



Zoning Board of Appeals
AGENDA & NOTICE OF MEETING

Monday, May 22, 2017 ~ 6:30 pm
112 Algonquin Road

1. Call to Order & Roll Call
2. Public Comments
3. [Vote] Minutes February 21, 2017

PUBLIC HEARING

4. 48 Brinker Road - Average Lot Width Variance
5. 180 Hawthorne Road - Update of Special Use

PUBLIC MEETING

6. [Vote] 48 Brinker Road - Average Lot Width Variance
7. [Vote] 180 Hawthorne Road - Update of Special Use
8. Discussion
 - 8.1 Open Space Signage
 - 8.2 Zoning Violation Procedures Enforcement
 - 8.3 Text Amendment Application Procedure
9. Adjournment

Chairman: Dan Wolfgram

NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS
MacArthur Room, 112 Algonquin Road
Tuesday, February 21, 2017**

- 1. Call to Order/Roll Call:** The Meeting was called to Order at 6:31 p.m. by Chairman Dan Wolfgram. On roll call, the following members were present:

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

Absent: Richard Chambers

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

- 2. Approval of Minutes**

January 17, 2017

Member Hennelly moved, seconded by Member Goss, to approve the minutes of January 17, 2017. In discussion, Member Hennelly asked for clarification of a statement on page 2 of the minutes, relative to the reason for Member Stieper's refusal. On a voice vote, Member Stieper voted to abstain, and all remaining members voted "aye." The Motion Carried.

- 3. Public Comment**

Chairman Wolfgram called for public comment. No member of the public present wished to comment.

- 4. Public Hearing – 153 Algonquin – Special Use Artificial Lake**

Chairman Wolfgram opened the public hearing relative to the application for special use for expansion of an existing artificial lake (pond) at 153 Algonquin.

Administrator Kosin provided testimony relative to public notice of the hearing being given in accordance with State law and the Village Code.

Jason Doland of Doland Engineering, LLC, the engineer for the applicant, represented the applicant, testifying that the property owner seeks to expand its existing pond which is .94 acres to 1.69 acres at the 100-year flood elevation (per the application). Enlarging the pond to the north and the east will not change the existing 100-year flood elevation, and release rate of the pond. Existing pond has a defined low and high water line which will not be changed with the enlargement. The pond collects run off for the applicant and a significant water shed. The applicant seeks to enlarge the pond because at present, the water in the area makes the grass very hard to mow because it is spongy, and the property hard to maintain. By enlargement, the pond will become a water feature with a depth to about 4-5 feet. Currently, the pond is not that deep. The pond is supported by a current well, there is no additional well planned for the enlargement.

ZBA members questioned:

1. The location of the existing septic field, which was pointed out as being in the rear of the existing home. The enlargement of the pond will not impact the field.
2. The flow of water. The pond will be managed so not to be stagnant. The enlargement will improve the water quality by increasing its depth.
3. The creation of a temporary stock-pile. This is shown on the plans as material being stripped from topsoil, but will be replaced on site.
4. Whether expansion of water body will create future issues for use of the site. Mr. Kosin responded it would not.
5. Whether the weir will create a silt issue. The engineer responded it would not, as the silt would settle out prior to getting to the pond, and would not be transferred downstream.

Public Comments were received from two residents, who asked questions and received answers relative to the flow rate of the pond and the location of the temporary stock-pile; and relative to whether a soil percolation test had been performed, and what the soil types were on the Property.

A Gewalt Hamilton representative testified that they were awaiting Applicant’s response to the December 20, 2016 correspondence wherein engineering issues were raised. Specifically questions were raised (among others) relative to location of the septic field, rate calculations and whether a tree study was required. They also recommended a wetland delineation be done, in part to determine if there is a wetland jurisdiction issue which could require additional permitting from the Army Corps of Engineers.

Following the close of all testimony, Member Root moved, seconded by Member Stieper to close the public hearing. On voice vote, all members voted “aye.” The Motion Carried. The public hearing was closed.

5. Public Meeting

61 Otis Road

Chairman Wolfgram announced that the applicant had withdrawn its application for special use for 61 Otis Road, therefore this matter need have no further discussion.

153 Algonquin

Member Stieper moved, seconded by Member Hennelly, to approve the findings of fact requisite for the grant of a special use permit as requested by the owner of 153 Algonquin, facts having been presented in compliance with Section 5-10-7 (e) of the Zoning Code. There was no discussion.

special use permit subject to the Applicant’s compliance with the conditions set forth in the December 20, 2016 letter from Gewalt Hamilton relative to the project

On a roll call vote:

		Aye	No	Absent
Dan Wolfgram	x			
Richard Chambers				x
David Stieper	x			
Patrick J. Hennelly		x		
Jim Root		x		
Debra Buettner		x		
Jan Goss		x		

The Motion Carried.

Member Goss, Member Buettner, moved to recommend approval of the special use permit subject to the condition as outlined.

On a roll call vote:

		Aye	No	Absent
Dan Wolfgram	x			
Richard Chambers				x
David Stieper	x			
Patrick J. Hennelly		x		
Jim Root		x		
Debra Buettner		x		
Jan Goss		x		

The Motion Carried.

Discussion Items:

The ZBA then commenced discussion of the following.

Procedures for following up on zoning violations in the Village: Administrator Kosin stated that the Village receives complaint via any form, building officer or village engineer will go out to determine scope and findings for complaint. Village gives 5 to as long as 30 business days to be responsive to the Village, if there is urgency, the response could be escalated. Work with Village atty. To make sure proper due process being made. Experience is residents bring property in compliance. If they don't; they can appeal the actions of the enforcement officer, and appear before the ZBA. If it is a more immediate issue, the Village can issue a ticket and can appear in Cook County Court for enforcement.

Enforcement relies upon neighborhood reporting. The Village does not seek out non-compliance. But is a Village officer notes an issue, a complaint can be brought to the attention of the Village. General discussion was held relative to current experience with complaints.

This issue comes before the ZBA based on a comment during recent public comment relative to follow-up to a complaint. Administrator Kosin provided background on the complaint, which was relative to a challenged use of residential property predicated on the number of vehicles ingressing/egressing the property and the Village's response thereto. A written procedure for making such a complaint is part of the Code and will be provided to the ZBA. If the resident making the complaint is unhappy with the result of the Village's review, the complainant could also appeal to the ZBA. If a party was aggrieved by the ZBA decision, that party could then appeal through administrative review to the court system.

Discussion ensued relative to specific enforcement issues.

Text Amendment relative to those persons who can apply for a text amendment to the Zoning Code: The way it stands now is any resident of the village could seek a text amendment. The question discussed was whether the process should be changed to provide that individual citizens cannot seek a text amendment. Individual citizens can still seek one, if they can get the support from a Village Board member of the ZBA collectively. Administrator Kosin commented that the provision at issue is an original provision of the Code, based on model Code drafting. Member Stieper commented that in his interpretation, the Code does not allow for citizen-sought text amendments. The Code provides that any Village Board member can bring a test amendment, the ZBA as a body can, or a resident can. The part where is states a resident can, in Member Stieper's interpretation, should be limited to a map amendment concerning a property, rather than allowing a text amendment applicable to the Village as a whole. Otherwise, a citizen, alone can seek one, but a ZBA member, alone, cannot. He thinks the zoning ordinance should be amended to make the code more clear to keep from getting a multiplicity of

applications on an issue, and, moreover, to keep the zoning process from being a political tool which takes a lot of staff time, and ZBA time. Counsel Dickson agreed with Member Stieper relative to the interpretation as the section is ambiguous. It makes more sense to interpret it the way Member Stieper does; however, it has not been interpreted in that way in the past. Communities all do it differently. If the ZBA wants to change the text it can, perhaps the ZBA should secure some input from the Village Board through its ZBA liaison. The sense of the ZBA is to consider being more restrictive in allowance of text amendments being brought to the ZBA for consideration. This matter will be referred to the liaison for discussion with the Village Board.

Permits for Special Events: This matter has been previously discussed with no resolution. There have been a few issues involving use of property which has raised issues for the Village, which has prompted the consideration of this issue.

Member Stieper stated this matter comes before the ZBA to provide a mechanism to allow charitable events to be held on private property through a special use. The Village should have an ordinance that would allow such events to be held. The ordinance would not be applicable to weddings or graduation party-type events. This would be to allow broader allowances for use of property for larger scale charitable events. Such an allowance would allow for some Village oversight of the use of the property to protect the public health, safety and welfare during the conduct of such events. If the property was subject to a special use permit it would allow neighbor involvement in use of the property, for example, lighting and traffic. Administrator Kosin stated that the Village does have an issue presently in determining how to enforce the code relative to certain use of properties. The consensus is that the ZBA will continue to review, and Member Stieper will provide a proposed text for consideration.

Restrictions on advertisements for professional services on private property: Administrator Kosin stated that the present zoning code allows one (1) 2 x 3-ft sign principally for contractors, typically for directional purposes. If the sign gets beyond that the building enforcement officer will notify the sign owner to remove the sign. Trying to allow delivery to a home to be easier usually. Discussion ensued relative to enforcement of the sign policy, particularly as to the impact on one who may make a complaint. Chairman Wolfram suggested the possibility of providing public notice of the sign code provisions in an attempt to ensure compliance.

Discussion also ensued relative to how to get notice of a foreclosure action pending against a property, and whether signage could make this known.

Structure height as a possible Zoning Code amendment: Chairman Wolfram noted that there currently is no height restriction in the Village, and the noticeable problem created by the polo property. Administrator Kosin stated that the problem is where is the height measured, and how the height sits on a property. General discussion ensued. Administrator Kosin will work with Counsel on possible guidelines for height. This would be best suited for the special use provisions.

7. Adjournment

Motion to adjourn by Member Stieper, seconded by Member Hennelly, at 9:14 p.m. On a voice vote, all members present voting "aye." The Motion Carried. The meeting stands adjourned.



112 Algonquin Road
Barrington Hills, IL 60010
847.551.3000

village@vbhil.gov
www.vbhil.gov

POSTED NOTICE - ZONING BOARD OF APPEALS

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

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

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

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

Date and Time of Hearing: Monday, May 22, 2017 at 6:30 pm

Applicant: Robert Kozonis, 48 Brinker Road LLC

Address: 48 Brinker Road, Barrington Hills, IL

Subject: A variance for a lot having an average lot width of 295' where 300' is required by the Zoning Code of Barrington Hills.

Chairman Dan Wolfgram
Zoning Board of Appeals
Village of Barrington Hills
Publication Date: May 3, 2017

Public Hearing
 Before the Zoning Board of Appeals
 Village of Barrington Hills
RE: 48 Brinker Road
 Notice is hereby given that a public hearing will be held on Monday, May 22, 2017 at 6:30 PM 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 of the Village Hall, 112 Algonquin Road, Barrington Hills, concerning the application for a variance from the average lot width requirement of the R-1 five acre Zoning District as found in Section 5-5-5 of the Zoning Code, a process subject to the provisions of Section 5-10-4 of the Code.
 The application submitted by Robert Kozonis, the Manager, on behalf of the owner being 48 Brinker Road LLC concerns the proposed use of a lot having an average lot width of approximately 295 feet were 300 feet is otherwise required for a lot in the Zoning District.
 The location of the lot is fully described on the plat of survey to be found with the application for the variance as on file in the office of the Village Clerk and containing therewith a legal description being that part of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 42 North, Range 9 East of the Third Principal Meridian of a lot to be found on the west side of Brinker Road, and commonly described as 48 Brinker Road in the Cook County portion of Barrington Hills (REIN 01-04-401-019).
 A copy of the application for a variation is available for examination at the office of the Village Clerk at Barrington Hills Village Hall, from 9AM to 5PM Monday through Friday. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard.
 Daniel Wolgram,
 Chairman
 Zoning Board of Appeals
 Village of Barrington Hills
 Published in Daily Herald-
 May 3, 2017 (4471314)

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, Glenview

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 3, 2017 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
 Authorized Agent

Control # 4471314

Village of Barrington Hills

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.

Village of Barrington Hills

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.

5-5-5: AVERAGE LOT

Average lot width requirements shall be as set forth under each zoning district.

(A) No use shall be established on a lot which was recorded as a lot after January 26, 1981, which is of less "average lot width", as that phrase is defined and determined according to section 5-2-1 of this title, than is prescribed hereinafter for such use in the zoning district in which it is to be located.

(B) In any residence district, on a lot which was recorded between April 1, 1963 and January 26, 1981, the average lot width as prescribed hereinafter shall be calculated using only the front lot line.

[Emphasis added]

* * *

5-2-1 LOT, AVERAGE WIDTH:

The average lot width shall be determined in the following manner for every lot line of a lot:

(A) Beginning at each lot line, lines shall be drawn at ten foot (10') intervals;

(B) The sum of the lengths of each parallel line so drawn, measured within the lot lines, shall be divided by the total number of parallel lines;

(C) The quotient is the average width of the lot for that lot line.

If the lot line is not straight, the center point of the lot line shall be determined and a tangent drawn on the center point; lines shall be drawn at ten foot (10') intervals parallel to the tangent and the calculation shall proceed as set forth in subsections (A) through (C) of this definition.

The minimum average width requirements set forth in this title shall be met for every lot line of the lot.

5-2-1 LOT LINE, FRONT:

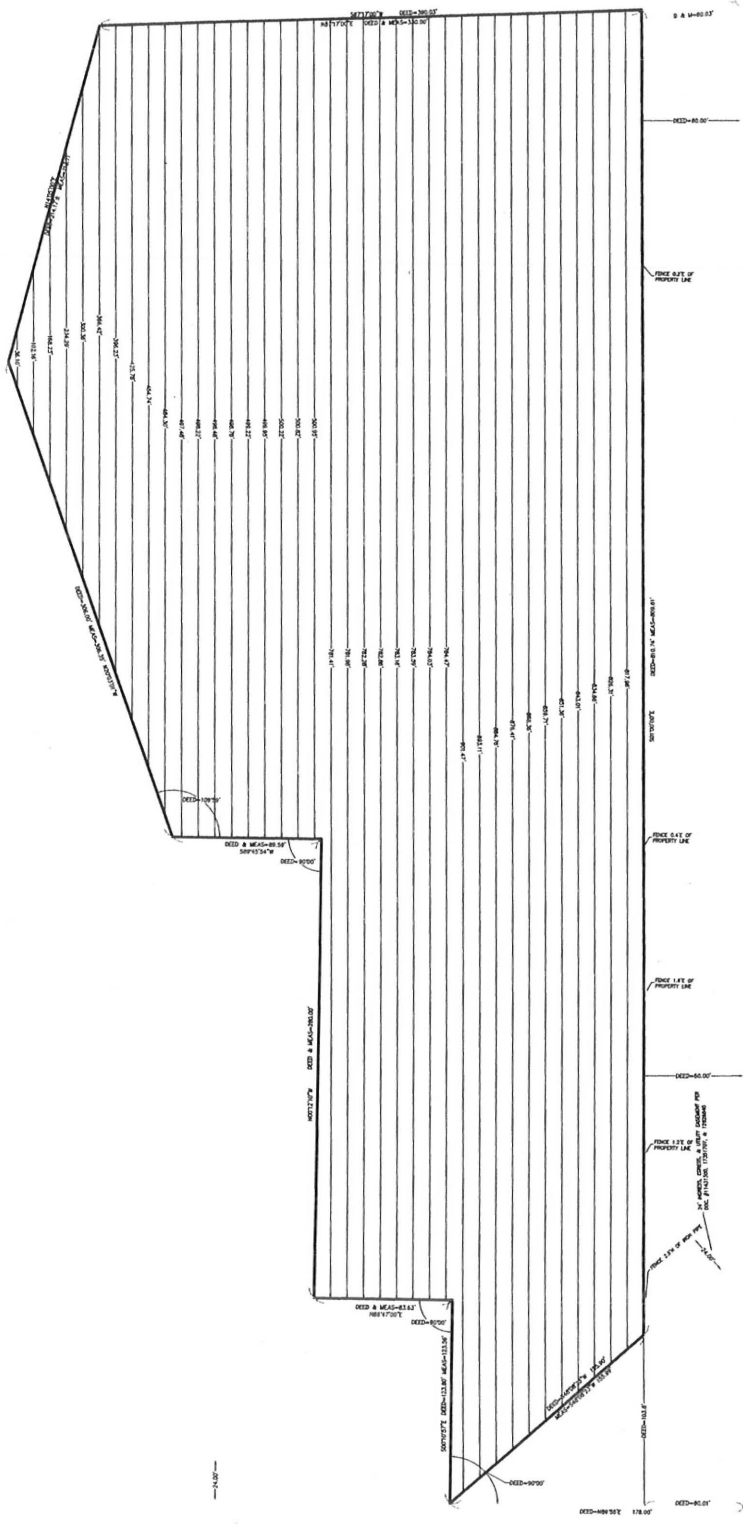
The "front lot line" shall be that boundary of a lot which is along the centerline or parallel to the centerline of an abutting street or road, provided that the right of way of such street or road shall be deemed to be no more than sixty six feet (66') in width for the purpose of determining such front lot line in an R1 district. **[Emphasis added]**

The owner of a corner lot shall select one of such streets or roads as the "front lot line".

In the case of a lot that does not abut upon a street or road, the "front lot line" shall be the lot line intersected by the primary access to the lot.

6-2-4 STREET:

The paved portion of a public or **private right of way**, including curbs, which affords a primary means of vehicular access to abutting properties, whether designated as a street, avenue, highway, road, boulevard, lane, throughway or however otherwise designated. **[Emphasis added]**







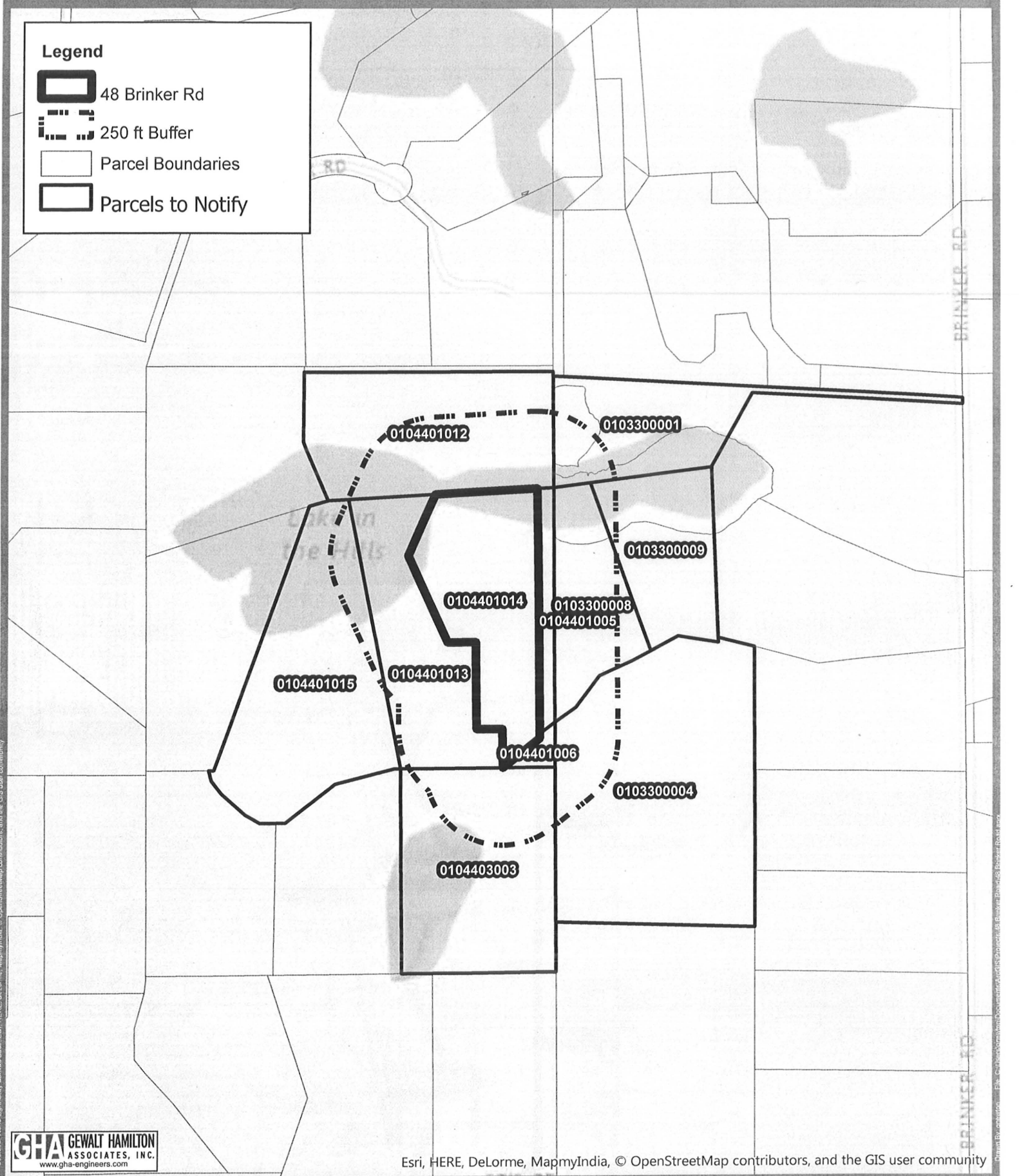
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Legend

-  48 Brinker Rd
-  250 ft Buffer
-  Parcel Boundaries
-  Parcels to Notify



GHA GEWALT HAMILTON
ASSOCIATES, INC.
www.gha-engineers.com

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1 inch = 400 Feet

Public Notification Map

48 Brinker Road
Village of Barrington Hills, Illinois

PIN	Name	Address	City, State, Zip
0104401012	JAMES LEE	28 BRINKER RD	BARRNGTN HLS, IL 60010
0103300001	TRUST NUMBER 1	36 BRINKER RD	BARRINGTON HL, IL 60010
0103300009	WAYNE & SANDRA SCHILD	P O BOX 4118	BARRINGTON, IL 60011
0103300008	JUDITH WEST TR	38 BRINKER RD	BARRINGTON, IL 60010
0104401005	JUDITH WEST	38 BRINKER RD	BARRINGTON, IL 60010
0104401006	TAX PAYER OF	40 BRINKER RD	BARRINGTON, IL 60010
0103300004	R J & MARYL S WESKAMP	1541 RFD	LONG GROVE, IL 60047
0104403003	ROBERT WESKAMP	40 BRINKER RD	BARRNGTN HLS, IL 60010
0104401013	JAY L COPE	42 BRINKER RD	BARRINGTON, IL 60010
0104401015	PATRICK GALLEY	44 BRINKER RD	BARRNGTN HLS, IL 60010

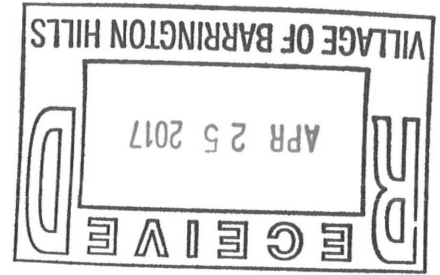


VILLAGE OF BARRINGTON HILLS

Notice of a Public Hearing

will be held at 6:30 p.m. May 22, 2017
at Barrington Hills Village Hall
127 Algoma Road
Regarding an Average 1.4% Rate for the project
at 127 Algoma Road
By: AT-Thomas Road LLC before the
Zoning Board of Appeals of BHI and C.S.A.

By: David Bergman
Attorney, LLC
2017/05/15



PETITION FOR A ZONING VARIATION

FOR THE PROPERTY LOCATED AT:

48 Brinker Road
Barrington Hills, Illinois 60010

Owner:

48 Brinker Road LLC
17 Overbrook Road
South Barrington, Illinois 60010

PROPERTY INDEX NUMBER:

~~01-02-401-014-0000~~

04-401-014

ZONING BOARD of APPEALS HEARING DATE:

May 22, 2017

INDEX:

Page 1: Petition and Supporting Evidence

Page 3: Signature

Exhibit A: Deed Dated December 29, 1969

Exhibit B: Plat of Survey

To Zoning Board of Appeals Commissioners:

Mr. Daniel Wolfgram, Chairman
Mr. David Stieper
Mr. Richard Chambers
Mr. Jim Root
Ms. Jan C. Goss
Ms. Debra Buettner
Mr. Patrick J. Hennelly

Date: April 24, 2017

Subject: Request for Variation of Required Minimum Lot Average

Pertinent Information:

Owners: 48 Brinker Road LLC
17 Overbrook Road
South Barrington, Illinois 60010

Names, Address and PIN of Owners of Contiguous and Adjoining Properties:

Jay and Jane Cope
42 Brinker Road
Barrington Hills, Illinois 60010
PIN: 01-04-401-013-0000

Kent and Judy West
38 Brinker Road
Barrington Hills, Illinois 60010
PIN: 01-04-401-005-0000

Maryl and Bob Westkamp
40 Brinker Road
Barrington Hills, Illinois 60010

Property Owner
28 Brinker Road
Barrington Hills, Illinois 60010

Property Owner
40 Brinker Road
Barrington Hills, Illinois 60010
PIN: 01-04-403-003-0000

Property Owner
28 Brinker Road
Barrington Hills, Illinois 60010
PIN: 01-04-401-012-0000

Legal Description of Property:

See attached Plat of Survey (Exhibit B)

Commonly Known As: 48 Brinker Road, Barrington Hills Illinois 60010

PIN: 01-02-401-014-0000

Specific Relief Requested:

To bring non-conforming land into conformity with the Village of Barrington Hills Zoning Regulations

Summary of Existing Conditions:

The property as Deeded in 1969 (attached Exhibit A) and shown on the Plat of Survey (attached Exhibit B) has an Average Lot Width of 297.4' as determined by Gewalt Hamilton Associates.

Evidence Supporting The Need For The Zoning Variation:

1. **Standard of Reasonable Return:** There is significant financial investment in the property as existing. The property as Deeded in 1969 never met the current lot width minimum. A reasonable return is impossible to achieve.
2. **Unique Circumstance which cause the Owner's Plight:** The property's marketability is inhibited due to the non-conforming size of the lot. The owners are unable to sell due to the fact that the parcel is non-conforming.
3. **Variation will not alter the essential Character of the Locality:** The variance will not alter the character of the locality. By granting the variance the owners will be able to market the lot as a conforming property.


Conclusion:

In conclusion, by granting the variance the property would be brought to conformity and allow a single family residence to be constructed and allow a family to utilize and maintained the property as intended.

All information contained within is true and accurate to the best of my knowledge. This petition for a zoning variation is respectively submitted to the Barrington Hills Zoning Board of Appeals by

48 Brinker Road LLC

By: _____



Mr. Robert Kozonis, Manager

Notarized by: _____



PUBLIC HEARING
Before the Zoning Board of Appeals
Average Lot Width Variance
Re: 48 Brinker Road, Barrington Hills

Notice is hereby given that a public hearing will be held on Monday May 22, 2017 at 6:30 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 the application for a variance for the Average Lot Width requirements for a

The application of 48 Brinker Road LLC concerns the property not conforming to the average lot width requirements of 300' which is required by the Zoning Ordinance for the district with which the property is located. The location of the property is fully described on the plat of survey to be found on file in the office of the Village Clerk and containing thereon a legal description of the property, commonly known as 48 Brinker Road. A copy of the application for a variance is available for examination at the office of the Village Clerk at Barrington Hills Village Hall during the customary hours of operation.

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

Mr. Daniel Wolfgram, Chairman
Zoning Board of Appeals
Village of Barrington Hills

GEO. C. GILBERT & CO. CHICAGO
LEGAL BLANKS

No. 810

1915

WARRANTY DEED—Joint Tenancy

21 056 903

#21056903

(INDIVIDUAL TO INDIVIDUAL)

Approved By Chicago Title and Trust Co.
Chicago Real Estate Board

(The Above Space For Recorder's Use Only)

THE GRANTOR S JEAN T. ORL AND JOHN A. ORL, HER HUSBAND

of the Village of Barrington Hill County of Cook State of Illinois
for and in consideration of TEN AND 00/100 (\$10.00) ----- DOLLARS,
and other good and valuable considerations ----- in hand paid,
CONVEY and WARRANT to:

RICHARD J. LOVE AND MOLLIE F. LOVE, HIS WIFE

of the Town of Melvale County of Marin State of California
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in
the County of COOK in the State of Illinois, to wit:

That part of the Northeast 1/4 of the Southeast 1/4 of Section 4,
Township 42 North, Range 9, East of the Third Principal Meridian
described as follows: Beginning at the Northeast corner of the
Northeast 1/4 of the Southeast 1/4 of said Section 4, and running
thence South 1° 0' East along the East line thereof, 388.0 feet;
thence South 87° 17' West, 390.03 feet to the point of beginning
of this description; thence North 87° 17' East, 330.0 feet;
thence South 1° 0' East parallel with the East line of said
Northeast 1/4 - Southeast 1/4, 810.74 feet to a point that is
60.01 feet South, 89° 55' West from a point that is 103.80 feet
North, 1° 0' West from the Southeast corner of said Northeast
1/4 - Southeast 1/4, thence South 48° 11' West, 155.90 feet
to a point that is 178.0 feet South 89° 55' West from the Southeast
corner of said Northeast 1/4 - Southeast 1/4; thence North at
right angles to the South line of said Northeast 1/4 - Southeast
1/4, 123.80 feet; thence West at right angles to the last
described course 83.63 feet; thence North at right angles to
the last described course 280.0 feet; thence West at right angles
to the last described course 89.59 feet; thence Northwest along
a line making an angle with the last described course of 109°
59' as measured from East through North to Northwest, a distance
of 306.0 feet; thence Northerly 214.17 feet, more or less, to the
point of beginning, all in Cook County, Illinois.*****

21 056 903

STATE OF ILLINOIS

APPROVED
1969-70

APPROVED

130

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not in tenancy in common, but in joint tenancy forever. Subject to: real estate taxes for the year 1969 and subsequent years; easements, covenants and conditions contained in the following documents 11431300 and 12626845; rights of the public roads and highways; easements for public utilities.

DATED this 27th day of December 1969

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Jean T. Orb (Seal) John A. Orb (Seal)

500

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 Jean T. Orb and John A. Orb, her husband



personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of December 1969

Commission expires 11/15 1970 H. H. Walberg NOTARY PUBLIC

Grantees: Richard J. Love & Mollie F. Love
10 Peninsula Road
Belvedere, California

ADDRESS OF PROPERTY:

Barrington Hills, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(NAME)

(ADDRESS)

MAIL TO:

NAME Chicago Title Trust Co
ADDRESS 111 W Washington St
CITY AND STATE Chicago, Illinois
RECORDER'S OFFICE BOX NO 538

DOCUMENT NUMBER

21 056 903

AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

HAWALBAM

being first duly sworn on oath deposes and says that:

- 1. Affiant resides at 411 Caesar Drive
2. That agent he is (agent) (officer) (one of) grantor (s) in a (deed) (lease) dated the day of 19, conveying the following described premises:

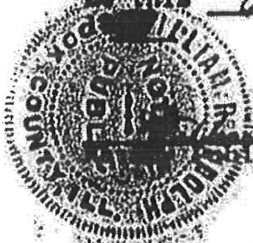
3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended; for the reason that:

- (a) The instrument effects a division of land into two parts, each of which is five acres or more in size, and does not involve any new streets or easements of access.
(b) The instrument aforesaid is a conveyance of an existing parcel or tract of land, the same having been acquired by the grantor in the above mentioned (deed) (lease) by deed in 1950
(c) The instrument makes a division of a lot or block in a recorded subdivision, to-wit: no

Further affiant sayeth not.

HAWALBAM

Subscribed and sworn to before me this 6th day of January.



[Signature]

Show how title was acquired by deed; inheritance or by Will. In case of by deed, show date and document number, and by inheritance or Will the name of the decedent, date of death and Probate Court file number, County and State where probated.

21 056 903

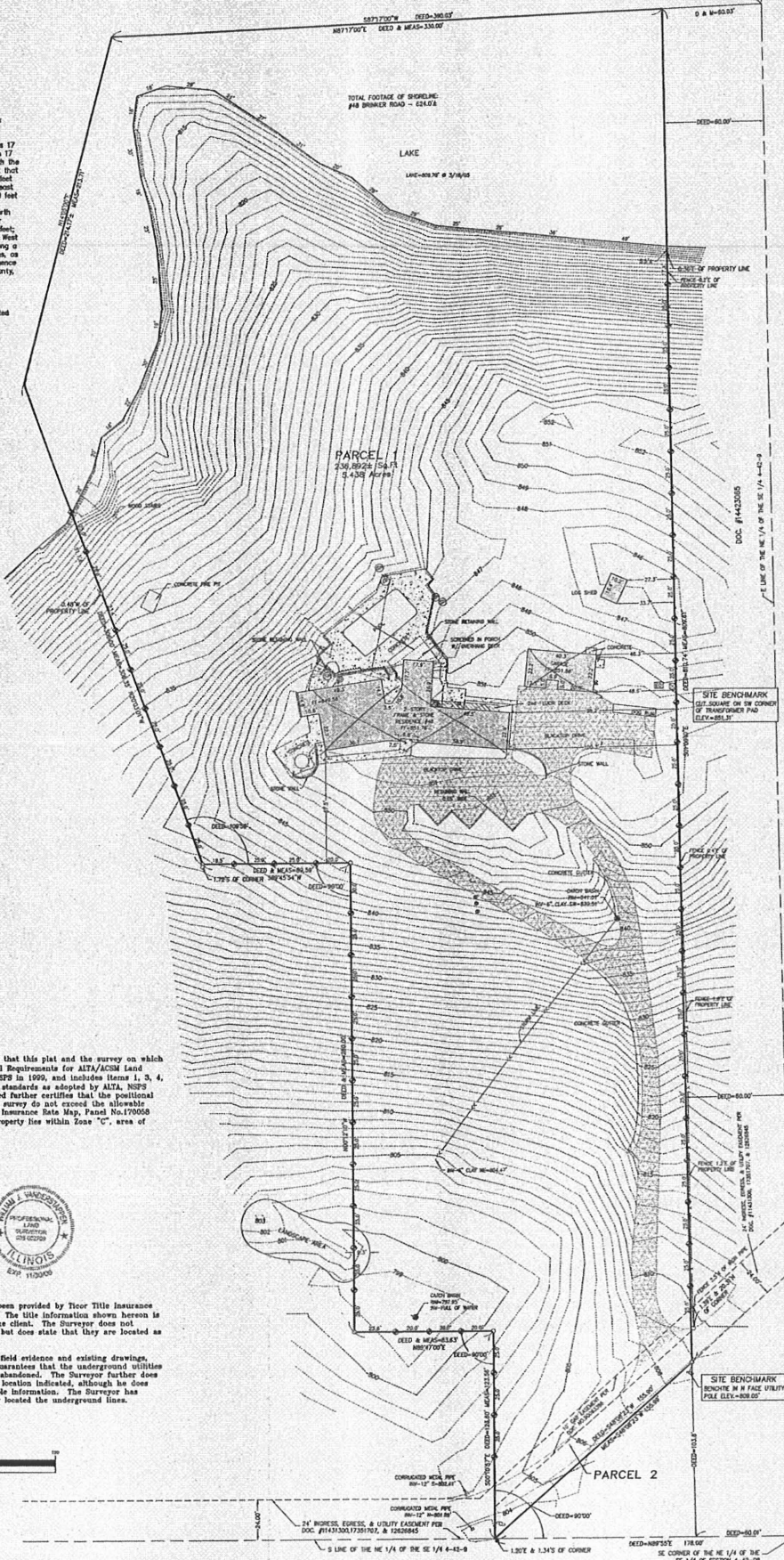


ALTA/ACSM LAND TITLE SURVEY

1/4 LINE OF THE NE 1/4 OF THE SE 1/4 4-42-9

PARCEL 1
 That part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 42 North, Range 9, East of the Third Principal Meridian, described as follows: Beginning at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 4, and running thence South 1 degree 00 minutes East along the East line thereof, 368.0 feet; thence South 87 degrees 17 minutes West 300.03 feet to the Place of Beginning; thence North 87 degrees 17 minutes East, 330.0 feet; thence South 1 degree 0 minutes East, parallel with the East line of said Northeast Quarter, Southeast Quarter, 618.74 feet to a point that is 60.0 feet South, 89 degrees 55 minutes West from a point that is 103.9 feet North 1 degree 0 minutes West from the Southeast corner of the said Northeast Quarter, Southeast Quarter; thence South 48 degrees 11 minutes West, 105.90 feet to a point that is 178.0 feet South 89 degrees 55 minutes West from the Southeast corner of the said Northeast Quarter, Southeast Quarter; thence North of right angles to the South line of said Northeast Quarter, Southeast Quarter, 123.00 feet; thence West at right angles to the last described course, 33.83 feet; thence North at right angles to the last described course, 250.0 feet; thence West at right angles to the last described course, 69.50 feet; thence North along the line making an angle with the last described course of 109 degrees 0 minutes, as measured from East through North to Northwest, a distance of 306.0 feet; thence Northerly 214.17 feet, more or less, to the Place of Beginning, all in Cook County, Illinois.

PARCEL 2
 A 24 foot Easement for Ingress & Egress for the Benefit of Parcel 1 as created by deed recorded as Document 11431300.



LEGEND	
○	FOUND IRON PIPE
●	FOUND IRON BAR
■	CATCH BASIN
⊕	LUTILITY POLE
⊙	SEPTIC LID
⊚	WATER SERVICE
⊛	TRANSFORMER PAD
⊜	SPROUT
⊝	DRIPPING FOUNTAIN
⊞	ELECTRIC GUILLET
⊟	ELECTRIC METER
⊠	GAS METER
⊡	DRAIN
⊢	STEEL FENCE POST
⊣	SET DRAIN

STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)
 Certified to: 1) Ticor Title Insurance Company
 2) William Kaper, Jr.

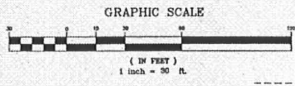
In my professional opinion, and based on my observations, I certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1990, and includes Items 1, 3, 4, 6, 7(a), 8, 10 & 11(a) of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerances. I also certify that I have examined the Flood Insurance Rate Map, Panel No. 170005B 6002 B, dated 08/10/1979, and have determined that the subject property lies within Zone "C", area of minimal flooding.

Dated this 23th day of March, A.D., 2005.
 VANDERSTAPPEN SURVEYING, INC.
 Design Firm No. 164-002792

William J. Vanderstappen (seal)
 WILLIAM J. VANDERSTAPPEN, C.O.S. 000709
 PROFESSIONAL LAND SURVEYOR

SURVYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Ticor Title Insurance Company, Commitment policy #0000 00039794 30, dated 03/06/05. The title information shown hereon is conclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the UTILITY Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- The underground utilities shown hereon have been located from visible field evidence and existing drawings, maps and records supplied to Surveyor. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact locations indicated, although he does certify that they are located as accurately as possible from available information. The Surveyor has physically located visible structures; however, he has not physically located the underground lines.



CLIENT: BILL KAPER
 DRAWN BY: CPM CHECKED BY: WJV
 SCALE: 1"=30' SEC. 04 T. 42. R. 09 E.
 BASIS OF BEARING: ASSUMED
 P.L.N.: COOK CO.
 JOB NO.: 050185 I.D. AL...
 FIELDWORK COMP.: 3/18/05 SK. PG.
 ALL MEASUREMENTS MADE WITH SODIPAC REF. 305.
 PARTS HEREBY CORRECTED TO 62 1/2."

24" INGRESS, EGRESS & UTILITY EASEMENT PIPE
 DOC. #11431300, 17351707, & 12628845
 1.207 & 1.343'S OF CORNER
 SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4-42-09



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, May 22, 2017 at 6:30 pm

Applicant: The Chapel Church

Address: 180 N. Hawthorne Lane (Rts. 59/68), Barrington Hills, IL

Subject: Application for the issuance of a special use permit to use the elementary school classrooms for a Montessori School, and to account for related signage.

Chairman Dan Wolfgram
Zoning Board of Appeals
Village of Barrington Hills
Publication Date: May 3, 2017

PUBLIC HEARING
Before the Zoning Board of Appeals,

Village of Barrington Hills,
Re: 180 N. Hawthorn Road
Notice is hereby given that a Public Hearing will be held on Monday May 22, 2017 at 6:30 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 of the Village Hall, 112 Algonquin Road, concerning the application of The Chapel, located at 180 N. Hawthorn Road, for the amendment of an existing Special Use as religious institution to permit use of the property, as well, as a private school, subject to the provisions of Section 5-10-7 of the Zoning Ordinance.

The applicant is currently a recognized permitted Special Use as a religious institution, including the existing church and signage. The existing Church was constructed precedent to the inclusion by the Village of religious institutions and accessory uses as a Special Use in the R-1 district, referenced in Section 5-5-3 of the Zoning Ordinance.

The Special Use will recognize the existing use of the property as a religious institution under provision of Chapter 10, and to allow for the use of elementary classrooms for a Montessori School, and to account for related signage.

The Church building, including classrooms, is all on the same parcel having the common postal address of 180 N. Hawthorne and said parcel of approximately 14.6 acres is more fully described in the application to amend the Special Use as follows, that part of the West Half of Section 15, Township 42 North, Range 9 East of the 3rd Principal Meridian in Cook County [REIN 01-15-102-016]

A copy of the application to amend the Special Use is available for examination at the office of the Village Clerk at Barrington Hills Village Hall, from 9AM to 5PM Monday through Friday. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard.

Daniel Wolgram,
Chairman
Zoning Board of Appeals
Village of Barrington Hills
Published In Daily Herald
May 3, 2017 (4471291)

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, Glenview

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 3, 2017 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baetz
Authorized Agent

Control # 4471291

VBH ZONING ORDINANCE

5-10-7: SPECIAL USES:

(A) Purpose: The development and execution of a zoning ordinance is based upon the division of the Village into districts, within which districts the use of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that there are special uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public or private need for the particular use at the particular location. Such special uses fall into two (2) categories:

1. Uses publicly operated or traditionally affected with a public interest.
2. Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

(B) Initiation of Special Use: An application for a special use may be made by the owner of the subject property, or by another person having an interest therein with the written concurrence of the owner thereof, to use said property for one or more of the special uses provided for in this Zoning Title in the zoning district in which the land is situated.

(C) Application for Special Use: An application for a special use 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 nor more than thirty (30) 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.

(D) Authorization: For each application for a special use the Zoning Board of Appeals shall report to the Board of Trustees of the Village its findings and recommendations, including the stipulations of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest.

The Board of Trustees may grant or deny any application for a special use; provided, however, that in the event of written protest against any proposed special use, signed and acknowledged by the owners of twenty percent (20%) of the property adjacent to the property proposed for a special use, and filed with the Village Clerk, such special use shall not be granted except by the favorable vote of two-thirds (2/3) of all the members of the Board of Trustees.

(E) Standards: No special use shall be recommended by the Zoning Board of Appeals unless said Board shall find:

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.

VBH ZONING ORDINANCE

[(E) Standards: con't]

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 of the zoning board of appeals.

(F) Conditions And Guaranties: Prior to the granting of any special use, the zoning board of appeals may recommend, and the board of trustees shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in subsection (E) of this section. In all cases in which special uses are granted, the board of trustees shall require such evidence and guaranties as it may deem necessary as proof that the conditions stipulated in connection therewith are being, and will be, complied with.

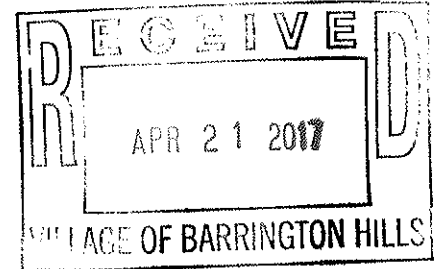
**Petition to Amend Special Use Permit Granted
To The Chapel by Village of Barrington Hills -**

To: Chair and Members of the Barrington
Hills Village ZBA

CC: Village Clerk of Barrington Hills Village

Property information:

Parcel Number: 01-15-102-016-0000
Street Address: 180 North Hawthorn Road, Barrington Hills
Legal Description: See attached Exhibit A1 & A2
Adjacent property owners: See Exhibit J



Owner of Record Information:

The Chapel
1200 American Way
Libertyville, IL 60048

Applicant Information:

HB Brewer – Director of Facilities
1235 Zange Drive, Algonquin, IL 60102
hbrewer@chapel.org
847.347.4635(m)

Date: April 16,, 2017

General Purpose:

The undersigned petitioner, HB Brewer (Director of Facilities for The Chapel) on behalf of The Chapel (owner) petitions the Village of Barrington Hills to amend the original special use permit granted to the church so that in addition to current activities and ministries, a Montessori School, serving the surrounding community families may be established and operated Monday through Friday, 7:00 AM until 6:00 PM. The building and grounds used by the Montessori school classes will be a partially shared use of designated areas in what is currently children's areas with no expanded footprint or alterations of the building, driveway entrance or parking lot needed. The only exterior change requested is the addition of a Montessori sign (See Exhibits G & H)) on the north side of the driveway that will be a vinyl banner (similar to Methodist daycare sign of our neighboring church school on Algonquin Road) for the first years until an illuminated washed permanent sign is constructed in year 3 when the school shall be fully expanded to intended ages. Both the vinyl banner and permanent sign will be of the same logo and info per design (See Exhibits G & H) on the north side of the driveway entrance. The permanent Chapel sign (See Exhibit I) is on the south side of the drive entrance.

In consideration of the following, we bring this petition forward to the ZBA in accordance with the Zoning Ordinance 5-10-7:

1. The establishment, maintenance or operation of the amended special use permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community with this mixed use because the Montessori school (See Exhibit B) vision and operation is congruent with many of the existing outreaches to community families that The Chapel ((See Exhibit C) ministry has been carrying on for more than 11 years; and

2. The amended special use permit 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 as demonstrated by the stable economic property values that have existed since the onset of the church's ministry (See Exhibit D1 & D2); and

3. The establishment of the amended special use permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as it is the opinions of The Barrington Countryside Fire Marshall, the Division of Children and Family Services and the Cook County Health Department, who have each conducted onsite visitations of the said property within the past month, that no substantial interior or exterior physical changes will need to occur in order to establish and operate the Montessori school; and

4. Adequate utilities, access roads, drainage and/or other necessary facilities not only have been provided per code though the history of the church but it is also the opinion of Manhard Engineering (See Exhibit E) that the existing septic system is more than adequate for the increased use by the Montessori school population and the Cook County Health Department has annual records since 2007 of the testing of the well (none of which has ever failed); and

5. Adequate measures have been taken and have been in place to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads since the construction of the building in 1998. It is of the opinion of traffic engineers (See Exhibit F) that with the staggered starts for both mornings (7:00AM – 9:00PM) and afternoons (pick up between 12:00 PM and 6:00PM) of the student population there will not be significant change in traffic flow into and exiting the property as current activities have not created traffic safety issues in the past 11 years as well as current activities will change and be diminished to accommodate the new ministry of the Montessori school. The additional signage for the Montessori school on Hawthorn Road will clearly mark the property with a vinyl banner (See Exhibit G) -similar to United Methodist church school banner- that can be altered (Now Open / Sign ups Now, etc.) during the first years of development of the school (Target student base population: 1st year – 50 / 2nd year 60 / 3rd year and following years 80.) and a permanent sign erected after year 3 (See Exhibit H).; and

6. The amended special use permit 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 of the zoning board of appeals. We are asking for no other variances, amendments or changes to the Village codes.

Therefore, the petitioner on behalf the owner (The Chapel) requests that the Special Use Permit originally granted be amended to allow establishment and operation of a Montessori School with a sign for said activity located at the north side of the drive on the crest of the hill.

Petitioner:

A handwritten signature in blue ink, appearing to read "HB Brewer". The signature is stylized and cursive.

HB Brewer, Director of Facilities
The Chapel

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, being first duly sworn on oath, deposes and states that he is the Director of Facilities for The Chapel Church, petitioner for this amendment to amend a special use permit in the Village of Barrington Hills, Illinois, and that he has read the foregoing Petition signed by him and that the facts stated thereon are true.



HB Brewer, Director of Facilities for
The Chapel

Subscribed and Sworn to

Before me this 26th day of April, 2018.



Notary Public





Robert Kosin <rkosin@barringtonhills-il.gov>

VBH Zoning Special Use

HB Brewer <hbrewer@chapel.org>
To: Robert Kosin <rkosin@barringtonhills-il.gov>
Cc: HB Brewer <hbrewer@chapel.org>

Thu, May 4, 2017 at 9:28 AM

The business relationship between The Chapel and the proposed Montessori school is intended to be one similar to but not limited to that of a land lord and tenant. The Montessori school, as a 501 C3 entity with its own board will be self-governing and using its daily activities to pursue its own goals under the umbrella of the ministry of the Chapel and its goal of impacting the community through serving. For the space used at the Chapel, the school is planning on making donations to the Chapel. The details of the working relationship are still to be finalized after Village approval and further planning occurs.

From: Robert Kosin <rkosin@barringtonhills-il.gov>
Date: Monday, May 1, 2017 at 2:36 PM
To: HB Brewer <hbrewer@chapel.org>
Cc: "Anna L. Paul" <apaul@barringtonhills-il.gov>, Mary Elizabeth Dickson <marydickson@bond-dickson.com>
Subject: VBH Zoning Special Use

[HB Brewer]

Attached is the Legal Notice as submitted to the Daily Herald for publication on or before Thurs. May 4th.

The certified copy of publication upon receipt from the Daily will be provided to you for the application record to the ZBA.

Please feel free if you have not already done so include the Legal Notice in the mailing to the adjoining property.

Also please except this request to provide a written explanation of the business relationship between The Chapel and Montessori School such as, a lease between land lord and tenant. The explanation would be included as an addendum to the application and if there is a question as to detail or scope, please feel free to contact me.

-R. Kosin

--

Robert Kosin

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



April 29, 2017

**RE: Amendment to Special use permit for
The Chapel
180 North Hawthorne Road**

Dear neighbor:

Welcome to Chicago spring: sun, wind, rain, snow showers, frigid evenings or summer like evenings – we have had it all. There are even two baseball teams in first place for any of us who are disappointed with the Bulls and Hawks or the prospects of the Bears.

We are notifying each of our neighbors (within 250 feet of our property) per the Village permit process that we are engaged in as we apply for an amendment to our existing special use permit that would allow the establishment and operation of a Montessori school.

This special use permit would allow our church, in addition to current activities and ministries, to house a Montessori School, serving the surrounding community families - operating Monday through Friday, 7:00 AM until 6:00 PM. The building and grounds used by the Montessori school classes will be a partially shared use of designated areas in what is currently children's areas with no expanded footprint or alterations of the building, driveway entrance or parking lot needed. The only exterior change requested is the addition of a Montessori sign on the north side of the driveway that will be a vinyl banner (similar to Methodist daycare sign of our neighboring church school on Algonquin Road) for the first years until an illuminated washed permanent sign is constructed in year 3 when the school shall be fully expanded to intended ages with a maximum student population of 80 students, ages 3 -5.






The Barrington Hills Zoning Board of Appeals will conduct a public hearing on our request on Monday, May 22, 2017 at 6:30 PM at the Village Hall (112 Algonquin Road). You are invited to attend that meeting and will be given an opportunity to present your questions or concerns. You may also submit written comments regarding our request. Also, my phone number is listed at the bottom of the page if any of you would value a conversation around this request with me personally.

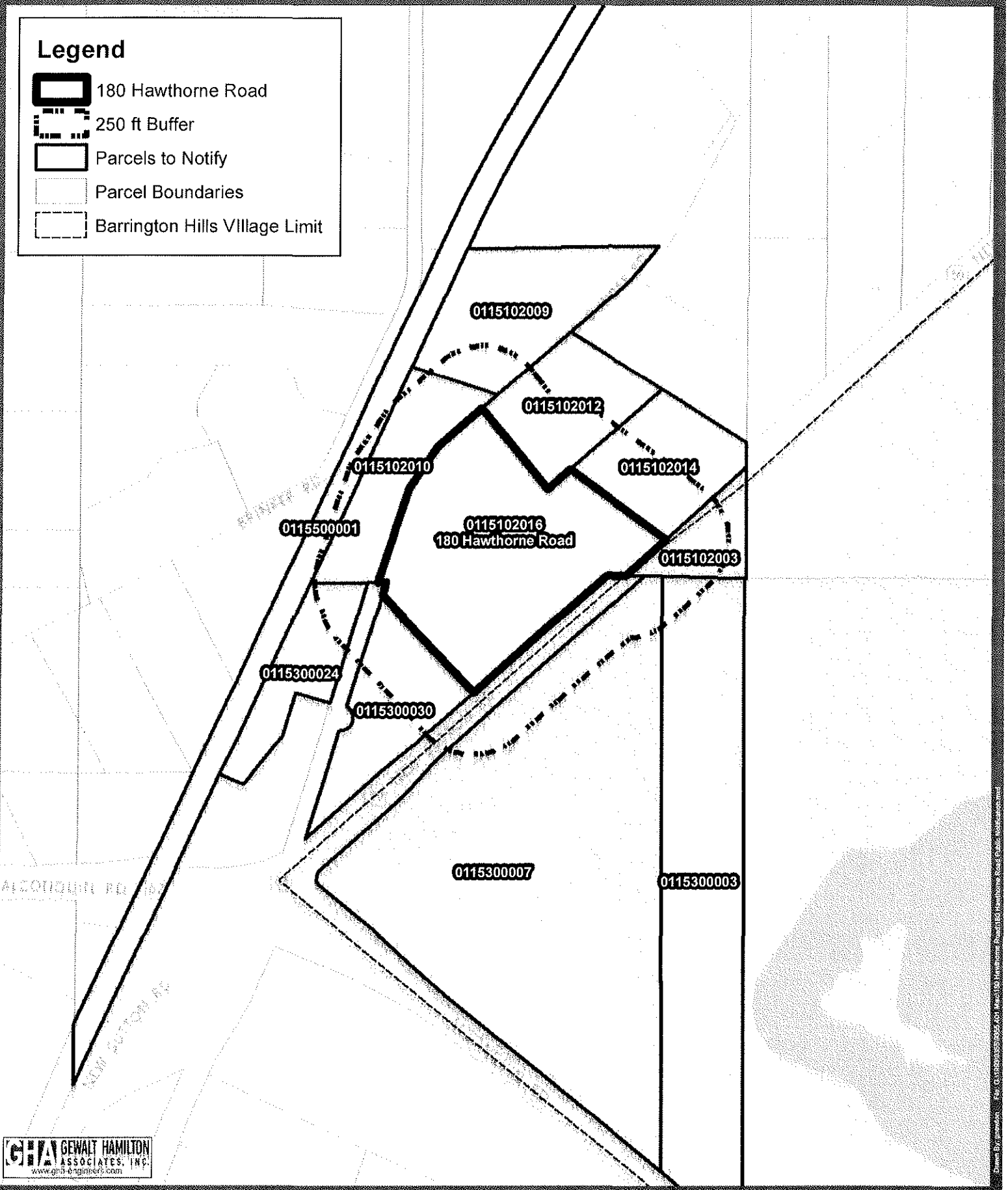
Any specific questions for the Village may be addressed to the Village or if you would like to see a copy of the petition and exhibits, it is available at the Village Hall for review.

Sincerely

HB Brewer, The Chapel Director of Facilities
847.347.4635

Legend

-  180 Hawthorne Road
-  250 ft Buffer
-  Parcels to Notify
-  Parcel Boundaries
-  Barrington Hills Village Limit



1 inch = 500 Feet

Public Notification Map

180 Hawthorne Road
Village of Barrington Hills, Illinois

PIN	Name	Address	City, State, Zip		
0115102010	WARREN MUELLER	154 W OLD DUNDEE RD	BARRINGTON, IL 60010		
0115500001	RAILROAD	129 BRINKER RD	BARRINGTON, IL 60010		
0115102009	ROLAND BRESLIN	146 OLD DUNDEE ROAD	BARRINGTON, IL 60010		
0115102012	MAREK KAREJWO	147 OLD DUNDEE RD	BARRNGTN HLS, IL 60010		
0115102014	CHARLES YAKICH TRUST	170 HAWTHORNE RD	BARRNGTN HLS, IL 60010		
0115102003	CRABTREE NATURE CENTER	3 STOVER ROAD	BARRINGTON, IL 60010		
0115300003	CRABTREE NATURE CENTER	3 STOVER ROAD	BARRINGTON, IL 60010		
0115300007	CRABTREE NATURE CENTER	3 STOVER ROAD	BARRINGTON, IL 60010		
0115300030	KLEHM BOYS PARTNERSHIP	197 W PENNY RD	S BARRINGTON, IL 60010		
0115300024	KENNETH & KIM KLINE	158 OLD DUNDEE RD	BARRNGTN HLS, IL 60010		

7450 2541 0745

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

BARRINGTON, IL 60010

Certified Mail Fee	\$3.35		0102 01
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<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	\$6.59		

Sent To **Warren Mueller**
Street and Apt. No., or PO Box No.
154 Old Dundee Rd
City, State, ZIP+4®
Barrington, IL 60010

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

7016 3560 0000 2541 0745

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BARRINGTON, IL 60010

Certified Mail Fee	\$3.35		0102 01
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<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	\$6.59		

Sent To **ROLAND BRESCIA**
Street and Apt. No., or PO Box No.
146 Old Dundee Rd
City, State, ZIP+4®
Barrington, IL 60010

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

7450 2541 0745

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BARRINGTON, IL 60010

Certified Mail Fee	\$3.35		0102 01
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage and Fees	\$6.59		

Sent To **Klem Burs Partucishio**
Street and Apt. No., or PO Box No.
197 West Pansy
City, State, ZIP+4®
South Barrington, IL 60010

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

7016 3560 0000 2541 0707

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RIVER FOREST, IL 60305

Certified Mail Fee	\$3.35		0102 01
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage and Fees	\$6.59		

Sent To **Forrest Preserve**
Street and Apt. No., or PO Box No.
536 North Harlem
City, State, ZIP+4®
River Forest, IL 60305

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

7450 2541 0714

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BARRINGTON, IL 60010

Certified Mail Fee	\$3.35		0102 01
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
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<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	\$6.59		

Sent To **Ken + Kim Kline**
Street and Apt. No., or PO Box No.
158 Old Dundee Rd
City, State, ZIP+4®
Barrington, IL 60010

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

7016 3560 0000 2541 0714

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HOMERWOOD, IL 60430

Certified Mail Fee	\$3.35		0102 01
Extra Services & Fees (check box, add fee as appropriate)	\$2.75		
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<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	\$6.59		

Sent To **Canadian Railroad**
Street and Apt. No., or PO Box No.
17641 Ashland
City, State, ZIP+4®
Homerwood, IL 60430

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

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BARRINGTON, IL 60010

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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 \$6.59

Sent To

Charles Yanich Trust
 170 Hawthorne Rd
 Barrington, IL 60010

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



7016 3560 0000 254J 0738

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BARRINGTON, IL 60010

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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 \$6.59

Sent To

Mark Karejwo
 147 Old Dundee Rd
 Barrington, IL 60010

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



VILLAGE OF BARRINGTON HILLS

**Notice
of a
Public
Hearing**

will be held at 6:30 o'clock p.m. May 22, 2017 at
Barrington Hills Village Hall

112 Algonquin Road

Regarding a "Special Use for this property
01-15-102-016-0000

By **The Chapel** (HB Brewer) before the
Zoning Board of Appeals (VBH Ord. 5-10-X)

Daniel Wolfgram
Chairman, ZBA

847-551-3000



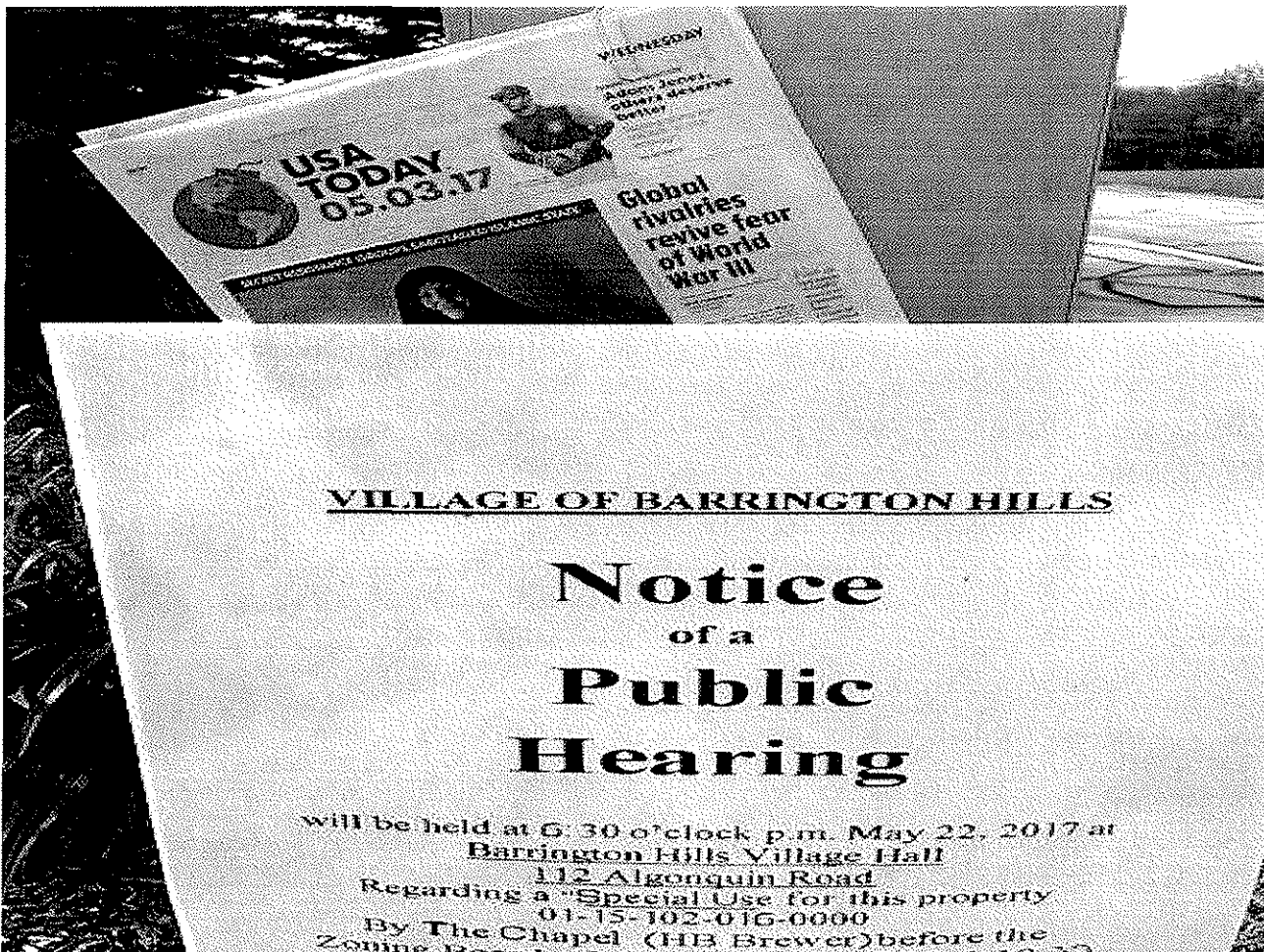
Robert Kosin <rkosin@barringtonhills-il.gov>

FW: Picture of sign

2 messages

HB Brewer <hbrewer@chapel.org>
To: Robert Kosin <rkosin@barringtonhills-il.gov>

Thu, May 4, 2017 at 9:40 AM



Sent from my iPhone

Robert Kosin <rkosin@barringtonhills-il.gov>
To: HB Brewer <hbrewer@chapel.org>
Cc: Village Clerk <clerk@barringtonhills-il.gov>

Thu, May 4, 2017 at 10:06 AM

Exhibit A1

Legal Description

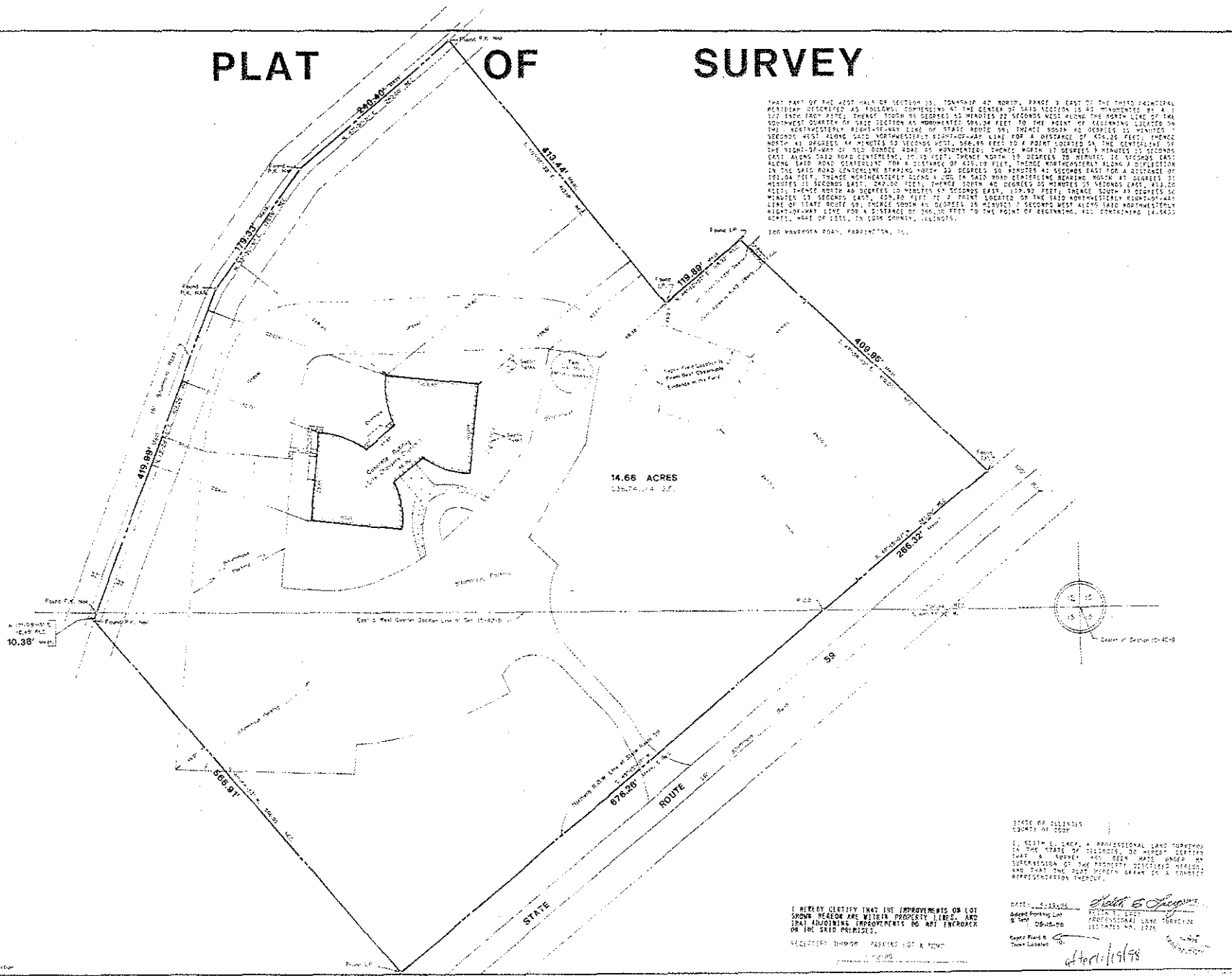
That part of the west half of section 15, township 42 north, range 9 east of the third principal meridian described as follows: commencing at the center of said section 15 as monumented by a 1 ½ inch iron pipe; thence south 88 degrees 53 minutes 22 seconds west along the north line of the southwest quarter of said section as monumented 596.34 feet to the point of beginning located on the northwesterly right-of-way line of State Route 59; thence south 48 degrees 15 minutes 7 seconds west along said northwesterly right-of-way line for a distance of 676.26 feet; thence north 41 degrees 44 minutes 53 seconds west, 566.95 feet to a point located on the centerline of the right-of-way of Old Dundee Road as monumented; thence north 17 degrees 9 minutes 15 seconds east along said road centerline, 10.48 feet; thence north 19 degrees 28 minutes 16 seconds east along said road centerline for a distance of 415.19 feet; thence northeasterly along a deflection in the said road centerline bearing north 33 degrees 50 minutes 41 seconds east for a distance of 181.04 feet; thence northeasterly along a jog in said road centerline bearing north 47 degrees 31 minutes 31 seconds east, 242.00 feet; thence south 40 degrees 05 minutes 39 seconds east, 413.20 feet; thence north 48 degrees 10 minutes 57 seconds east, 119.93 feet; thence south 47 degrees 58 minutes 19 seconds east, 409.90 feet to a point located on the said northwesterly right-of-way line of State Route 59; thence south 48 degrees 15 minutes 7 seconds west along said northwesterly right-of-way line for a distance of 266.38 feet to the point of beginning. All containing 14.6433 acres, more or less, in Cook County, Illinois.

180 Hawthorn Road, Barrington, IL.

PLAT OF SURVEY

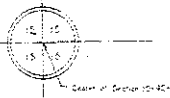


SCALE: 1" = 50'



THAT PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 15 21' NORTH BY 1/4\"/>

14.66 ACRES
0.2678774 AC.



STATE OF ILLINOIS
COUNTY OF COOK

I, HEATH B. JACOBSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE SURVEY OF THE ABOVE DESCRIBED SECTION AND THAT THE SAID SECTION BEARS IN A CORRECT REPRESENTATION THEREOF.

HEATH B. JACOBSON
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 1276

I HEREBY CERTIFY THAT THE IMPROVEMENTS ON LOT SHOWN HEREON ARE WITHIN PROPERTY LINES AND THAT ADJOINING INTERESTS DO NOT ENDOSE OR DEPEND ON THE SAID PREMISES.

RECORDED THROUGH PARKING LOT & TOWN

BARRINGTON ENGINEERING
132-B S. NORTHWEST HWY.
BARRINGTON, ILLINOIS 60010

TEL: (847) 382-6307
FAX: (847) 382-6366
JOB NO. 347-7077 Order By: Wesley Construction

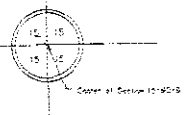
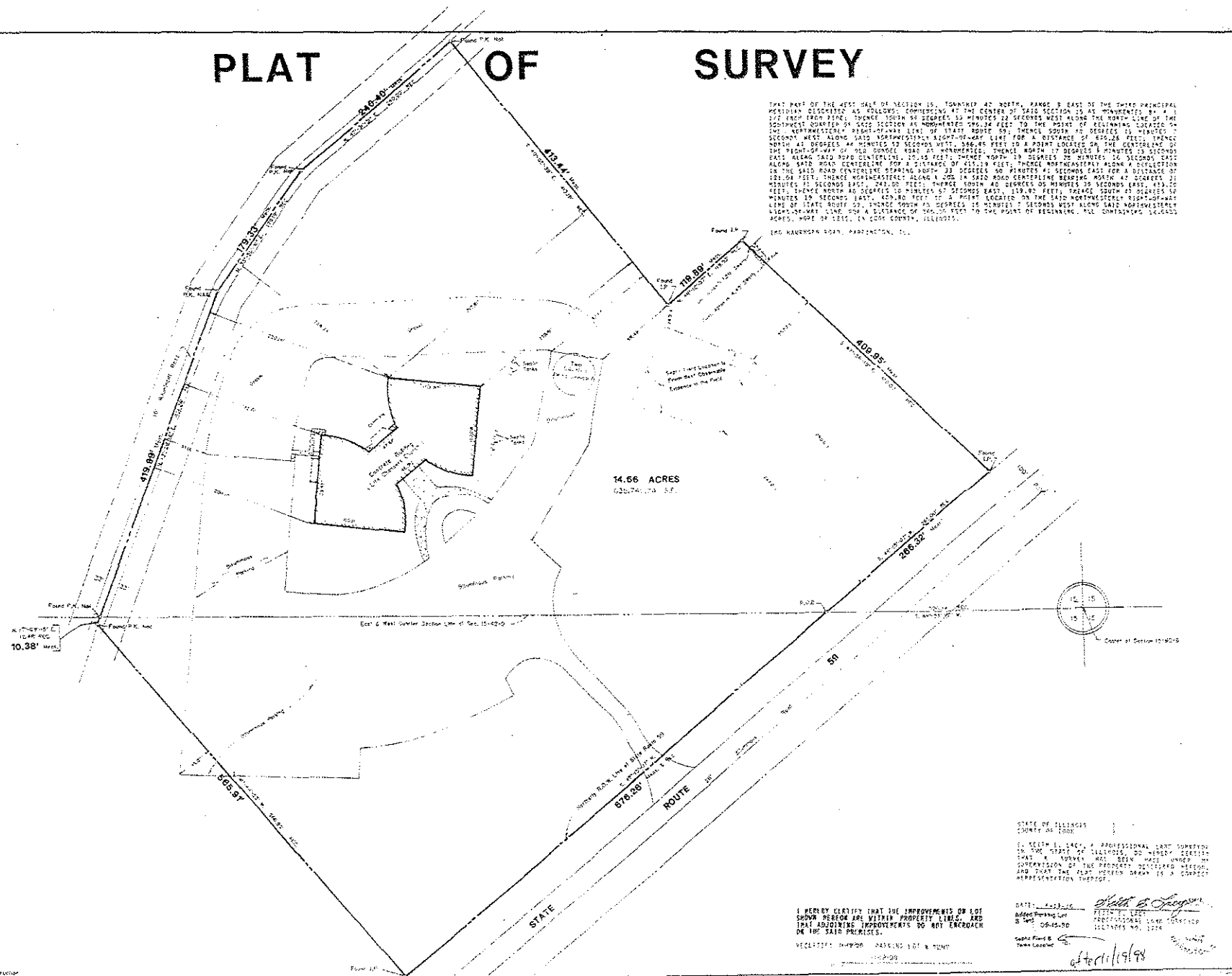
10/19/98

PLAT OF SURVEY



SCALE: 1" = 50'

THAT PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 15 AS MONUMENTED BY A 1/2" IRON PIN BEING THENCE SOUTH 89 DEGREES 52 MINUTES 22 SECONDS WEST ALONG THE BOTTOM LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AS MONUMENTED 796.34 FEET TO THE POINT OF BEGINNING LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 50; THENCE SOUTH 45 DEGREES 15 MINUTES 22 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 450.26 FEET; THENCE NORTH 45 DEGREES 44 MINUTES 22 SECONDS WEST 346.40 FEET TO A POINT LOCATED ON THE CENTERLINE OF THE RIGHT-OF-WAY OF OLD COUNTY ROAD 25 MONUMENTED THENCE NORTH 17 DEGREES 8 MINUTES 23 SECONDS EAST ALONG SAID ROAD CENTERLINE 20.15 FEET; THENCE NORTH 19 DEGREES 20 MINUTES 16 SECONDS EAST ALONG SAID ROAD CENTERLINE 201.14 FEET; THENCE NORTH 19 DEGREES 20 MINUTES 16 SECONDS EAST ALONG SAID ROAD CENTERLINE 201.14 FEET; THENCE NORTHWESTERLY ALONG A SECTION 15 CORNER LINE IN THE SAID ROAD CENTERLINE BEARING NORTH 45 DEGREES 15 MINUTES 22 SECONDS EAST 243.00 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 25 SECONDS EAST 413.20 FEET; THENCE SOUTH 45 DEGREES 10 MINUTES 50 SECONDS EAST 119.95 FEET; THENCE SOUTH 45 DEGREES 10 MINUTES 50 SECONDS EAST 450.00 FEET TO A POINT LOCATED ON THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 50; THENCE SOUTH 45 DEGREES 15 MINUTES 22 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 796.34 FEET TO THE POINT OF BEGINNING. THE CONTAINING 14.66 ACRES, MORE OR LESS, IN COOK COUNTY, ILLINOIS.



BARRINGTON ENGINEERING
132-B S. NORTHWEST HWY.
BARRINGTON, ILLINOIS 60010
TEL: (847) 382-6337
FAX: (847) 382-6366
JOS 50-3-17-78-77 - Ordred By: Verne Contractor

STATE OF ILLINOIS
COUNTY OF COOK

I, KEITH L. LACK, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF.

DATE: 11/19/98
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1204

DATE FILED: 11/19/98
TOWN CLERK

Exhibit B

What is Montessori?

Montessori is a scientific method of education based on the observation of students. The Montessori method emphasizes education that encourages spiritual, emotional, physical and intellectual fulfillment. This method is used widely across all age groups and levels of intellectual abilities.

This method, developed by Dr. Maria Montessori, is founded on respect for individual personalities. Environments are created to observe and inspire students to participate in social interactions and flourish in their personal styles of learning. The Montessori method of education is designed to develop students' enthusiasm and learning, teaching and being helpful members of their communities.

Exhibit C

The Chapel

God has done some amazing things in our midst since opening in 1994. Remembering all that he has brought into our lives is inspiring and exciting to share with others. The story of The Chapel is an incredible way to introduce people to the God who is more real than they ever imagined.

The Chapel is not just a church. It is a group of people who believe God is ready to change the world. Our early days were nothing more than a few friends who completely committed themselves to God — day after day, week after week, person by person. Driven by a core conviction that God stood ready to change the lives of people who opened their hearts to him, we saw God move. We saw God win the hearts and minds of people who were far from him, win back broken homes and broken marriages, win in every kind of hopeless situation. It changed the way we saw God. Our confidence that God could change the world was unshakable. A group that numbered in the teens grew steadily into the hundreds and finally exploded into thousands. The backdrop of The Chapel has changed a lot — from a warehouse unit, a middle school, a high school, a brand-new building, and a radical move to 8 locations — but The Chapel's heart hasn't skipped a beat.

In our minds, 2 Chronicles 16:9a has always said it best: For the eyes of the Lord range throughout the earth to strongly support those whose hearts are fully committed to him.”

That is our story. It is the story of our past and the foundation of our future. We have seen what God can do and we are ready to see him do far more. We are a group of people who believe that God is ready to change the world.

Organizational Structure:

The Chapel operates through a matrix structure. We have central ministries that provide support, encouragement, and best practices for each of our campuses. This means that we have the best of a large church with central ministry support and the best of a small church with our eight individual campuses.

Our elders are responsible for overseeing the health and direction of our church. Our elder board currently consists of seven people including our Senior Pastor, Scott Chapman. The elders support the senior leadership in discerning God's leading and understanding how to strategically position us to move with Him in the advancement of His kingdom.

Our directional team is responsible for strategic decisions in the life of our church. This team consists of nine leaders from multiple disciplines across the church who come together to implement the direction given to them by the elders.

Timeline:

JULY 1994 The Chapel officially launched in a warehouse unit in Grayslake, Ill.

OCTOBER 1994 The Chapel held its first public service in Woodview Elementary School in Grayslake, Ill.

SEPTEMBER 1996 The Chapel moves into Grayslake High School to accommodate continued growth.

2000 As a precursor to Christ Together, pastors began meeting for prayer and strategized about how to work together in Lake County, Ill. In 2004, Scott Chapman began casting vision for a widespread spiritual awakening.

EASTER 2004 The Chapel celebrated the opening of the Grayslake campus, its first permanent facility.

DECEMBER 2005 The Chapel purchased the Faith Lutheran Church facility and officially began the Mundelein campus in Sept. 2006.

JANUARY 2006 The Chapel and Hawthorn Hills Community Church committed to join together. The Libertyville campus officially launched in Sept. 2006.

FEBRUARY 2006 The Chapel purchased a vacant church building in Barrington and opened to the public in Nov. 2006.

MAY 2009 The Chapel purchased a building in Lake Zurich with the first public services held in April 2010.

APRIL 2010 Christ Together launched as a national ministry by starting a Virginia region. It was dedicated to pursue a spiritual widespread awakening.

SEPTEMBER 2010 The McHenry campus of The Chapel held its first public services in the rented facility of McHenry West High School where Sunday services continue while 2016 recorded daily use of the future permanent location of Sunday services at 1809 South Route 31,— a partially remodeled former industrial building that holds offices and evening activities.

APRIL 2011 Grace Community Church in Palatine agreed to become a Chapel campus which opened in September 2011.

December 2011, the Oak Community Church in Hinsdale agreed to become a Chapel campus and opened Easter 2012..

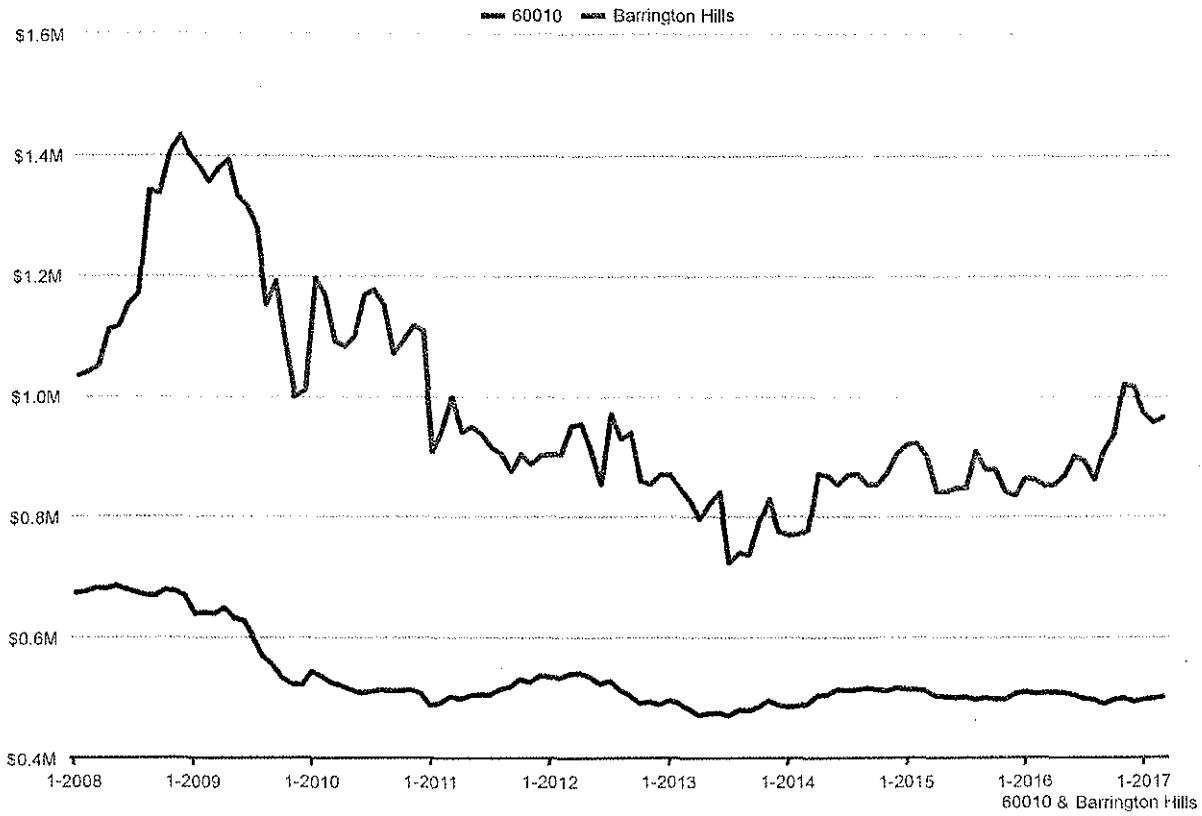
Exhibit D 1

Cassie Hillinger
Managing Broker - Keller Williams Success Realty

Office: (847) 381-9500
Cell: (224) 633-9293
RealEstateAgentsBarrington.com



Average Sales Price



Each data point is 12 months of activity. Data is from April 21, 2017.
All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2017 ShowingTime.

Exhibit D 2

Area Market Survey Criteria

Status: Active, Back on Market, Contingent, New, Price Change, Re-activated, Temporarily No Showings, Pending, Closed, Rented **Property Type:** Detached Single **Area:** Barrington **Closed Date:** 01/01/2006 through 12/29/2006 **City:** Barrington Hills (Begins With)

Under Contract

List Price Range	# Listings	Avg. Days on Mkt
\$400,000 - \$449,999	1	22
\$550,000 - \$599,999	1	372
\$600,000 - \$699,999	2	331
\$700,000 - \$799,999	1	8
\$800,000 - \$899,999	1	281
\$1,000,000 - \$1,999,999	6	336
\$2,000,000 - \$2,999,999	1	983

Under Contract Summary

# Units	Avg. MT	Median List Price	Avg. List Price	Max. List Price	Min. List Price	Total Volume
13	334	\$1,099,000	\$1,085,138	\$2,525,000	\$424,900	\$14,106,800

Active Listings

List Price Range	# Listings	Avg. Days on Mkt
\$250,000 - \$299,999	1	342
\$400,000 - \$449,999	2	433
\$450,000 - \$499,999	3	161
\$500,000 - \$549,999	3	54
\$550,000 - \$599,999	10	161
\$600,000 - \$699,999	10	285
\$700,000 - \$799,999	6	242
\$800,000 - \$899,999	11	302
\$900,000 - \$999,999	6	332
\$1,000,000 - \$1,999,999	37	407
\$2,000,000 - \$2,999,999	13	858
\$3,000,000 - \$3,999,999	5	696
\$5,000,000 - And Over	2	850

Active Listings Summary

# Units	Avg. MT	Median List Price	Avg. List Price	Max. List Price	Min. List Price	Total Volume
109	408	\$1,090,000	\$1,509,492	\$14,888,000	\$277,400	\$164,534,587

Exhibit D 3

Area Market Survey Criteria

Status: Active, Back on Market, Contingent, New, Price Change, Re-activated, Temporarily No Showings, Pending, Closed, Rented **Property Type:** Detached Single **Area:** Barrington **Closed Date:** 01/01/2011 through 12/30/2011 **City:** Barrington Hills (Begins With)

Under Contract

List Price Range	# Listings	Avg. Days on Mkt
\$400,000 - \$449,999	1	22
\$550,000 - \$599,999	1	372
\$600,000 - \$699,999	2	331
\$700,000 - \$799,999	1	8
\$800,000 - \$899,999	1	281
\$1,000,000 - \$1,999,999	6	336
\$2,000,000 - \$2,999,999	1	983

Under Contract Summary

# Units	Avg. MT	Median List Price	Avg. List Price	Max. List Price	Min. List Price	Total Volume
13	334	\$1,099,000	\$1,085,138	\$2,525,000	\$424,900	\$14,106,800

Sold Properties

Sold Price Range	# Listings	Avg. Days on Mkt
\$250,000 - \$299,999	2	120
\$300,000 - \$349,999	3	485
\$350,000 - \$399,999	3	123
\$400,000 - \$449,999	1	312
\$450,000 - \$499,999	4	151
\$500,000 - \$549,999	3	687
\$550,000 - \$599,999	2	300
\$600,000 - \$699,999	3	453
\$700,000 - \$799,999	1	43
\$800,000 - \$899,999	2	450
\$900,000 - \$999,999	3	393
\$1,000,000 - \$1,999,999	11	363
\$2,000,000 - \$2,999,999	1	485
\$3,000,000 - \$3,999,999	1	886

Sold Properties Summary

# Units	Avg. MT	Median Sold Price	Avg. Sold Price	Max. Sold Price	Min. Sold Price	Total Volume
40	362	\$650,000	\$900,332	\$3,000,000	\$255,000	\$36,013,290

Active Listings

List Price Range	# Listings	Avg. Days on Mkt
\$250,000 - \$299,999	1	342
\$400,000 - \$449,999	2	433
\$450,000 - \$499,999	3	161
\$500,000 - \$549,999	3	54
\$550,000 - \$599,999	10	161
\$600,000 - \$699,999	10	285
\$700,000 - \$799,999	6	242
\$800,000 - \$899,999	11	302
\$900,000 - \$999,999	6	332
\$1,000,000 - \$1,999,999	37	407
\$2,000,000 - \$2,999,999	13	858
\$3,000,000 - \$3,999,999	5	696
\$5,000,000 - And Over	2	850

Active Listings Summary

# Units	Avg. MT	Median List Price	Avg. List Price	Max. List Price	Min. List Price	Total Volume
109	408	\$1,090,000	\$1,509,492	\$14,888,000	\$277,400	\$164,534,587

Exhibit E

and

Technology

Date: 5/3/2017

To:
HB Brewer
The Chapel

Re: Project: SEPTIC SIZE EVALUATION
180 Hawthorne Rd, Barrington Hills IL 60010
LTI Job #: 17-180

The purpose of this letter is to provide an evaluation of the septic field capacity for the proposed use of a daycare facility. Lake county septic requirements are applicable to Barrington Hills septic designs with additional village specific requirements.

You reported that regular maintenance of the septic system is performed with no noted issues or failures by the owner or maintenance contractor. You provided the original septic system design drawings which indicate that the church was designed for a daily septic flow of 1110 gal/day. Your proposed use is a daycare facility with no meal preparation. Based on information you provided the current use of the church consists of 200 members with a service occurring once a week. In addition, there is a maximum one person office staff for the church on a daily basis. It is expected that the daycare facility will have a maximum of 2 office staff. In addition, the expected daycare enrollment is 60 children with a maximum of 80 children. Therefore, the total proposed usage based on Table C.1 of the Lake County Onsite Wastewater Systems Ordinance consists of the following daily flows.

- 1) 200 member x 3 gal/person/day / 7 days = 86 gal/day.
- 2) 3 office x 15 gal/person/day = 45 gal
- 3) 80 children x 12 gal/child/day = 960 gal
- 4) The total daily usage equals 1091 gallons per day.

Therefore, the proposed use daily flow will remain below the design daily flow of 1,110 gal/day. Based on the remaining 19 gal/day capacity over proposed use, it is possible to have an additional office person, or an additional 6 members. Please keep in mind that if the need arises in the future the existing septic system could require modification or redesign to avoid exceeding the system capacity. Please note the information provided in this letter serves as an evaluation of the capacity based on current and future proposed use based on information you provided and is not intended to be used for design purposes.

Sotiel Sam Polena, PE

Sotiel S. Polena

Civil Engineer
Lake County Septic Designer
Licensed Septic Installer
Manager

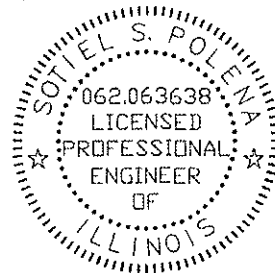




Exhibit F

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: HB Brewer
The Chapel

FROM: Javier Millan
Senior Consultant

Luay Aboona, PE
Principal

DATE: April 26, 2017

SUBJECT: Proposed Montessori School Traffic Evaluation
Barrington, Illinois

This memorandum summarizes the results of a traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Montessori School to be located within The Chapel church at 180 Hawthorn Road in Barrington Hills, Illinois.

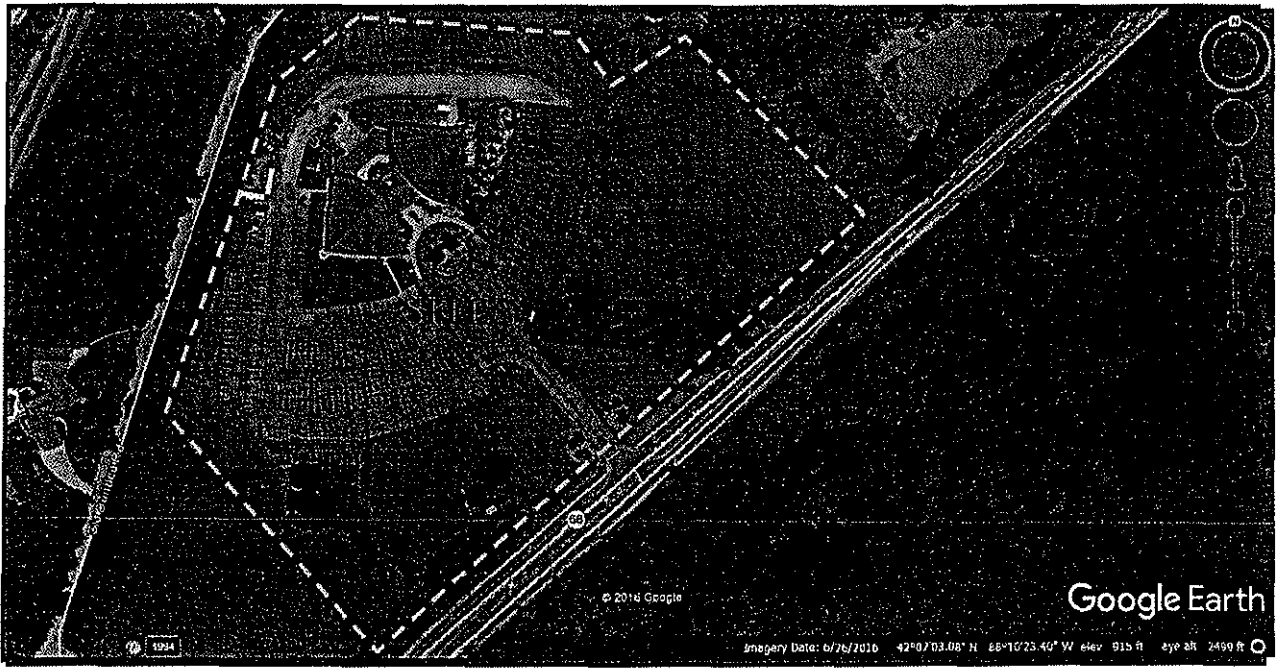
The plans for the school call for accommodating 50 to 80 children with ages ranging from three to five years. Access to the school will be provided via the existing full ingress/egress access drive on IL 59/IL 68.

Existing Conditions

The church is located on the northwest side of IL 59/IL 68 and is bordered to the north and west by single-family homes and the Crab Tree Forest Preserve to the east. The church has a maximum capacity of 800 people with services held on Sundays. Activities during the week are limited and primarily occur after 7:00 P.M. **Figure 1** illustrates an aerial view of the site.

The principal roadway that serves the site is *IL 59/IL 68 (New Sutton Road/Hawthorn Road)* which is a northeast-southwest other principal arterial that provides one lane in each direction within the vicinity of the site. At its unsignalized intersection with The Chapel access drive, IL 59/IL 68 provides an exclusive left-turn lane and a through lane in the northeast direction. The southwest direction provides a combined through/right-turn lane. IL 59/IL 68 has a posted speed limit of 45 mph in the vicinity of the site and carries an Annual Average Daily Traffic (AADT) volume of approximately 20,200 vehicles. On-street parking is not allowed on either side of the road in the vicinity of the site. IL 59/IL 68 is under the jurisdiction of the Illinois Department of Transportation.

The Chapel is served by a single access drive that provides one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. A stop sign to control outbound movements is not provided. A left-turn lane with approximately 250 feet of storage and approximately 160 feet of taper is provided on IL 59/IL 68 to accommodate the high volume of inbound left-turning movements during church services.



Aerial View of the Site

Figure 1

Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the volume of traffic that it will generate.

Proposed Development Plan

As proposed, the Montessori School will serve a maximum of 80 children. Based on information provided to KLOA, Inc., drop-offs will occur between 7:00 and 9:00 A.M. and pick-ups between 4:00 and 6:00 P.M. Approximately half of the children will be picked up at 12:00 noon. It is important to note that the church's only activities during the week are youth services that occur after 7:00 P.M., therefore not occurring at the same time as the pick-up operations.

Trip Generation

The traffic that will be generated by the proposed development was estimated based on trip rates (Land-Use Code 565) published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual*, 9th Edition. **Table 1** lists the amount of traffic that will be generated by a school with 80 children. It should be noted that the trip generation for the evening peak hour was based on 40 children as half of the children are picked up at noon.

Table 1
ESTIMATED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land- Use Code	Type/Size	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	
565	Montessori School -- 80 children	33	30	63	16	18	34	350
Note: Trip generation for the Weekday P.M. peak hour was based on 40 children since half of the students are picked up at 12:00 noon.								

As can be seen in Table 1, the traffic to be generated by the proposed school during the morning peak hour translates into approximately one trip every minute and during the evening peak hour to about one trip every two minutes. However, it is important to note that not all of these trips will be new to the area roadway system as some of the trips generated might be by motorists that are already in the area en route to their destination that will find the location of the proposed school a convenient one. As such, the trips shown in Table 1 present a conservative estimate. Furthermore, inspection of the estimated daily trips by the proposed school indicate that the it will contribute to less than two percent of the AADT on IL 59/IL 68, therefore having a negligible impact on traffic conditions.

Access Evaluation

Access to the proposed school will be provided via the existing full ingress/egress access drive off IL 59/IL 68. The access drive provides one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. A left-turn lane with 250 feet of storage and 160 feet of taper is also provided on IL 59/IL 68 to accommodate the inbound left-turning movements. Given the anticipated low trip generation and the fact that two outbound lanes are provided at the access drive coupled with the provision of an exclusive left-turn lane on IL 59/IL 68, the intersection of IL 59/IL 68 with the access drive will be adequate to accommodate the projected traffic volumes. In order to ensure that exiting traffic stops, it is recommended that a stop sign be provided at the access drive.

Drop-Off/Pick-Up Activities

Given the age of the children, it is anticipated that parents will be required to park their vehicles and walk their children in and out. Parking spaces within close proximity of the entrance to the building should be designated for this purpose in order to allow for efficient drop-off and pick-up operations.

Conclusion

Based on this evaluation, the proposed Montessori School will generate a low volume of traffic during the peak hours and can be readily accommodated by the existing access drive off IL 59/IL 68 that serves the existing church. Given the fact that church activities occur outside of the drop-off/pick-up operations of the proposed school, minimal interaction between the church and the school traffic will be experienced.

Opus Montessori Banner Proposal

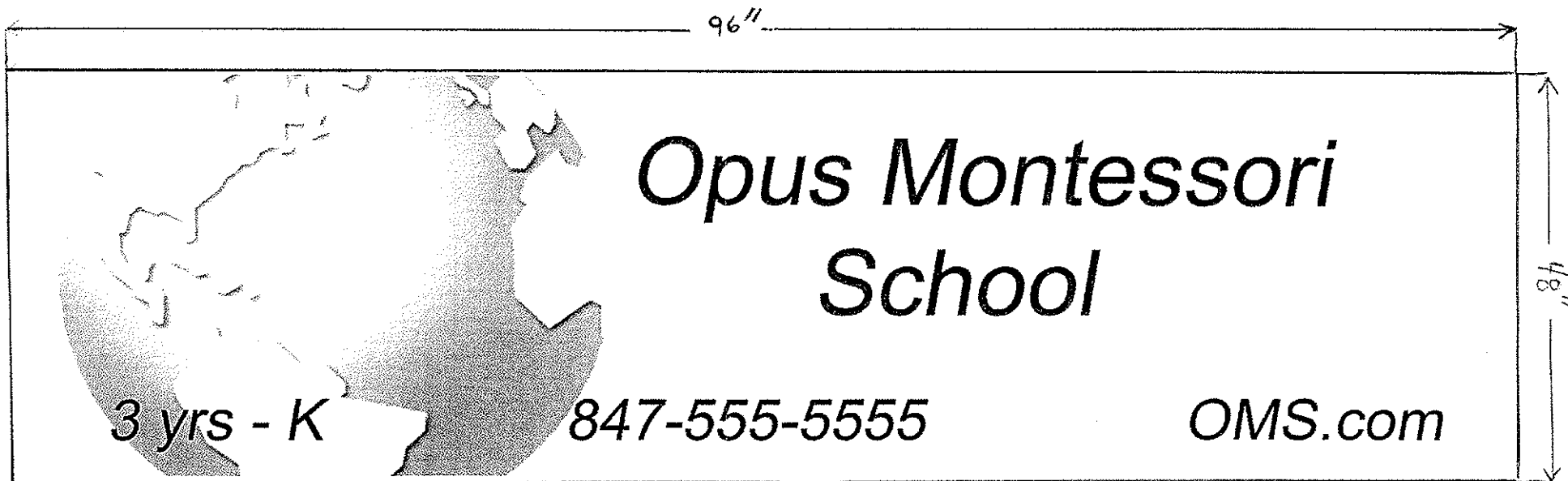


Exhibit G

Opus Montessori Sign

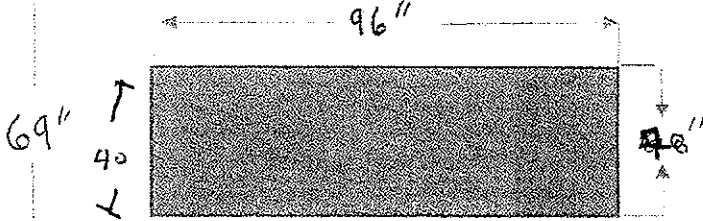
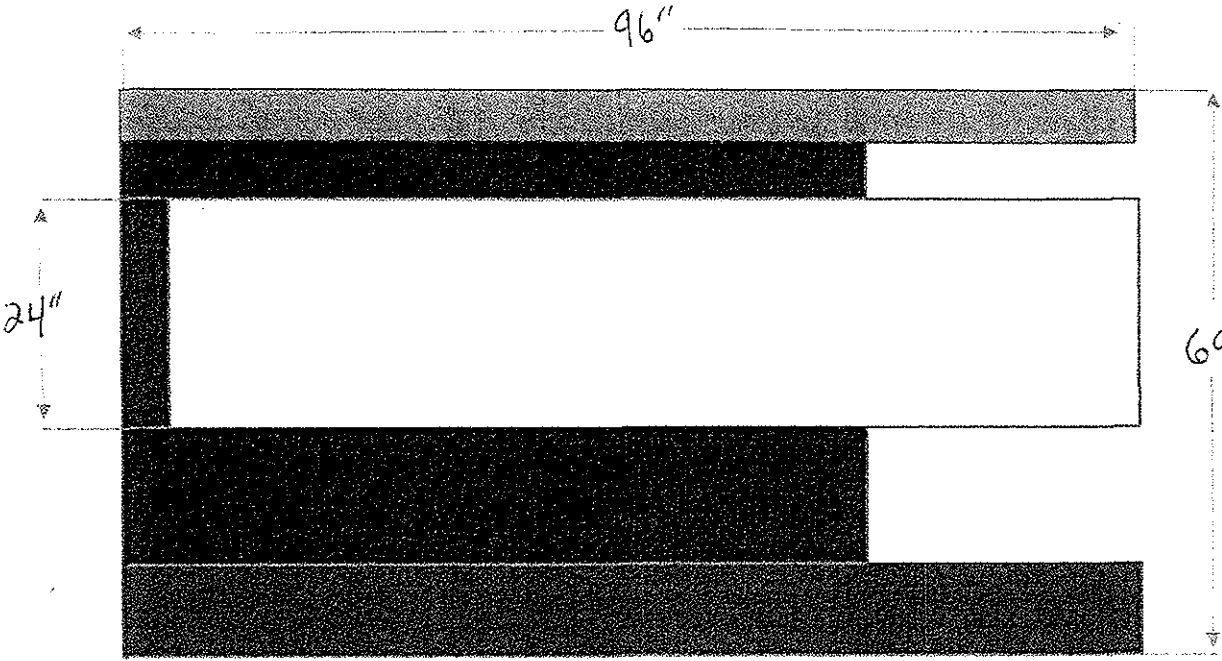
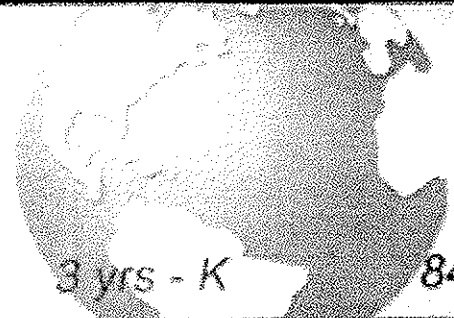


Exhibit H



Opus Montessori
School

3 yrs - K

847-555-5555

OMS.com



Opus Montessori
School

847-555-5555

OMS.com

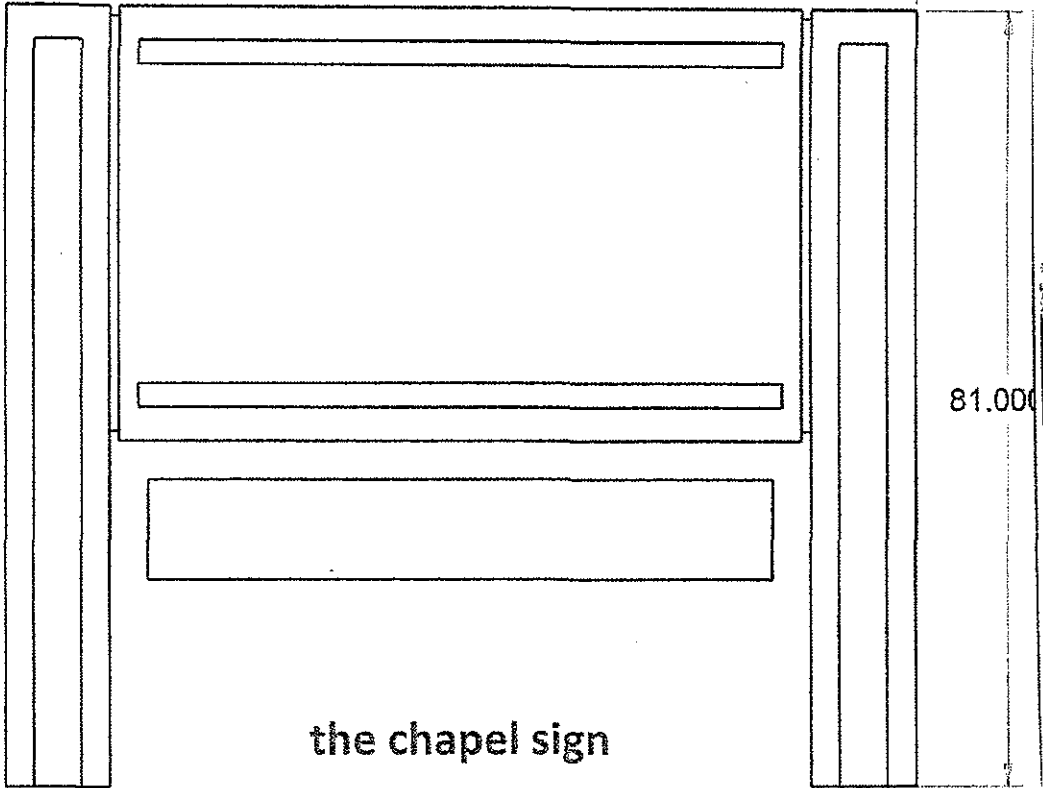
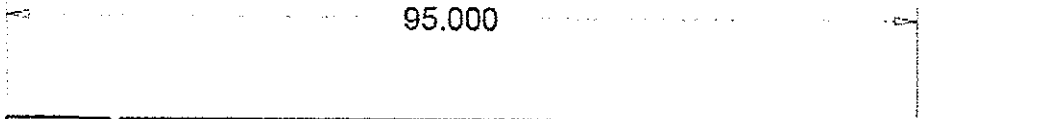


Exhibit 1

Memo

To: Chairman Wolfgram
From: Robert Kosin
cc: Zoning Board of Appeals
Date: May 19, 2017
Re: Signage – Open Space

There is presented for your consideration and recommendation for a text amendment for the addition of signage for dedicated private open space. Discussion of this Zoning topic is proposed for your meeting of Monday May 22, 2017.

Specifically the generally established open space in a municipality is that which is created by a public entity such as a Forest Preserve, Park or areas adjunct to schools and libraries.

More recently civil standards have been established for the creation of open space through acquisition imposed on the ownership with conservation easements or similar conditions limiting the future use to that which is generally viewed as open space. 525 ILCS 33/1 see also 765 ILCS 120/1.

The Village of Barrington Hills has benefit from the trend in property law by having parcels under the ownership or control of two such organizations, Citizens For Conservation and Barrington Area Conservation Trusts. Both groups have expressed interest in signing their property in a manner and size similar to that used by the Forest Preserve.

The Zoning Ordinance does not recognize signage for a sole purpose to denote open space. Public open space as it exists in the Village is regulated through the Special Use provision of the Zoning Code and the ZBA has applied such process but only to the review to signage for institution.

At the onset of the discussion it is not proposed to regulate such signage through the Special Use provision but rather like fences establishing standards for size and location.

PUBLIC COMMENTS

Public Comments are submitted by the public and are not reviewed or endorsed by the Village.

May 22, 2017

To: Chairman Wolfgram, President McLaughlin, and Members of the Zoning Board of Appeals
Subject: February 2016 Meeting Topics: Public Comment Remarks
Cc: Anna Paul/ Village Clerk

Good Evening, my name is Linda Cools, Village Resident Advocate.

I am here tonight to cover a few topics that sparked my general interest and concern from your February meeting. The first comment I have is the regarding procedures the village has in place for following up on zoning violations within the Village. I don't believe that the village engineer should have any active role in zoning and enforcement issues unless it is included under his regular duties set forth under the code. I believe that role should be strictly fulfilled by the building officer, as it appears that it falls under enforcement. Perhaps, the personnel committee should review the duties of the building enforcement officer to determine if there are shortages or gaps as to staffing levels in this department. I also understand from the transcript recording, that the village presently doesn't provide any type of complaint form for a resident to fill out regarding zoning complaints. I think that perhaps this body should consider drafting a specific form applicable to zoning disputes as a matter of establishing a standard document. As to actual enforcement, the village enforcement is basically structured by the neighbor reporting neighbor format, or reliance on self-policing. I believe the non-compliance position of the village should be reanalyzed through a different looking glass and different measures instituted. I think it is fair in a zoning dispute for either an applicant or complainant to equally appeal any future disputes. I also believe that the village code needs to provide precise verbal clarification as it relates to the issue of accessory and principle use of structures, any ambiguities leaves the door wide open so to speak; even if the standard variables used are determined when size, extent and usage are applied. We need to tighten our code and the related language; so there is no room for creative interpretation by individuals or the court as to the rule of law. The Tree Preservation ordinance was a perfect example of not having tight legal wording which did not sustain a legal challenge and therefore it exposed the village to an unnecessary legal situation. In this case then, the past was a good teacher as to what the primary task before you should be when analyzing our code. It appears that codes are for the most part solid but need to be tweaked, but the enforcement end has not kept pace.

As to the delineations and regulations of a map amendment vs. text amendment. It appears from your discussions, that the original intent of the ordinance our code is not altogether clear. Member Stieper indicated that the way the code is written leaves some room for vague interpretation. It appears that greater clarification is required. The was question posed; Why should an individual property owner Joe Resident, have greater standing than a ZBA member? The answer is they should be equal the outset, because both are residents of this village and both provide different contributions and insights. But beyond that, It might also send a message that the village might be attempting to diminish the legislative contributions of their residents by restricting their the opportunity to draft an amendment for consideration by any or one of these boards. I don't believe there will ever be a time where a large swell of residents will be presenting you with numerous amendment proposals to review. Very unlikely. But, I do understand the fear that drives this discourse due to the twelve consecutive years of a commercial horse boarding stalemate, and the possibility that those drafting amendments are doing so based on their desire to have their particular agenda prevail over the whole of the village as prescriptive law. The perceived politics of commercial horse boarding has tainted this

discourse to a great degree. Residents though should be provided reasonable freedoms to voluntarily propose and at least move a proposal through proper municipal channels, both at the ZBA and BOT level. I do think that a proposal should be drafted to committee Liaison Konicek requesting language to be less ambiguous in the code is a required essential step at a minimum. I would favor the review of a resident amendment to be approved by a simple majority support at either the ZBA or BOT level or both as an initial requirement or by the backing of a few Trustees to bring forward a discussion item to evaluate it's level of support.

As far as the term "political weapon" used by member Stieper correlated to the filing by any resident of text amendment, it would totally deny citizens like myself, who are very invested in this community, having no partisan agenda, an opportunity to affect the drafting of good laws toward the betterment of the whole village. As far as initiating an amendment preventing citizens from proposing amendments, I would not be in favor of it, and I would also reject an amendment application requesting that particular change at this time. Partisan allegiances in this village are at an all time high, this action would only widen that gap and create more mistrust on all sides of the issue. For now, I think the main concentration should be on how to best enforce our existing codes and see that any legal challenges are thwarted. That applies to special use, special event permitting requests, and all other issues where zoning law must be upheld. The only way we can keep our open spaces from vanishing, manage potential threats is through exceptional zoning. I leave it in your capable hands to determine those future decisions.

I thank you for your time and attention.

Sincerely,

Linda H. Cools, Village Resident Advocate