occupancy. Includes handwritten fees like 300-, 4908, 1362-.

No permit shall be issued unless the application and supporting documentation is in compliance with the provisions of the Building Code and all other provisions of the Village Code and unless the applicable fee has been paid. See Fee Schedule and other information on the back of this form.

APPROVAL

Application Approved by [Signature] Building Officer Date of Approval 9-11-14

Building Department Phone Number 847-551-3003



Building Dept <building-dept@barringtonhills-il.gov>

Contractor list

johnalesi@sbcglobal.net <johnalesi@sbcglobal.net>
To: "build@vbhil.gov" <build@vbhil.gov>

Fri, Oct 24, 2014 at 9:43 AM

Electric to be done by NJS Eelectric, excavation to be done by homeowner as well as concret. Framing to be done by JA General Construction, roofing to be done by Hogan Roofing. I will forward NJS info now

Thank you Wendy.

John Alesi
Sent from my Sprint phone

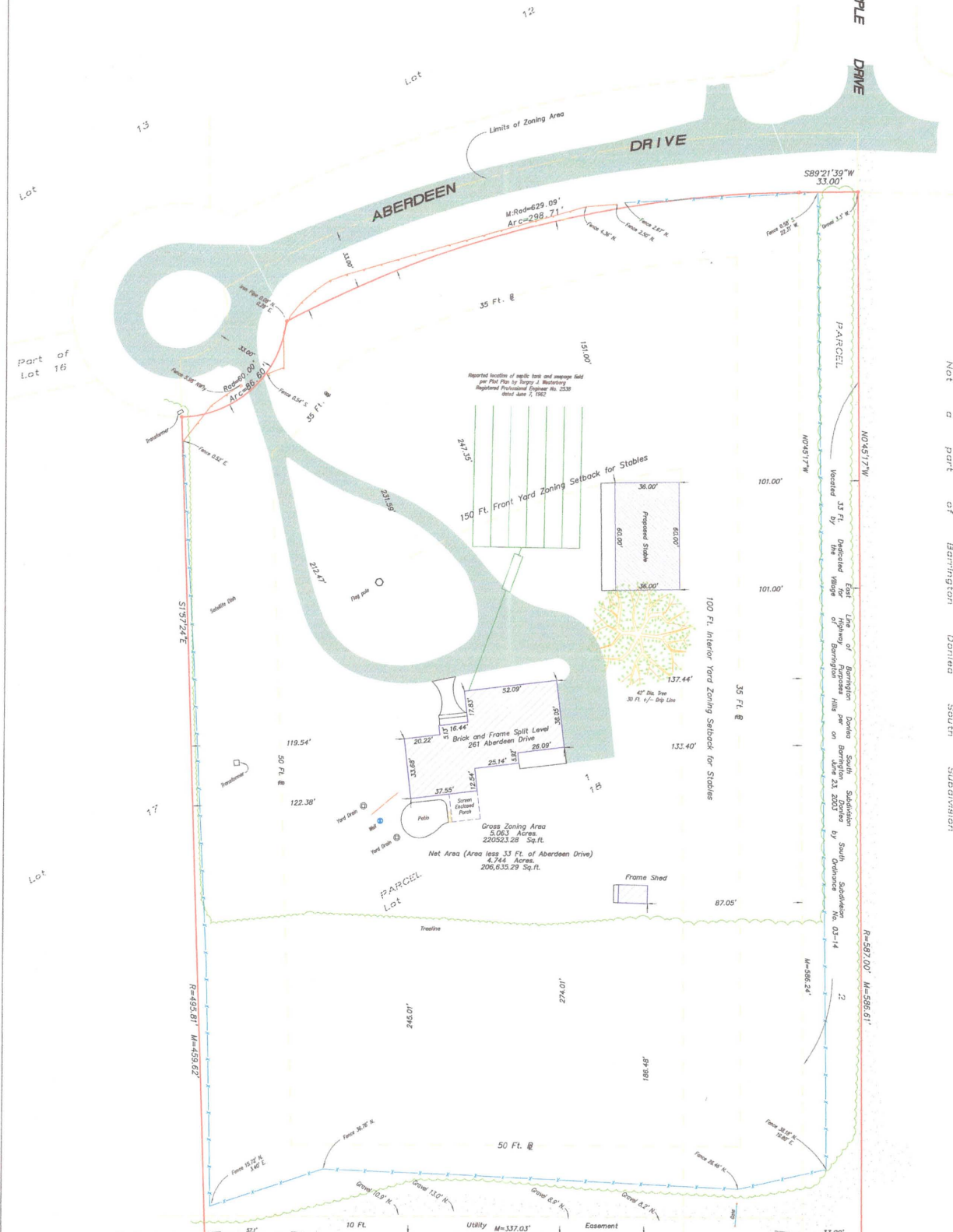
BOUNDARY SURVEY

Order No. 13013



Parcel 1: Lot 18 in Barrington Danlea South Subdivision, a subdivision of part of Sections 3 and 4 in Township 42 North, Range 9 East of the Third Principal Meridian, according to the plot thereof recorded July 10, 1958 as Document 17256160, in Cook County, Illinois.

Parcel 2: A strip of land 33 feet in width, lying East of and coincident with the East Line of Lot 18 in Barrington Danlea South Subdivision, a subdivision of part of Sections 3 and 4 in Township 42 North, Range 9 East of the Third Principal Meridian, according to the plot thereof recorded July 10, 1958 as Document 17256160 and further identified on said plot as 33 foot dedication for highway purposes, all in Cook County, Illinois.



O'CONNOR ENTERPRISES
 Professional Surveying Services
 312 Third Oaks Road
 Oak Park, Illinois 60303
 (630) 462-3700
 Facsimile 630-462-8702



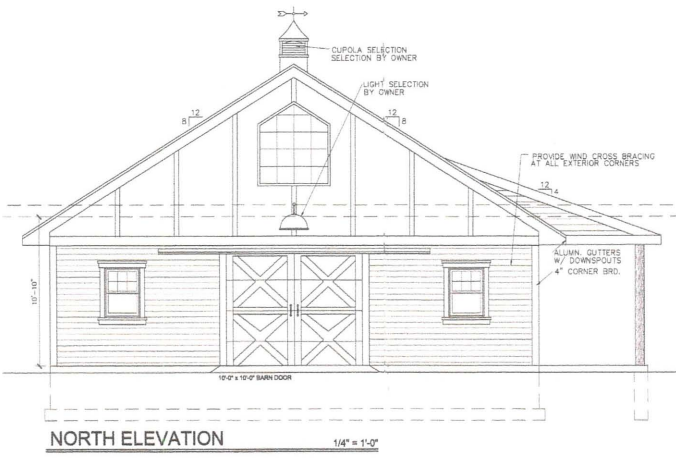
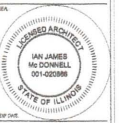
State of Illinois
 County of McHenry

I, **Gregory J. Bostrom**, certify that this survey was made on the ground, that this plot correctly represents the facts or contents of the survey and that this professional service complies with the current Illinois Multiple Occupancy Act, Public Act 09-001, effective January 1, 2009. Date of completion of field work: June 12, 2015. Date of plotting: August 10, 2015.

By **Gregory J. Bostrom**, Managing Agent
 My license expiration date is November 30, 2014.

Building line restrictions and easements shown on those identified in the record subdivision plat, unless otherwise noted. Refer to the title insurance policy and local zoning report for any discrepancies found. All distances are in feet and decimal parts thereof. This plot has been prepared for Lee & Dick Road.

This plot is not valid without an original colored seal. Photocopies are a violation of the Copyright. Copyright © O'Connor Enterprises 2015. All rights reserved.



NORTH ELEVATION
 1/4" = 1'-0"



WEST ELEVATION
 1/4" = 1'-0"

GENERAL NOTES

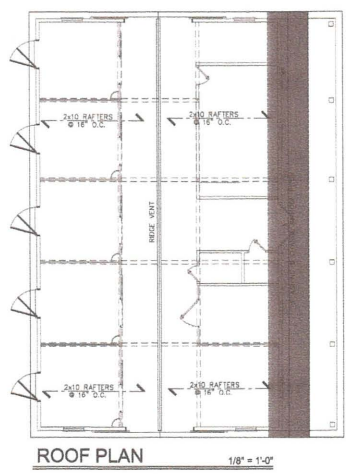
1. INCLUDE AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION," AS DOCUMENT A-201, ARTICLE 1 THRU 14 INCLUSIVE.
2. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL CITY, STATE AND NATIONAL CODES AND ORDINANCES.
3. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING OWNER AND ARCHITECT FROM ALL LIABILITIES.
4. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
5. THESE DRAWINGS INCLUDE THE GENERAL SCOPES OF WORK, THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
6. THESE DRAWINGS INCLUDE THE GENERAL SCOPES OF WORK, THE CONTRACT DOCUMENTS, PROJECT DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR SHALL FURNISH ALL OF THESE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT. ACCEPTANCE BY THE OWNER SHALL BE CONDITIONS OF THE CONTRACT.
7. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATION, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
9. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
10. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.

DIMENSIONS

11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. DO NOT SCALE DRAWINGS.
12. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL PARTITION LAYOUTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY FRAMING.
13. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND SPECIFICATIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

COORDINATION

14. REFER TO SITE SURVEY FOR SITE INFORMATION. CONTRACTOR TO VERIFY ALL DISCREPANCIES.
15. THE GENERAL CONTRACTOR SHALL COORDINATE ADDITIONAL SUPPORT OR CONCEALED BLOCKING FOR INSTALLATION OF HANDRAILS, WELLSHOP, WALL PANELS, WINDOW TREATMENTS, GRAB BARS AND ALL OTHER SURFACE MOUNTED COMPONENTS.
16. THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.
17. THE PREMISES SHALL BE KEPT IN A BROOM SWEEP FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM FINISH CONDITION UPON COMPLETION OF THE PROJECT.
18. ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCES. PRESERVE MAINFOLD HEAT ROOM AND AVOID DIMENSIONS.
19. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE AS REQUIRED BY THE CITY OF CHICAGO TO BE PROTECTED AND AT ANY OPENINGS THAT MIGHT PRESENT A HAZARD.



ROOF PLAN
 1/8" = 1'-0"

GUTTERS AND DOWNSPOUTS MUST DISCHARGE A MINIMUM OF FIVE (5) FEET AWAY FROM THE BUILDING IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN OR TO AN APPROVED DRAINAGE SYSTEM.

PROVIDE ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAMENT, SYNTHETIC WOOLDED BARRIER SHEET, THAT EXTENDS FROM THE LEAVE EDGES TO A POINT AT LEAST 6" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

NOTE: FLASHING DETAILS OR RECEIVE THE ROOF HOLES ABOVE ALL EXTERIOR DOORS AND WINDOWS EXCEPT AT THE MAINFOLD ENTRY.

NOTE: ALL ROOF COVER FLASHING MUST BE BENT AND NOT INTO BROOK VERTICAL JOINTS.

NOTE:

1. ALL FLASHING SHALL COMPLY WITH SMADNA RECOMMENDATIONS FOR FLASHING.
2. CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED.
3. INSTALL ICE AND WATER SHIELD 2'-0" FROM INTERIOR OF WALL TO OUTER.
4. FLASHING AT ALL ROOF VALLEYS.
5. RAFTERS SPACING MORE THAN 16'-0" MUST BE 2X10 CONST. OR 2X12 WITH A PURLIN WALL.
6. PROVIDE A MAX. U-WALL OF 30" FOR ALL DOORS AND WINDOWS.

EACH STRUCTURE TO WHICH A STREET NUMBER HAS BEEN ASSIGNED SHALL HAVE SUCH NUMBER DISPLAYED IN A POSITION EASILY OBSERVED AND READABLE FROM THE PUBLIC WAY. ALL NUMBERS SHALL BE IN ARABIC NUMERALS AT LEAST 4" HIGH 1/2" STROKE.

NOTE: FLASHING (METAL OR PLASTIC) AND WEEP HOLES ABOVE ALL EXTERIOR DOORS AND WINDOWS OPENINGS IN THE HAZARDOUS VENEER.

GENERAL ROOF NOTES

1. USE CANADIAN SPRUCE-PINE-FIR (NO.2) FOR ROOF RAFTERS 2x10. 2x12 ROOF RAFTERS SHALL 1/2" (MIN-FIN) PER THE U.S. SPAN BOOK FOR MAJOR LUMBER SPECIES 2005 EDITION. SNOW REGION: MEDIUM ROOF COVERING, NO CEILING, 30 PSF LIVE, 15 PSF DEAD.
2. SPAN TABLES FOR SPRUCE-PINE-FIR (NO.2) FOR NORTHERN LUMBER:
 2x8 @ 12' O.C. = 11'-3" 2x8 @ 16" O.C. = 14'-3" 2x10 @ 12' O.C. = 17'-5"
 2x8 @ 12' O.C. = 15'-2" 2x8 @ 12' O.C. = 14'-3" 2x10 @ 12' O.C. = 10'-5"
 2x10 @ 12' O.C. = 21'-11"
3. SPAN TABLES FOR HEAVY-TIMBER (NO.2) FOR NORTHERN LUMBER:
 2x10 @ 12' O.C. = 24'-11"
4. * CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAJOR ROOF RAFTER SPAN. IF SUBCONTRACTOR IS ABLE TO SHORTEN THE SPAN BY USE OF PURLINS OR OTHER METHODS HE IS ALLOWED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPAN ALLOWED BY CODE. FURTHERMORE, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAXIMUM SPAN TO A LEADER SPAN, THE CONTRACTOR MAY MAKE THAT ADJUSTMENT (E. G. 2x10'S TO 2x12'S) BY ADJUSTMENT IN THE BRG MOUTH OUT.
5. ALL HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM HANGERS + RAFTER DEPTH PLUS 2" DEEP.
6. ALL HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM HANGERS + RAFTER DEPTH PLUS 2" DEEP.
7. ALL VERTICAL RIDGE SUPPORT USED FOR START OF FRAMING AS MENTIONED BY SHALL BE LEFT IN PLACE AND SHALL BE MADE UP OF 2x2'S IN T-FRAME WOOD. IT SHALL BEAR ON FLAT DASH EXTENDED OVER BEARING WALL OR OVER CEILING JOISTS.
8. COLLAR TIES SHALL BE INSTALLED FOR LOCAL COVERING BUILDING CODES.
9. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL.

ROOF LIVE LOAD	30 PSF
HORIZONTAL WIND LOAD (30 MPH 3-SEC GUST) LESS THAN 30"	15 PSF
30" TO 10'-0"	20 PSF
GARAGES AND DECKS (EXTERIOR)	80 PSF
GARAGES (PASSENGER CARS ONLY)	50 PSF
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3/12)	10 PSF
ATTICS (LIMITED ATTIC STORAGE)	20 PSF
DWELLING UNITS (EXCEPT SLEEPING ROOMS)	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY	5 PSF

GEOGRAPHIC DESIGN CRITERIA

ROOF SNOW LOAD - 34 LBS.
 WIND SPEED - 90 MPH
 SEISMIC DESIGN CATEGORY - B
 FROST LINE DEPTH - 42"
 WINTER DESIGN TEMPERATURE - 0 DEGREES FAHRENHEIT



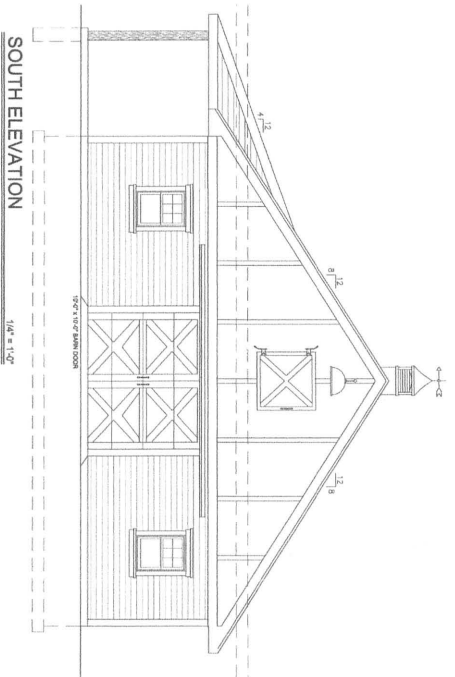
CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

Ian McDonnell
 IAN MCDONNELL - ILLINOIS REGISTRATION NO. 001-020866
 LICENSE EXPIRES: 11-30-2012 DATE SIGNED:

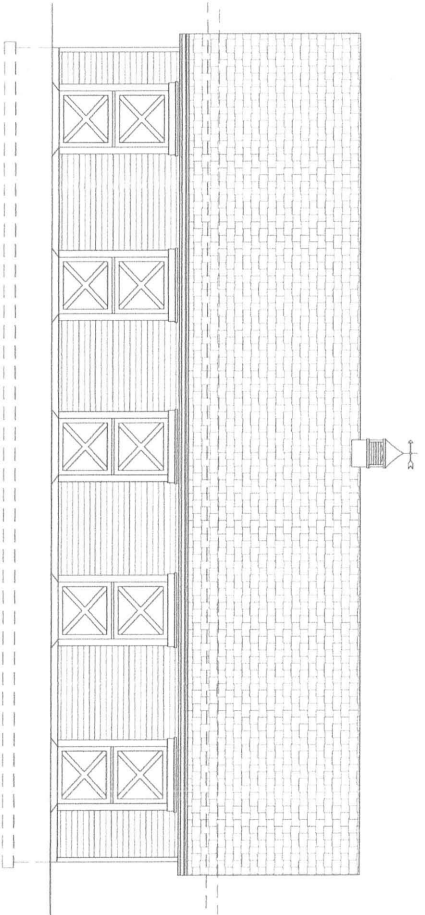
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 Approved
 Ian McDonnell
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 OFFICE OF BUILDING PERMITS
 CHICAGO, ILLINOIS

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SOUTH ELEVATION

1/4" = 1'-0"



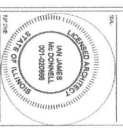
EAST ELEVATION

1/4" = 1'-0"

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1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (ACI 308) LATEST EDITIONS.
2. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE OR MORTAR.
3. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER OF ACI-301 SPECIFICATION AND/OR SPECIFIED BY GENERAL CONTRACTOR.
4. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-308.
5. HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-308.
6. WELDED OR REINFORCING BARS SHALL ONLY BE ALLOWED WHEN SHOWN ON THE STRUCTURAL DRAWINGS.
7. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW MILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60, REEFED BARS FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315-80 AND 318-80.
8. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
9. FOUNDATION WALLS AND GRADE BEAMS SHALL HAVE A MINIMUM OF TWO- (#5) BARS TOP AND BOTTOM CONTINUOUS UNLESS OTHERWISE SHOWN OR NOTED.
10. CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE PATTERN AND BE NOT MORE THAN 20FT ON CENTER, UNLESS NOTED OTHERWISE OR NOTED.
11. CONCRETE CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS, BELLIES, ANCHORS, HANGERS, JOISTS, SLAB PENETRATIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION BEFORE PLACING CONCRETE.
12. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM-CONCRETE REACTION. THIS INCLUDES PUMPING THROUGH ALUMINUM PIPE.
13. ELECTRICAL CONDUIT MUST BE PLACED ABOVE THE BOTTOM REINFORCEMENT AND BELOW THE TOP REINFORCEMENT. ELECTRICAL CONDUIT EMBEDDED IN SLABS SHALL NOT BE LARGER THAN 1/3 OF THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN THREE CONDUIT DIAMETERS.
14. FINISHES AND WHEN CALLED FOR ALL CLEAN GRANULAR FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF "ASTM D-1587--70 (MODIFIED PROCTOR)
15. CONTRACTOR SHALL PROTECT FOUNDATION AGAINST LATERAL DISPLACEMENT, AND HEAT OR FREEZING CONDITIONS.
16. ALL WELDED WIRE MESH SHALL BE LAPPED TWO FULL MESH PANELS AND TIED SECURELY. WELDED WIRE MESH SHALL CONFORM TO "ASTM A-185 SPEC.
17. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED OF LANTANCE WITH A WIRE BRUSH AND WATER IMMEDIATELY PRIOR TO POURING OF SUBSEQUENT OR NEW CONCRETE.
18. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:
SPREAD FOOTINGS 3000 PSI
FOUNDATION WALLS 3000 PSI
SLABS-ON-GRADE 3000 PSI

THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBBE CONDITIONS AND BE RESPONSIBLE FOR THEM. THE FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLICABLE TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE PLOTTED DIMENSIONS ONLY.

ALL TELEPHONE SHALL HAVE AT LEAST ONE "EARTH GROUND" REL YOUR BONES

GLASS GLAZES AND/OR GLAZES NOT GLAZES SHALL BE INSULATED TEMPERED SAFETY GLASS FIBER AND SPICAL

PANELS, HANDRAILS HAVING MIN. AND MAX. HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE FINISH OF THE FLOOR, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY OF THREE OR MORE RISERS AND SHALL EXTEND 8 INCHES BEYOND THE TOP AND BOTTOM RISES. LONG STAIRS BE RETURNED TO STAIR TERMINATE IN OPENING OF SAFETY TERMINALS

OPEN ENDS OF STAIRS WITH A TREAD RISE OF MORE THAN 10 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE COUNTERS. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 34 INCHES MIN. AND 38 INCHES MAX.

THE HAND GRIP PORTION OF THE HANDRAILS SHALL BE NOT MORE THAN 3 1/2" IN CROSS-SECTIONAL DIMENSION. ON THE SHAPE SHALL PROVIDE AND EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE AN OPENING SURFACE 4 INCH OR JAWB) GRIPERS. HANDRAILS RESULTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

PORCHES, BALCONIES ON RAISED FLOOR SURFACES LOCATED MORE THAN 20 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. HANDRAILS THAT FORM PART OF A GUARDRAIL SHALL BE 36 INCHES MIN. AND 38 INCHES MAX. RAISED GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL FLOORS WHICH DO NOT ALLOW PASSENGER OF AN OBJECT 4 INCHES OR MORE IN DIAMETER.

ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE THE WALLS, UNDER STAIR SURFACE AND ANY DOORWAY PROTECTED ON THE ENCLOSED SIDE WITH A MINIMUM OF 1/2 INCH OPTIMUM BOARD.

DOUBLE FRAMING MEMBERS AROUND OPENINGS AND BELOW PARALLEL PARTITION

MAINTAIN MINIMUM OF 3 INCH CLEARANCE BETWEEN FLUES AND FRAMING.

FINN END JOISTS AND OTHER STRUCTURES AT TOPS AND BOTTOMS WITH APPROVED MATERIALS.

FILL CAVITIES BETWEEN FLOORS AND BETWEEN OTHER FILL REPAIRED ZONES WITH APPROVED FIRE STOPPING MATERIALS.

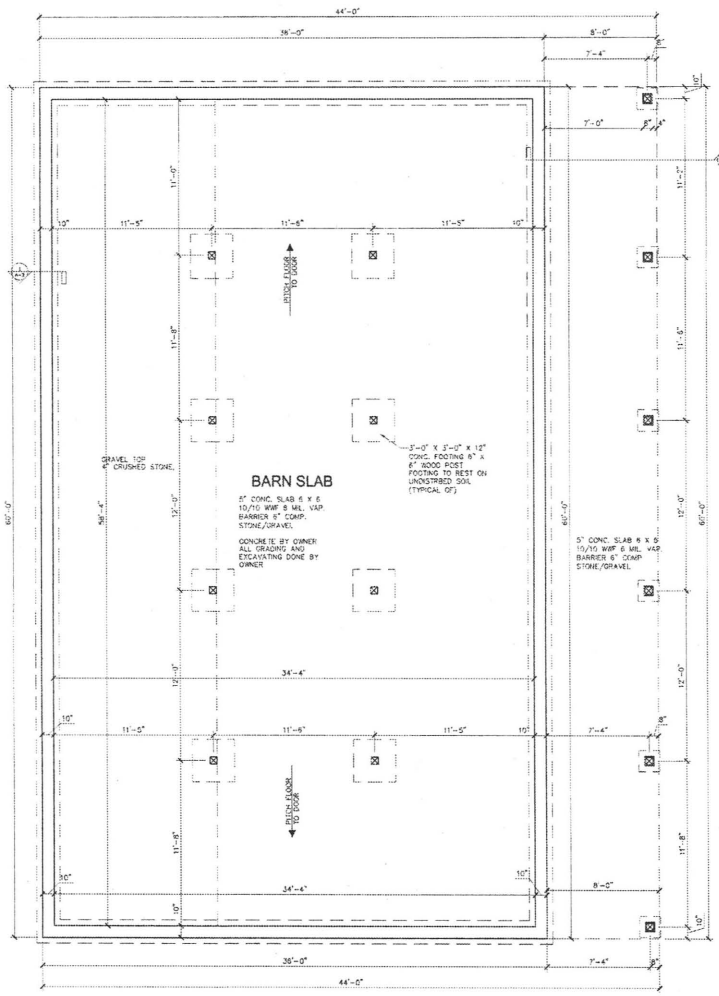
ALL UNDIMENSIONED WALLS ARE 4 1/2" FINISHED (2X4 STUDS WITH CROWN MOULDING EACH SIDE) UNLESS OTHERWISE NOTED

DOUBLE JOISTS UNDER ALL PARALLEL WALLS ABOVE BEARING AND NONBEARING JOISTS MAY BE SPREAD TO EACH SIDE OF WALL TO ALLOW PLUMBING TO PASS THROUGH

38 JOISTES 1-24 SPACED TOGETHER OR 4x4 "USE LUMBERWORK TO PLYWOODATION WALL STEEL BEAM OR WOOD BEAM

ALL JOIST AND RAFTERS TO BE GANGAN SPRING FINN TO #1/2" JOISTES TO BE NOTED IMMEDIATELY IF SPECIES IS TO BE CHANGED.

- ELECTRICAL SYMBOLS:
- Ⓢ SINGLE POLE TOGGLE SWITCH
 - Ⓢ THRE POLE TOGGLE SWITCH
 - Ⓞ DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED
 - Ⓞ DUPLEX RECEPTACLE AT 12" A.F.F. UNLESS OTHERWISE NOTED, ONE SIDE SWITCHED
 - CONDUIT RAN CONCEALED ABOVE CEILING
 - Ⓞ RECESSED LIGHT FIXTURE
 - Ⓞ 4" DIA. EYE-BALL RECESSED LIGHT FIXTURE
 - Ⓞ CEILING LIGHT FIXTURE
 - Ⓞ WALL MOUNTED LIGHT FIXTURE
 - Ⓞ WALL MOUNTED LIGHT SCENE FIXTURE
 - Ⓞ FLUORESCENT LIGHT FIXTURE ON P.V.C. OR SWITCH
 - Ⓞ CEILING EXHAUST FAN PER OWNER/CONTRACTOR, VENT DIRECTLY TO OUTSIDE
 - PROVIDE A MIN. OF 10 VALUE INSULATED DUCT WORK FOR EXHAUST FAN IN UNHEATED ATTIC SPACE
 - Ⓞ MOTOR
 - Ⓞ SMOKE DETECTOR. ALL SMOKE DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP
 - Ⓞ SMOKE DETECTOR/CARBON MONOXIDE DETECTOR
 - Ⓞ CEILING FAN JUNCTION BOX CAPED
 - Ⓞ DOOR CHIME
 - Ⓞ THERMISTAT
 - Ⓞ PHONE
 - Ⓞ TELEVISION
- ELECTRICAL CONTRACTOR NOTE:
1. VERIFY WITH OWNER WHICH SWITCHES ARE TO BE ON BREAKERS
 2. CABLE AND TELEPHONE JACKS TO BE LOCATED BY OWNER ON SITE.
 3. PROVIDE ARC FULT PROTECTION IN ALL BEDROOMS PER 1999 N.E.C.
 4. ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS
 5. ALL METAL FINING CRITICAL METAL PARTS OF ELECTRICAL EQUIPMENT AND FUME HOUSES ASSOCIATED WITH THE WHOLEFOOD USE SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER NOT SMALLER THAN A NO. 6 SOUD



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Barrington, Illinois



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FOR
BY
for
261 ABERDEEN DR.
Barrington, Illinois



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- NOTE: SEE PLANS & ELEVATIONS FOR DIRECTION OF OPERABLE DOORS & WINDOWS
- IT IS THE RESPONSIBILITY OF BOTH THE GENERAL CONTRACTOR (OR OWNER IF ACTING AS GENERAL CONTRACTOR) AND THE DOOR / WINDOW SUPPLIER TO VERIFY THAT ALL ROUGH / MASONRY OPENINGS AND DIMENSIONS ARE CORRECT AND ADEQUATE FOR THE PROPER INSTALLATION OF ALL DOORS / WINDOWS SUPPLIED.
 - WINDOWS SHALL BE VINYL TYPE MANUFACTURED BY "LEAD VIN" WINDOWS AND SHALL BE OF SIZE AND OPERATION AS INDICATED ON THE DRAWING.
 - ANY ADDITIONAL WORK REQUIRED, INCLUDING CALCULATING, FINISHING, BLOCKING AND ADDITIONAL MASONRY OR CARPENTRY WORK TO PROVIDE A COMPLETELY FINISHED DOOR / WINDOW INSTALLATION IS THE RESPONSIBILITY OF THE SUPPLIER UNLESS THE ARCHITECT IS SPECIFICALLY NOTIFIED IN WRITING OF ALTERNATE ARRANGEMENTS.
 - NO ALTERATION TO THE DOORS OR WINDOWS THAT ALTER THE AMOUNT OF LIGHT OR VENTILATION PROVIDED ARE ALLOWED UNLESS APPROVED IN WRITING BY THE ARCHITECT.
 - IT IS THE WINDOW SUPPLIER'S RESPONSIBILITY TO PROVIDE LIGHT AND VENTILATION INFORMATION FOR ALL WINDOWS UPON SUBMISSION FOR PERMITS.
 - PROVIDE AND METALS BLOCKING AND FINISH AT ALL DOOR AND WINDOW HEADS. BLOCKING TO BE PRESERVATIVE TREATED LVL.
 - ALL GLAZED DOORS, SKYLIGHTS AND GLAZED WINDOWS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS.
 - ALL WINDOWS TO BE VINYL WITH THERMAL BREAK WITH 1" INSULATION CLASS.

FLOORS:
WHEN THE FLOOR FINISH IS NOT LAID DIRECTLY ON THE FLOOR SLAB OR BASE, THE SPACE BETWEEN THE FLOOR FINISH AND THE SLAB OR BASE SHALL BE PRESTRESSED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOOR FINISH. ALL WALLS AND PARTITIONS IN AREA FLOORS CONSTRUCTED OF COMBUSTIBLE MATERIALS SHALL BE PRESTRESSED WHERE OPENINGS THROUGH THE FLOOR OCCUR. WHEN JOISTS RUN PARALLEL TO THE WALL, THE JOIST NEAREST THE WALL SHALL BE TIGHT AGAINST THE WALL UNNOTICING.

(1) FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO CUT OFF ALL CONCEALED JOINT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO PROVIDE AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN THE UPPER STORY AND ROOF SPACE.

(2) IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, ALL JOIST PARTITIONS AND WALLS SHALL BE PRESTRESSED AT THE FLOOR AND CEILING AND AT INTERMEDIAL POINTS AS MAY BE REQUIRED TO LIMIT ANY UNDESIRABLE VERTICAL SPACE TO EIGHT (8) FEET IN HEIGHT. IN BUILDINGS OF CONSTRUCTION TYPES IV, AND V, WOOD WALLS ARE FURRED: THE SPACE BETWEEN THE INSIDE OF THE FURRING AND THE FACE OF THE WALL SHALL BE PRESTRESSED FOR THE FULL DEPTH OF THE COMBUSTIBLE FLOOR OR ROOF JOISTS.

ATTIC SPACES:
IN BUILDINGS OF CONSTRUCTION TYPES IV AND V, ATTIC SPACES SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 100 SQ. FT. BY MEANS OF PARTITIONS OF NOT LESS THAN ONE-HALF (1/2) HOUR FIRE RESISTIVE CONSTRUCTION. TIGHTLY FITTED HANGING JOISTS OR OTHER ASSEMBLIES PENETRATING SUCH PARTITIONS, ANY DOORS IN SUCH PARTITIONS SHALL BE OF INCOMBUSTIBLE CONSTRUCTION OF AT LEAST EQUAL TO THE ASSEMBLY IN WHICH THEY EXIST. SUCH DOORS SHALL BE TIGHT FITTING.

STAIRS:
WHEN STAIRS ARE OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN STAIR STRINGERS SHALL BE PRESTRESSED AT TOP AND BOTTOM AND AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AND FIRESTOPPING SHALL ALSO BE PROVIDED BETWEEN STUDS OF ADJOINING STUD PARTITIONS ALONG AND IN LINE WITH THE RUN OF THE STAIRWAY.

OPENINGS IN FLOORS WALLS AND ROOFS:
SPECIFICALLY MENTIONED ABOVE SUCH AS SPACES AROUND PIPES, CONDUITS, POWER SPLITTING OR CUTS SHALL BE FIRE-STOPPED. OPENINGS FOR BELTS AND CONVEYORS SHALL BE PROVIDED WITH INCOMBUSTIBLE SLUICED JOISTS OR BE OTHERWISE CLOSED OFF.

CHIMNEYS AND MANTLES:
ALL SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE FILLED WITH INCOMBUSTIBLE MATERIAL TO A DEPTH OF ONE INCH AT THE BOTTOM OF SPACES. ALL SPACES BACK OF COMBUSTIBLE MANTLES SHALL BE FILLED WITH INCOMBUSTIBLE MATERIAL.

ENERGY CODE R VALUES:
R=38 CEILING
R=20 OR R-13 INSULATION +5
R=10 INSULATION WALLS
R=19 VAULTED ROOF
R=21 FLOOR
R=10 BASEMENT WALLS
R=10 SLAB PERIMETER
R=20 CRACK SPACE WALLS

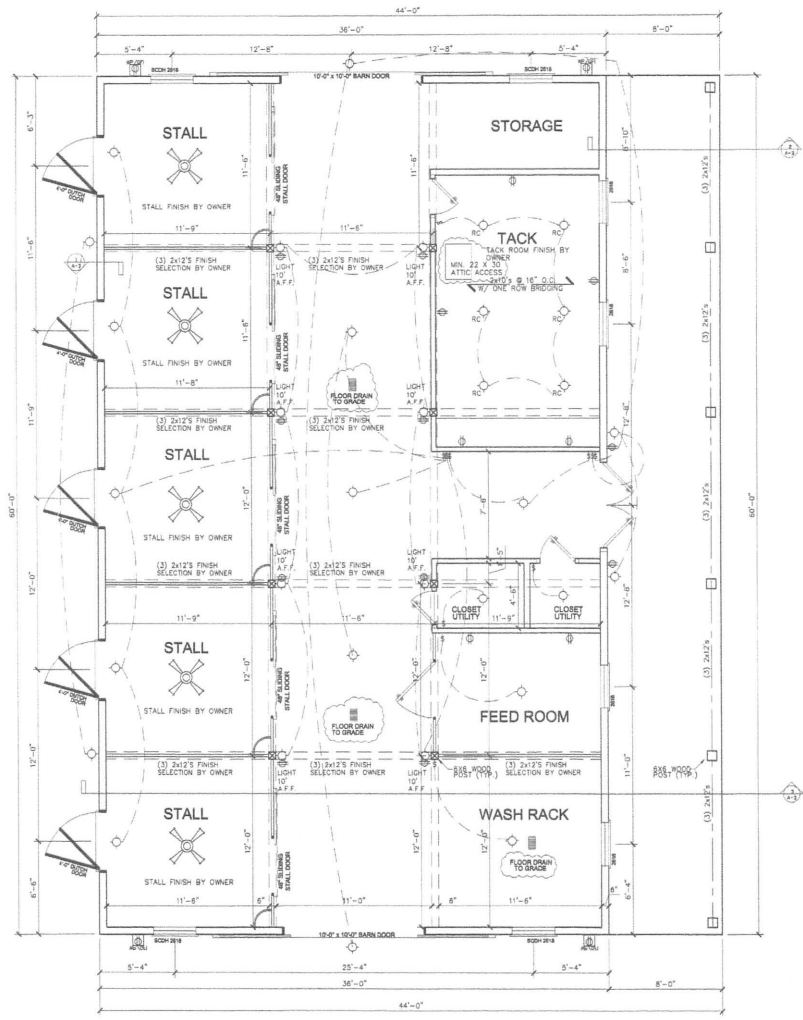
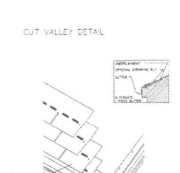
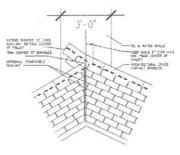
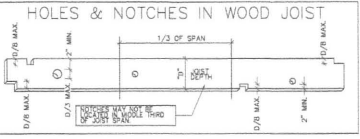
OPENING	SIZES
4'-0"	L 3 1/2" X 3 1/2" X 5/16"
5'-0"	L 3 1/2" X 3 1/2" X 5/16"
6'-0"	L 4" X 3 1/2" X 5/16"
7'-0"	L 4" X 3 1/2" X 5/16"
8'-0"	L 5" X 3 1/2" X 5/16"
9'-0"	L 5" X 3 1/2" X 3/8"
10'-0"	L 6" X 3 1/2" X 3/8"

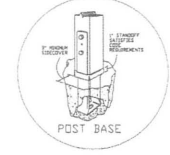
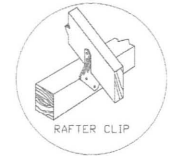
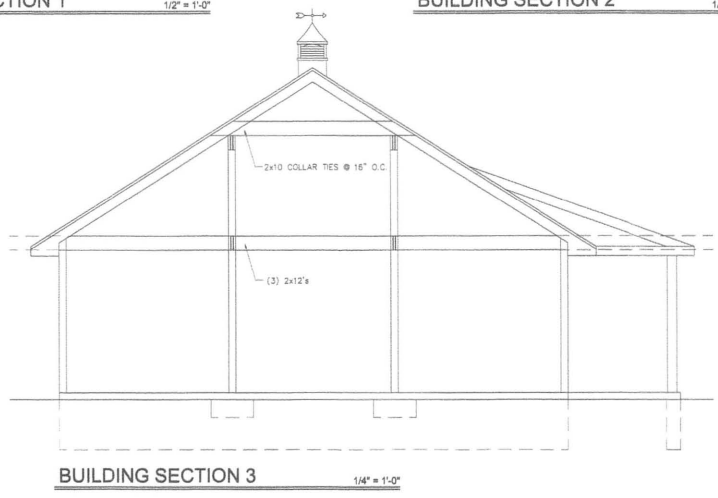
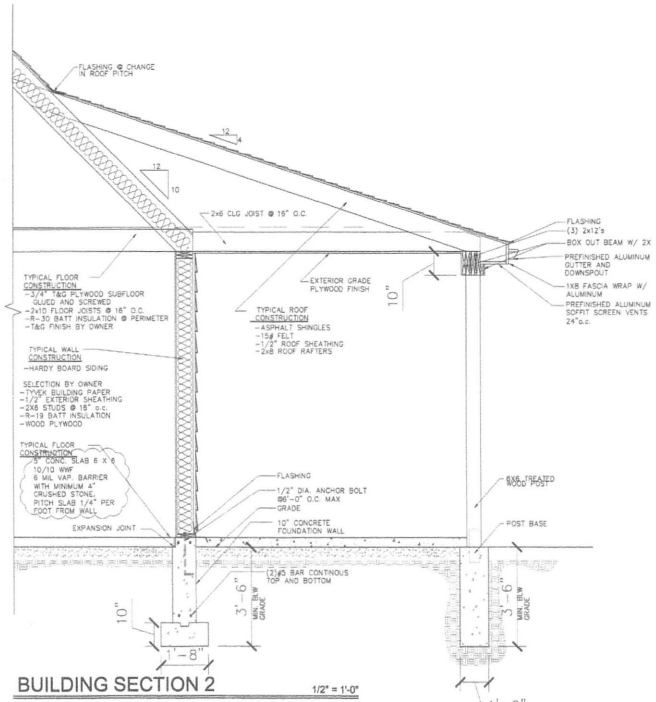
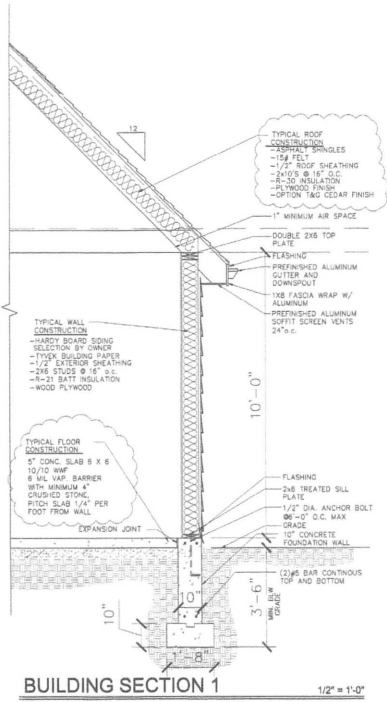
CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON THE U.S. SPAN BOOK FOR MAJOR LUMBER SPECIES. FOR CANADIAN LUMBER SEE SPURCE-PINE-FIR NO.1/N0.2 FOR MEMBERS UP TO 12" FOR MEMBERS 12" AND ABOVE USE (HEM-FIR).								
ALLOWABLE SPANS ARE AS FOLLOWS: <table border="1"> <tr> <th>SPURCE-PINE-FIR NO.1/N0.2</th> <th>HEM-FIR</th> </tr> <tr> <td>CEILING JOISTS - 200a LL AND 100a DL</td> <td>2x8's, 2x8's, 2x10, 2x12</td> </tr> <tr> <td>12' O.C.</td> <td>12'-9", 18'-9", 22'-10", 28'-3"</td> </tr> <tr> <td>18" O.C.</td> <td>12'-0", 18'-0", 22'-0", 27'-0"</td> </tr> </table>	SPURCE-PINE-FIR NO.1/N0.2	HEM-FIR	CEILING JOISTS - 200a LL AND 100a DL	2x8's, 2x8's, 2x10, 2x12	12' O.C.	12'-9", 18'-9", 22'-10", 28'-3"	18" O.C.	12'-0", 18'-0", 22'-0", 27'-0"
SPURCE-PINE-FIR NO.1/N0.2	HEM-FIR							
CEILING JOISTS - 200a LL AND 100a DL	2x8's, 2x8's, 2x10, 2x12							
12' O.C.	12'-9", 18'-9", 22'-10", 28'-3"							
18" O.C.	12'-0", 18'-0", 22'-0", 27'-0"							
2nd FLOOR FLOOR JOISTS - 300a LL AND 100a DL	12' O.C. 11'-3", 14'-11", 19'-0", 24'-3", 28'-3", 32'-0"							
18" O.C. 12'-0", 15'-0", 19'-0", 23'-0", 27'-0"								
1st FLOOR FLOOR JOISTS - 400a LL AND 100a DL	12' O.C. 12'-3", 15'-3", 19'-3", 23'-11", 27'-11", 31'-11"							
18" O.C. 12'-0", 15'-0", 19'-0", 23'-0", 27'-0"								

JOISTS - SPURCE-PINE-FIR NO.1/N0.2 OR BETTER F#4750a.k.i., F#750a.k.i., E#1,600,000a.k.i.
JOISTS, HEADERS AND BEAMS - (HEM-FIR) NO.1/N0.2 OR BETTER F#1000a.k.i., F#750a.k.i., E#1,600,000a.k.i.
STUDS (10'-0" AND LESS IN HEIGHT) - S-P-F NO.1/N0.2 OR BETTER. F#4750a.k.i., F#750a.k.i., E#1,600,000a.k.i.
STUDS GREATER THAN 10'-0" IN HEIGHT - S-P-F NO.1/N0.2 OR BETTER. F#4750a.k.i., F#750a.k.i., E#1,600,000a.k.i.
ROSTS AND TREATED LUMBER - SOUTHERN-PINE NO.2 OR BETTER. F#900a.k.i., F#900a.k.i., E#1,800,000a.k.i.
LAMINATED STRUCTURAL WOOD BEAMS (GLU-LAM BEAMS) F#4400a.k.i., F#185a.k.i., E#1,800,000a.k.i.

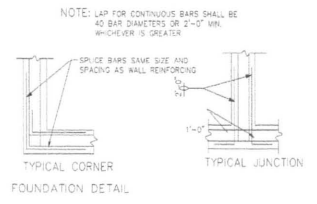
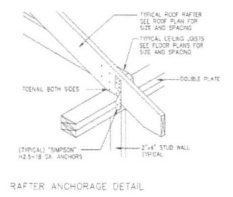
ALL FRAMING MEMBERS DESIGNATED AS "LVL" SHALL BE 1.8E G-P LUMBER BY GEORGIA PACIFIC OR BETTER.
F#2600a.k.i., F#785a.k.i., E#1,800,000a.k.i.

JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP & MIN. OF 3" NOTCHES AND BE NAILED TOGETHER WITH A MIN. THREE 10# NAILS.





NOTE: NO PLUMBING OR ELECTRIC TO BE DONE.
CITY PLUMBING REQUIREMENTS
AWW. GROUND WASTE PIPE - SCHEDULE 40 PVC, 1120 SERIES
BLW. GROUND WASTE PIPE - CAST IRON, OR SCHEDULE 40 P.V.C. 1120 SERIES
AWW. GRADE WATER - TYPE L COPPER
BLW. GRADE WATER - TYPE K COPPER



IJM Group, Inc.
"Designing with the Future in Mind"
Ph: 708-404-4451
imcdonne@comcast.net

82 S. La Grange rd.
La Grange, IL.
Suite 208

BARN for
261 ABERDEEN DR.
Barrington, Illinois



2.16.2013

2012-82

A-3.0

VILLAGE OF BARRINGTON HILLS BUILDING PERMIT

Permit 5431

Date 09-29, 20 14

BUILDING DEMOLITION SITE DEVELOPMENT

Permit Fee \$ 980.00

Permission is hereby granted in accordance with all the Ordinances of the VILLAGE of BARRINGTON HILLS to _____

WOOD / JAG GENERAL

to erect a _____-story and basement _____

HORSE BARN Building

60 feet length, by 44 feet width, by _____ feet height, on

Lot No. 18 Parcel No. ~~1~~ in BARRINGTON WOODS Subdivision,

Section 344, T. 42 N., R. 9 E., in COOK County

Real Estate Index No. 01-04-301-008

The official address for this building permit is 261 ABERDEEN DRIVE

The owner of the property is LEO & TRICIA WOOD

This Permit is granted upon express condition that the Contractor JAG GENERAL CONSTRUCTION in the erection of said building shall conform in all respects to all the ordinances of the VILLAGE of BARRINGTON HILLS regulating the construction of buildings in the VILLAGE limits, and may be revoked at any time upon the violation of any of the provisions of said Ordinances, or failure of plans as approved to comply with said Ordinances, including the removal of deposits of all mud, gravel, and debris on any public or private road.

BUILDING TO COST \$ 169,000.00

Received payment of above fee
09-29, 20 14

Village Clerk

President of the Village

Exhibit C

INSPECTION REPORT

Exhibit D

VILLAGE OF BARRINGTON HILLS
112 ALGONQUIN ROAD
BARRINGTON HILLS, ILLINOIS 60010-5199
(847) 551-3003

Time In _____ Time Out _____

Permit No. 5431

Owner/Contractor Wood / JA Const

Date 6-10-15

Address 261 Aberdeen Dr.

Inspection: _____

Inspection No. _____

- Footing
- Framing/Building
- Other: _____
- Foundation Backfill
- Electrical
- Rough
- Slab _____
- Plumbing
- Final
- Septic/Well
- Energy
- Re-Inspection

INSPECTION REPORT

BARN FTS is ready to pour

Approved



IMPORTANT
 A "Spot Survey" showing the new building location is required within 15 days after the Footing Inspection.

- The above inspection has been made and approved.
- Work must not proceed until all corrections have been made and re-inspected. Call for re-inspection.
- Inspection reveals items too numerous to list. Refer to Village Ordinances and Codes.
- Approved for occupancy: issue Certificate.
- Not approved for occupancy.
- Notified Owner
- Contractor
- Agent
- Mail
- Inspection Report Posted

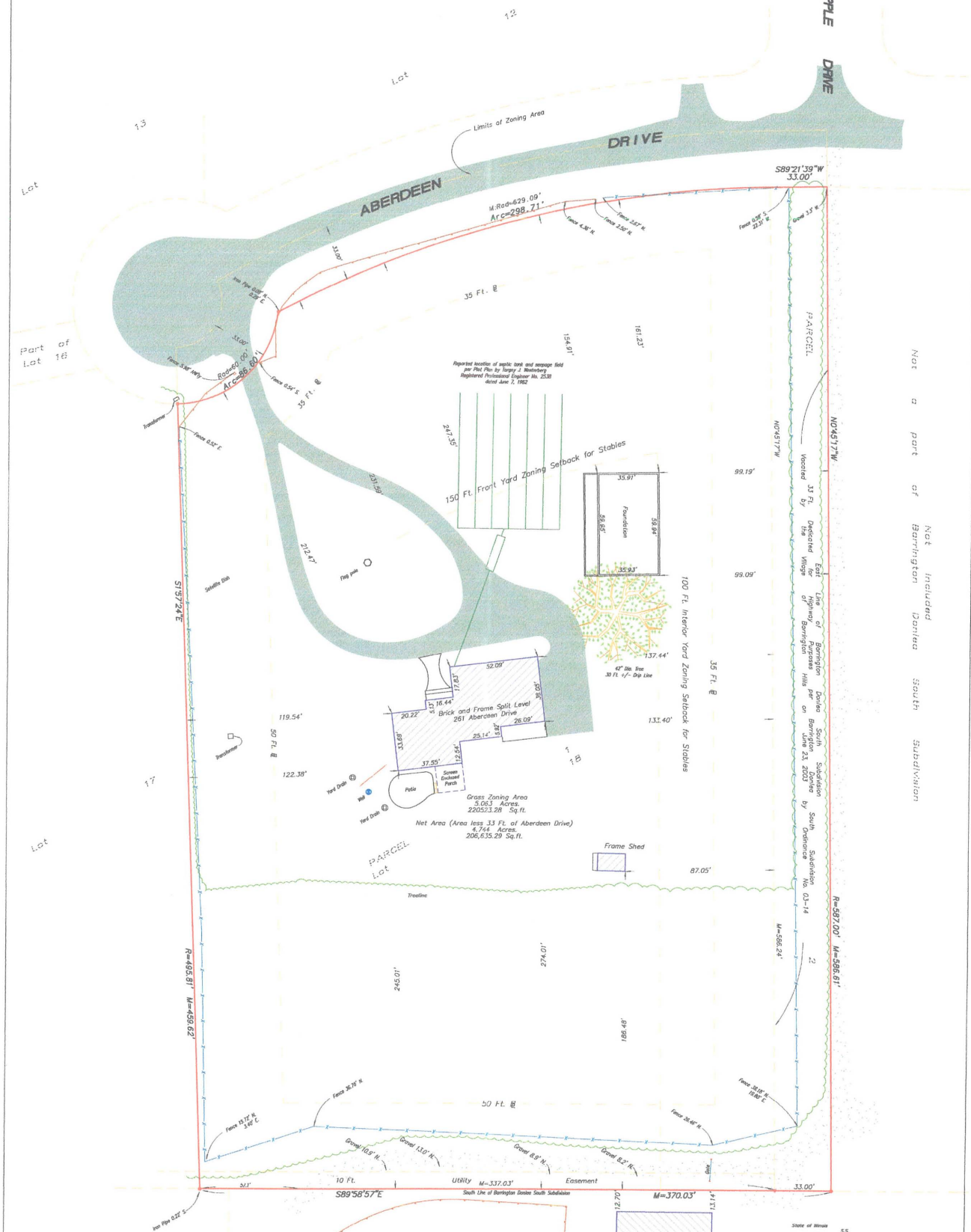
Received By: _____ Inspector: [Signature]

BOUNDARY SURVEY

Order No. 150130



Parcel 1: Lot 18 in Barrington Danlea South Subdivision, a subdivision of part of Sections 3 and 4 in Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 10, 1958 as Document 17256160, in Cook County, Illinois.
 Parcel 2: A strip of land 33 feet in width, lying East of and coincident with the East Line of Lot 18 in Barrington Danlea South Subdivision, a subdivision of part of Sections 3 and 4 in Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 10, 1958 as Document 17256160 and further identified as said plat as 33 foot dedication for highway purposes, all in Cook County, Illinois.



O'CONNOR ENTERPRISES
 Professional Surveying Services
 222 Third Street, Suite 200
 Oak Park, Illinois 60452
 P.O. Box 18888, Chicago, Illinois 60618
 Tel: 708.463.9721
 Fax: 708.463.9703



State of Illinois
 County of Motley
 I, MICHAEL P. O'CONNOR, Surveyor, do hereby certify that this survey was made in accordance with the provisions of the Illinois Surveying Act and that the same is a true and correct representation of the facts as shown on the ground. This survey was made on the 10th day of July, 2015. My commission expires on the 31st day of December, 2015.
 Date of completion of field work: July 12, 2015
 Located Station Foundation: July 8, 2015
 Stationed: July 8, 2015
 By: Michael P. O'Connor, Surveying Agent
 My license expires on: December 31, 2015
 Building line restrictions and easements shown are those identified in the record subdivision plat, unless otherwise noted. Refer to the title insurance policy and local zoning report for any discrepancies found. All distances are in feet and decimal parts thereof.
 This plat has been prepared for Leo & Vicki Wood.

This plat is not valid unless an original certified seal of the Surveyor is a version of the County of Cook, Illinois, and the Surveyor's name is printed thereon.

Exhibit F

Subject: RE: Setback Variation 261 Aberdeen
From: Bill Noyes (bnoyes@macssnow.com)
To: fitchatlaw@yahoo.com;
Date: Sunday, July 26, 2015 11:40 AM

Hi Suzanne,
Colleen and I are in support of ant setback variation request the Wood's may require in the construction of their barn.

Sincerely,
William E Noyes
260 Otis Rd.
Barrington Hills,Il

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Suzanne Fitch <fitchatlaw@yahoo.com>
Date: 07/25/2015 3:23 PM (GMT-06:00)
To: Bill Noyes <bnoyes@macssnow.com>
Cc: triciawood@att.net, fr8doggie@att.net
Subject: Setback Variation 261 Aberdeen

Dear Mr. Noyes,

I represent Tricia and Leo Wood in their petition for a setback variation to build a stable. Thank you for discussing the details of our petition with Tricia Wood yesterday. We file our amended petition with the Village on Monday. If you are in support of our request for a setback variation, please indicate that by replying to this e-mail and then I will include this correspondence in our petition. Please include your address in the e-mail. Tricia mentioned that your property is 22 acres in size and I just wanted to confirm that with you.

If you have any questions about our petition for a setback variation, please do not hesitate to contact me.

Thank you,

Suzanne M. Fitch
ATTORNEY AT LAW
Office (630) 606-7670
Fax (630) 741-3130

ADDENDUM



Building Dept <building-dept@barringtonhills-il.gov>

Fwd: 261 Aberdeen

Gerald Bunting <clbgkb@sbcglobal.net>
Reply-To: Gerald Bunting <clbgkb@sbcglobal.net>
To: Building Dept <building-dept@barringtonhills-il.gov>

Thu, Jul 23, 2015 at 11:06 AM

It would be impractical to move the wall because it would effect the framing of the roof and the location of the interior column piers that are in place. If the columns remain where they are and the wall moved it may effect the truss action because the bearing points would not be symmetrical anymore. Whether this would be a factor is not known but is a consideration.

GKBBunting

On Thursday, July 23, 2015 9:43 AM, Building Dept <building-dept@barringtonhills-il.gov> wrote:

Can you please respond to Bob's questions below. The foundation was poured 10" within the setback. Wendi

Building Department
Village of Barrington Hills
Direct: 847-551-3003

----- Forwarded message -----

From: **Robert Kosin** <rkosin@barringtonhills-il.gov>
Date: Wed, Jul 22, 2015 at 12:46 PM
Subject: 261 Aberdeen

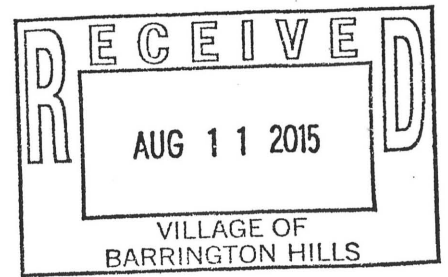
Based on the framing plan as submitted...please present the question to Jerry Bunting:
whether the conflicted foundation can be poured to the interior of the building; and
whether the framing notes indicate if prefabricated or constructed on site.

--

Robert Kosin
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000 | BarringtonHills-il.gov

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

August 10, 2015



VIA HAND DELIVERY

Chair Daniel Wolfgram and Members of the Village of Barrington Hills Zoning Board of Appeals
Village of Barrington Hills
112 Algonquin Road
Barrington Hill, Illinois 60010-5199

Re: Petition for Setback Variation for a Stable at 261 Aberdeen Drive

Dear Chair Wolfgram and Members of the Zoning Board of Appeals:

I am aware of the petition filed by Leo and Tricia Wood requesting an east side yard setback variation of 5 feet from the required 100 foot setback at 261 Aberdeen Drive. Our house is across from the corner of Donlea and Crabapple, so I am part of the same general neighborhood as the Woods.

I support the Wood's petition because it is a minor variation and greatly needed in light of the difficulties presented in the layout of their property. I know that our Zoning Code was written to accommodate hardships like the one presented in the Wood petition.

Thank you for your service to our community.

Sincerely,

A handwritten signature in cursive script that reads "Johanna Croll".

Johanna Croll
262 Donlea Rd.
Barrington Hills, IL 60010

