

VILLAGE OF BARRINGTON HILLS

Zoning Board of Appeals NOTICE OF MEETING



Monday, July 20, 2015 ~ 7:30 pm
MacArthur Room - 112 Algonquin Road

AGENDA

1. Call to Order & Roll Call
2. Introduction of Members
3. [Vote] Minutes May 18, 2015
4. Public Comments
5. Discussion Items
 - 5.1 Utilizing the Village Website
 - 5.2 Zoning Board of Appeals Duties
 - 5.3 Litigation Update
6. Adjournment

Chairman: Dan Wolfgram

NOTICE AS POSTED

Bios for New Zoning Board of Appeals Members

Jan C. Goss

Barrington Hills, IL 60010

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.

Jan C.

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.

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS
MacArthur Room – Village Hall
Monday, May 18, 2015**

1. Organizational

Call to Order/Roll Call: The Meeting was called to Order at 7:30 p.m. by Chairman Judith Freeman. On roll call, the following members were present:

Judith Freeman, Chairman
Kurt Anderson
Clark Benkendorf
Richard Chambers
Karen Rosene
David Stieper
Daniel Wolfgram

Absent: None

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

2. Minutes

March 16, 2015

Member Rosene moved, seconded by Member Benkendorf to approve the minutes of March 16, 2015.

Discussion: The minutes should be amended with the following revisions: showing Member Anderson present in the roll call; member Rosene having recused herself and absented herself from the dias for consideration of the hearing regarding 350 Bateman; a change in the phrase on page 5, paragraph 10 from “contributing” to “contributory;” and revising the spelling to correct the name of the Yeterians, as set forth therein.

Roll Call: Chairman Freeman, Members Anderson, Benkendorf, Chambers, Rosene, Stieper, and Wolfgram voting “aye.” The Motion Carries.

3. PUBLIC HEARING

Prior to commencing the scheduled Public Hearings, Administrator Kosin informed the ZBA that issues relative to the Zoning Application filed for 789 Plum Tree Road prompted him to call the architect who had signed the Application. At this time, the architect could not respond to questions raised regarding the Application, and determined instead not to appear in support of the Application. This matter will not go forward at this time.

4. 420 County Line – Special Use Amendment Signage Entry Way

Chairman Freeman opened the public hearing.

Administrator Kosin testified concerning the public notice provided concerning the Hearing.

Father Michael Sparrow testified in support of the Special Use Amendment, stating that the signage requested is in response to concerns that people seeking to visit the retreat house cannot easily locate it on County Line Road. The lack of signage is particularly aggravating in the evening hours, and by the speed of traffic on County Line. Such concerns heighten safety issues on County Line. A representative of Sign City, Corp., which has worked with the property owner to design the applied for signage, also testified in support of the request. As proposed, there would be two signs located at the entrance; both of which are 32” x 114” and to be erected on top of two existing entrance stone structures. Sign City proposes lighting the signage with low level LED lighting.

A resident spoke in support of the signage application. Two residents who live next door to the retreat spoke in opposition to the application. Questions ensued from ZBA members during the hearing.

Member Chambers moved, seconded by Member Anderson, to close the public hearing at 8:50 p.m. On a voice vote, all members voted “aye.”

Member Anderson moved, seconded by Member Benkendorf to approve the findings of fact submitted by the Applicant, as follows:

1. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.

6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the board of trustees pursuant to the recommendation for the zoning board of appeals.

Discussion ensued among the members. Member Stieper and Chairman Freeman expressed their concern that the signage should be compliant with the regulations set forth in Section 5-5-11 of the Village Code, regarding signage in the R-1 Zoning District. Administrator Kosin responded that the original special use was granted to allow the retreat house to operate in the residential zoning district, and that the special use amendment was the mechanism to allow changes to the special use, including location and type of signage to be approved. Members also questioned the need for the size of signage, and the whether the lighting would interfere with the quiet enjoyment of the neighbors. Member Stieper suggested it might be appropriate for the Applicant to consider amendment of the plan design, and to come back to the ZBA with a display which could show the lighting effect.

Member Anderson moved to table further consideration of the Application until the June 15, 2015 meeting. Member Rosene seconded the Motion. Roll Call: Chairman Freeman, Members Anderson, Benkendorf, Chambers, Rosene, Stieper and Wolfgram voting "aye." The Motion Carried.

5. Public Comment

Father Sparrow thanked the Board for its consideration of the Application.

6. Adjournment

Motion to adjourn by Member Anderson, seconded by Member Rosene. On a voice vote, all members voting "aye." The meeting stands adjourned at 9:15 p.m.

Approved: _____ Dated: _____