



**Zoning Board of Appeals**  
**AGENDA & NOTICE OF MEETING**

Monday, August 21, 2017 ~ 6:30 pm  
112 Algonquin Road

1. Call to Order & Roll Call
2. Public Comments
3. [Vote] [Minutes July 17, 2017](#)

**PUBLIC HEARING**

4. [5 Potter Lane - Special Use Artificial Lake](#)

**PUBLIC MEETING**

5. [Vote] [5 Potter Lane - Special Use Artificial Lake](#)
6. Adjournment

Chairman: Dan Wolfgram

**NOTICE AS POSTED**

**VILLAGE OF BARRINGTON HILLS  
ZONING BOARD OF APPEALS  
MacArthur Room, 112 Algonquin Road  
Monday, July 17, 2017**

- 1. Call to Order/Roll Call:** The Meeting was called to Order at 6:30 p.m. by Chairman Dan Wolfgram. On roll call, the following members were present:

Dan Wolfgram, Chairman  
Debra Buettner  
David Stieper  
Richard Chambers  
Jim Root

**Absent:** Patrick J. Hennelly  
Jan Goss

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

- 2. Public Comment**

Public comment was presented by Linda Cools and Pauline Boyle.

- 3. Approval of Minutes**

June 19, 2017

Member Stieper moved, seconded by Member Buettner, to approve the minutes of the June 19, 2017 meeting. In discussion, the following correction was made: In the second line of 4.1 Signage, change “ensue” to “ensure.”

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

- 4. 4.2 Open Space Signage<sup>1</sup>**

At the request of the Commission, Mr. Kosin undertook research relative to the counties’ approach to open space signage, which revealed a range of overall exemption to area standards greater than the existing sizes for such uses in the Village. Such signage is typically referred to as “institutional signage.” The Lake County zoning ordinance for such signage has no limitation. Kane County has a common standard requirement of not more than one hundred and fifty (150) square feet in display area per side and thirty (30’) in height. McHenry County limits institutional signs on premises to one in each yard abutting a road or street [provided that the area of the sign face does not exceed 150 feet and sign height does not exceed 20 feet.] Cook County administers its sign ordinance

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<sup>1</sup> Taken out of order to accommodate item 4.1.

depending on the zoning district and forest preserves, the most comparable use to dedicated open space, is in the district title P-2 Open Land District. Standards are established at the time of the district and no district can be less than 10 acres. Members questioned the potential sign allowance of up to 150 sq. ft., and the height to be allowed. Questions also were asked relative to the meaning of “open space.” Discussion was also heard relative to suggesting input from the BACT, relative to definitions. BACT will be contacted for input.

#### **4.1 Community Unit School District 220**

School Board President Brian Battle and School Attorney Brian Crowley presented information relative to a proposed text amendment to the zoning code, sought as a result of the District’s acquisition of property which is located in the BP business park zoning district. The amendment will allow the District to use, in the future, a parcel it acquired from the Wamberg Family near Hart Road in the Village for School uses. Questions were asked relative to the District’s future uses of the parcel, with the response that the District is not certain yet as to future uses, but wants the allowance for those uses associated with school uses. It does not expect any changes to restrictions relative to lighting, set backs, height, etc.

The School District has meet with the Village’s Plan Commission which was supportive of the text amendment, with the thought that the any school use should be by a special use permit. Discussion ensued relative to whether it is better to suggest a text amendment to the existing zoning district to allow school use as a special use, or to suggest a map amendment to change the zoning of the parcel from BP business park to R-1 residential, which allows school uses by special use permit. Discussion also was had relative to construction of Hart Road and whether it will allow for installation of a sidewalk.

The proposed timeline discussed for a zoning amendment to meet the District’s needs would allow for a September public hearing with Board discussion in October.

#### **4.2 Text Amendment Application Process**

Commissioner discussion continued as to whether to amend the Zoning Code to remove the allowance for public application for amendments to the zoning text. Member Stieper stated that the purpose of such amendment is not to prevent a member of the public from proposing an amendment, but to prevent “stacking: of text amendments as the Village has witnessed in the past.

At the conclusion of discussion, Chairman Wolfgram suggested referring this issue to the next meeting to allow counsel to provide information relative to the City of Elgin’s zoning text, which allows consideration of a zoning text amendment on any one topic only once per year. Ms. Dickson will distribute copies of the City’s text for consideration. Chairman Wolfgram will also confer with the zoning liaison on this issue to determine whether there is Board sentiment on this issue.

#### **4.4 Special Event Permitting**

Mr. Kosin opened discussion on special events permitting, an issue which has been before the ZBA on recent occasions. He stated that the Village has an existing permit process for many items, such as backyard burning, target practices and fireworks. He recommends consideration of a permit for special events, such as weddings and charity events. The biggest issue for staff is when an event is larger than a permitted event, and might be more appropriate to be considered under special use parameters. Member Steiper commented that the focus of past efforts had been to allow for charitable uses of property by owners. A permit or special use would allow for use of property not necessarily in keeping with residential district zoning. Member Chambers asked whether the concern was related to the SanFilipo property, and whether any complaints were received relative to its use. Mr. Kosin responded that when complaints relative to land use are received they are all investigated. The concern voiced by Members was relative to the number of events per year, and the number of invitees per event. From discussion, it appears that licensing is a preferred tool to deal with the issues relative to special events, rather than zoning. Mr. Kosin will provide language for consideration in future. Chairman Wolfgram closed the discussion stating the issue is “what problem the Village is attempting to solve, and is there an issue already?” Further discussion will be held at the next ZBA meeting.

## **5. Adjournment**

Motion to adjourn by Member Stieper, seconded by Member Root, at 8:32 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](mailto:clerk@vbhil.gov), giving the street and lot number of the property owned by you and for what it is now used. Please state fully what your position is regarding the subject.

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

**Date and Time of Hearing:** Monday, August 21, 2017 at 6:30 pm

**Applicant:** Sangeeta Francis and Peter Issac V. Albert

**Address:** 5 Potter Lane, Barrington Hills, IL

**Subject:** Application for the issuance of a special use to permit construction of an artificial lake.

Chairman Dan Wolfgram  
Zoning Board of Appeals  
Village of Barrington Hills  
Publication Date: July 26, 2017

**PUBLIC HEARING**  
Before the Zoning Board of  
Appeals,  
Village of Barrington Hills,  
Re: 5 Potter Lane

Notice is hereby given that a Public Hearing will be held on Monday August 21, 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 ("Village") in the MacArthur Room of the Village Hall, 112 Algonquin Road, concerning the application for a special use for the construction, use and maintenance of an artificial lake(s) on a certain parcel ("Subject Property") owned by Sangeeta Francis and Peter Issac V. Albert, as beneficiaries of Chicago Title Land Trust Company Trust Number 8002374229, Trust dated April 10, 2017, by and through their attorney, Craig S. Krandel of Timm & Garfinkel LLC at 5 Potter Lane, subject to the provisions of Section 5-10-7 of the Zoning Ordinance.

The location of the Subject 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 Subject Property (Lot 3 in Potter's Subdivision recorded as Document 2209801) and to be found on the south side of Dundee Road (State Rt. 68), east of its intersection with Healy Road on a cul de sac private road named Potter Lane all being found in Section 19, Township 42 North, Range 9 East of the 3rd PM, being in the Barrington Township, Cook County area of the Village otherwise identified as well by the Property Tax Index Number of 01-019-201-016.

A copy of the application for the Special Use 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.

Daniel Wolfgram, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills  
Published in Daily Herald  
July 26, 2017 (4478327)

**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 July 26, 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 # 4478327

# Village of Barrington Hills

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## 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.

# Village of Barrington Hills

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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.

(G) Effect Of Denial Of A Special Use: No application for a special use which has been denied wholly or in part by the board of trustees shall be resubmitted for a period of one year from the date of said order of denial, except on the grounds of new evidence or proof of changed conditions found to be valid by the zoning board of appeals and the board of trustees.

(H) Revocation: In any case where a special use has not been established within six (6) months after the date of granting thereof, then without further action by the zoning board of appeals or the board of trustees, the special use authorization shall be null and void. The zoning board of appeals may, upon application filed within said six (6) months, and for good cause, extend said time an additional six (6) months.

(I) Special Uses On Historical Sites: An applicant may request as a unique historical use any permitted and/or special use allowed in any zoning district to be allowed in any other zoning district, subject to compliance with the following conditions:

1. Proof that the subject property or the improvements thereon are of historic value or significance and that preservation of the same will be enhanced, maintained or assisted by permitting the unique use as proposed.

## Village of Barrington Hills

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2. Proof that permitting the unique use will be of some affirmative benefit, from a land use or preservation standpoint, to the subject property, the surrounding properties and neighborhood, and the village.
3. The application shall have the burden of presenting clear and convincing proof that the unique use is justified and proper.

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

BEFORE THE VILLAGE OF BARRINGTON HILLS ZONING BOARD OF APPEALS  
COOK COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF            )  
SANGEETA FRANCIS AND PETER ISAAC            )  
VELAGAPALLI. ALBERT and SANGEETA            )  
FRANCIS OWNERS, FOR AN AMENDMENT            )  
TO THE ZONING ORDINANCE OF THE            )  
VILLAGE OF BARRINGTON HILLS, ILLINOIS        )  
FOR A SPECIAL USE PERMIT                    )

**PETITION FOR A SPECIAL USE PERMIT**

Your Petitioners, PETER ISAAC VELAGAPALLI. ALBERT and SANGEETA FRANCIS,  
as beneficiaries of Chicago Title Land Trust Company Trust Number 8002374229, Trust dated April 10,  
2017, by and through their attorney, CRAIG S. KRANDEL of TIMM & GARFINKEL LLC, respectfully  
represent to the Zoning Board of Appeals of The Village of Barrington Hills, as follows:

1. That Chicago Title Land Trust Company Trust Number 8002374229, Trust dated April 10, 2017 is  
the owner of record of the real estate which is the subject of this petition, and which is more fully  
described as follows:

LOT 3 IN POTTER’S SUBDIVISION; OF LOT 1 AND THE EASTERLY 22.28 FEET  
OF LOTS 8 AND 6 TO THE SOUTH LINE OF LOT 1 IN COUNTY CLERK’S  
DIVISION OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE  
THIRD PRINCIPAL MERIDIAN ACCORDING TO DOCUMENT 2209801  
EXCEPTING THEREFROM THAT PART LYING NORTH OF THE SOUTH RIGHT  
OF WAY LINE OF DUNDEE ROAD, IN COOK COUNTY, ILLINOIS.

Property Index No. 01-019-201-016-0000

2. That Petitioners are the beneficiaries of the “Potter Lane Trust” which is the beneficiary of Chicago  
Title Land Trust Company Trust Number 8002374229, Trust dated April 10, 2017.
3. That the property which is the subject of this petition consists of five (5) acres M.O.L. and is located  
at 5 Potter Lane Barrington Hills, IL

4. The Petitioners request a Special Use Permit be granted to allow for the creation of two (2) ponds on the property with sizes of approximately 3600 square feet and 700 square feet.
5. The Petitioners seek to redevelop their property in line with design standards as generally outlined in the Hindu concept of “Vaashtu”, which calls for certain types of designs and foliage with directions and flow of water to enhance the lives and spirit of the home’s occupants. This same concept has been applied in the structural redevelopment of the current residence as currently being remodeled. There shall be removal of existing foliage, trees, etc. and replacement in certain areas and of the “Heritage” Species and other desirable species.
6. The proposed ponds and modifications will not be detrimental or endanger the public health, safety, morals, comfort or general welfare.
7. The Special Use for the proposed ponds and modifications 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.
8. The proposed ponds and modifications will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
9. The propose ponds have adequate utilities, access roads and drainage.
10. The proposed ponds will be located and designed to allow ingress and egress and minimize traffic congestion in the public streets and roads.
11. 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.
12. Petitioners shall meet the standards for Special Use permits as outlined in Section 5-10-7 of the Village of Barrington Hills Zoning Code. The site is situated so that upon completion of the proposed landscaping that it will be compatible with existing planned and future development of the area. The Special Use will not substantially diminish or impair the property values within the neighborhood. The grant of this Special Use shall reasonably in the interest of the public welfare.

WHEREFORE, Petitioners pray that the Chairman of the Zoning Board of Appeals sets a date and time for a Public Hearing to be held for the proposed request.

Petitioners:

PETER ISAAC VELAGAPALLI, ALBERT and SANGEETA FRANCIS  
As Beneficiaries of Chicago Title Land Trust Company Trust  
Number 8002374229, Trust dated April 10, 2017,

Respectfully submitted

By:   
Craig S. Krandel, one of their attorneys

Subscribed and sworn before me  
this 20<sup>th</sup> day of July 2017

By:   
NOTARY PUBLIC



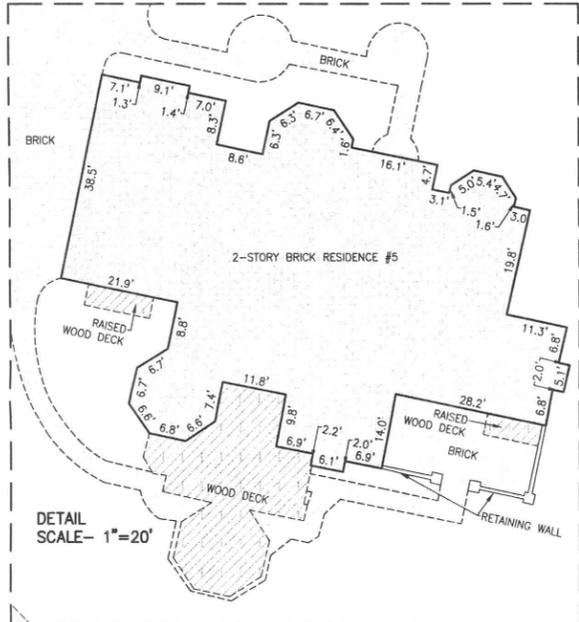
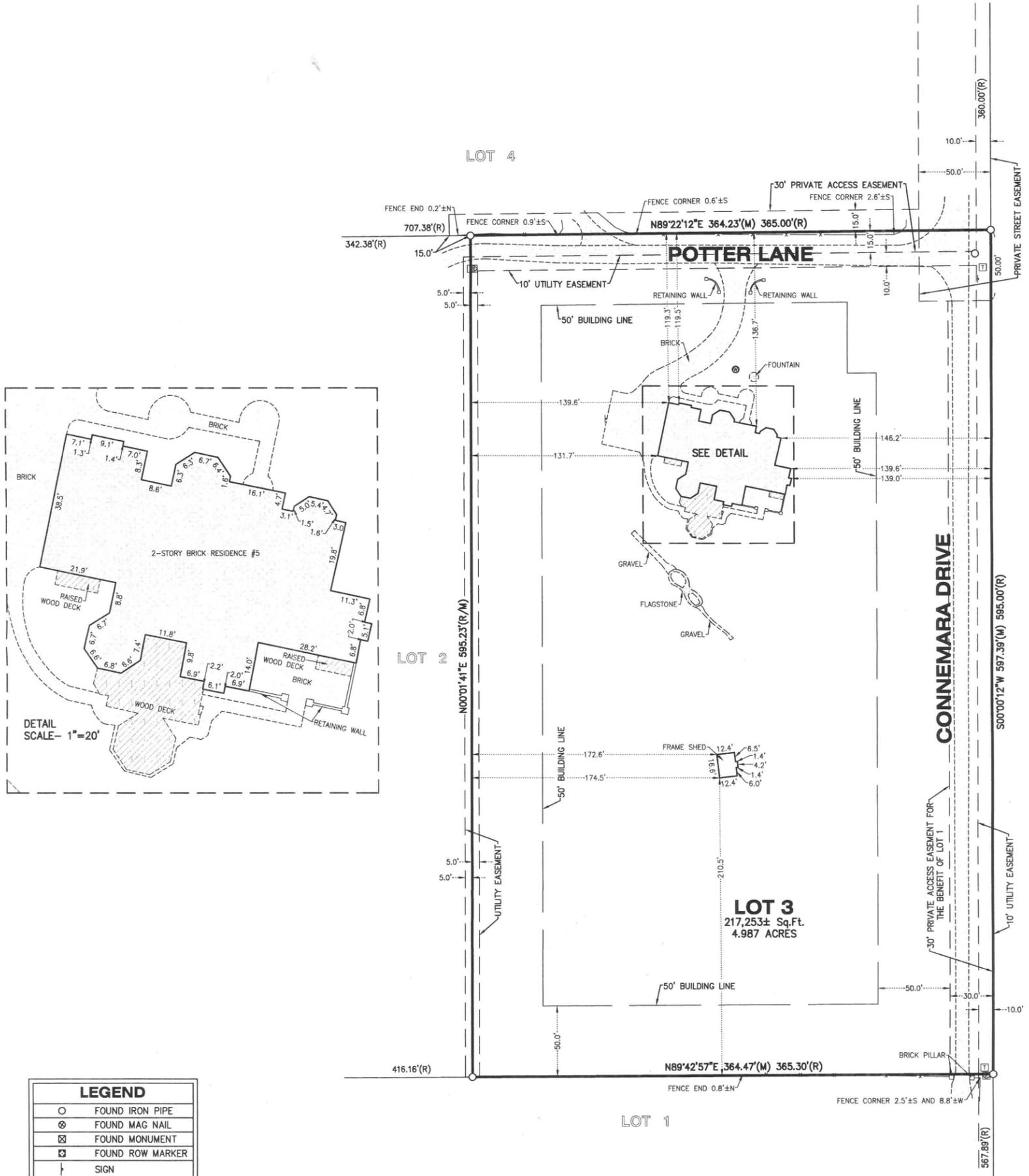
Craig S. Krandel  
Timm & Garfinkel LLC  
Attorney for Petitioner  
407 Congress Parkway Ste E  
Crystal Lake, IL 60014  
(815) 477-7476  
(815) 333-0480 FAX



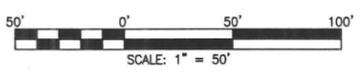
**Vanderstappen**  
Land Surveying, Inc.  
www.vanderstappen.com  
1316 N. Madison St.  
Woodstock, Illinois 60098  
ph. 815-337-8310 fax 815-337-8314  
"Always faithful to the property line"

# PLAT OF SURVEY

Lot 3 in Potter's Subdivision, of Lot 1 and the Easterly 22.28 feet of Lots 8 and 6 to the South line of Lot 1 in County Clerk's Division of Section 19, Township 42 North, Range 9 East of the Third Principal Meridian according to the Plat thereof recorded 2209801 excepting therefrom that part lying North of the South right-of-way line of Dundee Road, Cook County, Illinois.



LEGEND	
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊠	FOUND MONUMENT
⊞	FOUND ROW MARKER
+	SIGN
⊞	TELEPHONE RISER
⊞	TRANSFORMER
●	WELL
(R)	RECORD
(M)	MEASURED



**NOTE:** Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

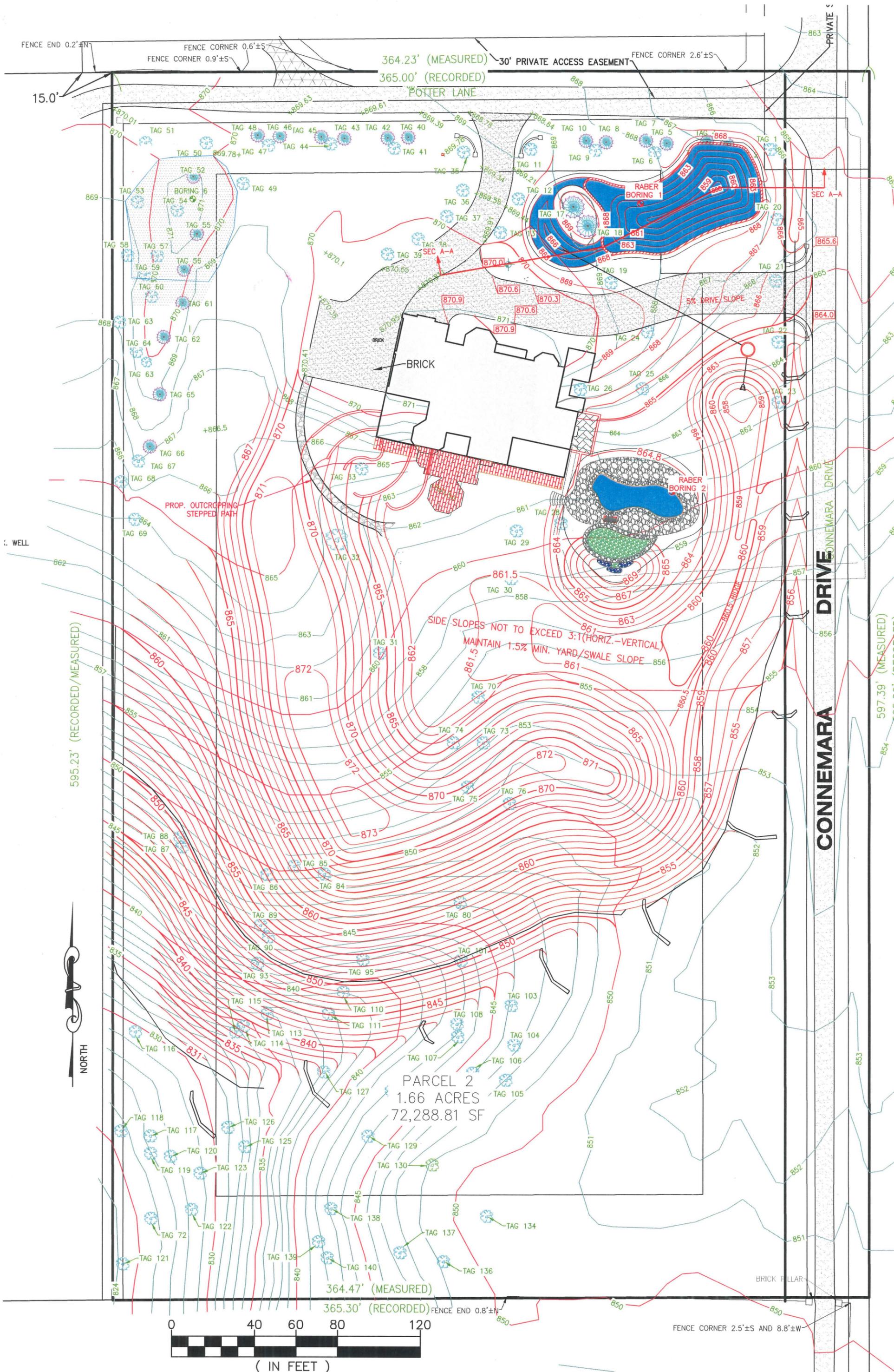
Dated at Woodstock, McHenry County, Illinois 11/11 A.D., 20 16.

Vanderstappen Land Surveying Inc.  
Design Firm No. 184-002792

By: *[Signature]*  
Illinois Professional Land Surveyor No. 2709

CLIENT: JAMES POTTER LTD.  
DRAWN BY: GMJ CHECKED BY: WJV  
SCALE: 1"=50' SEC. 19 T. 42 R. 09 E.  
BASIS OF BEARING: ASSUMED  
P.I.N.: 01-19-201-016-0000  
JOB NO.: 160860 I.D. LSS  
FIELDWORK COMP.: 11/08/16 BK. PG.  
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 86° F.

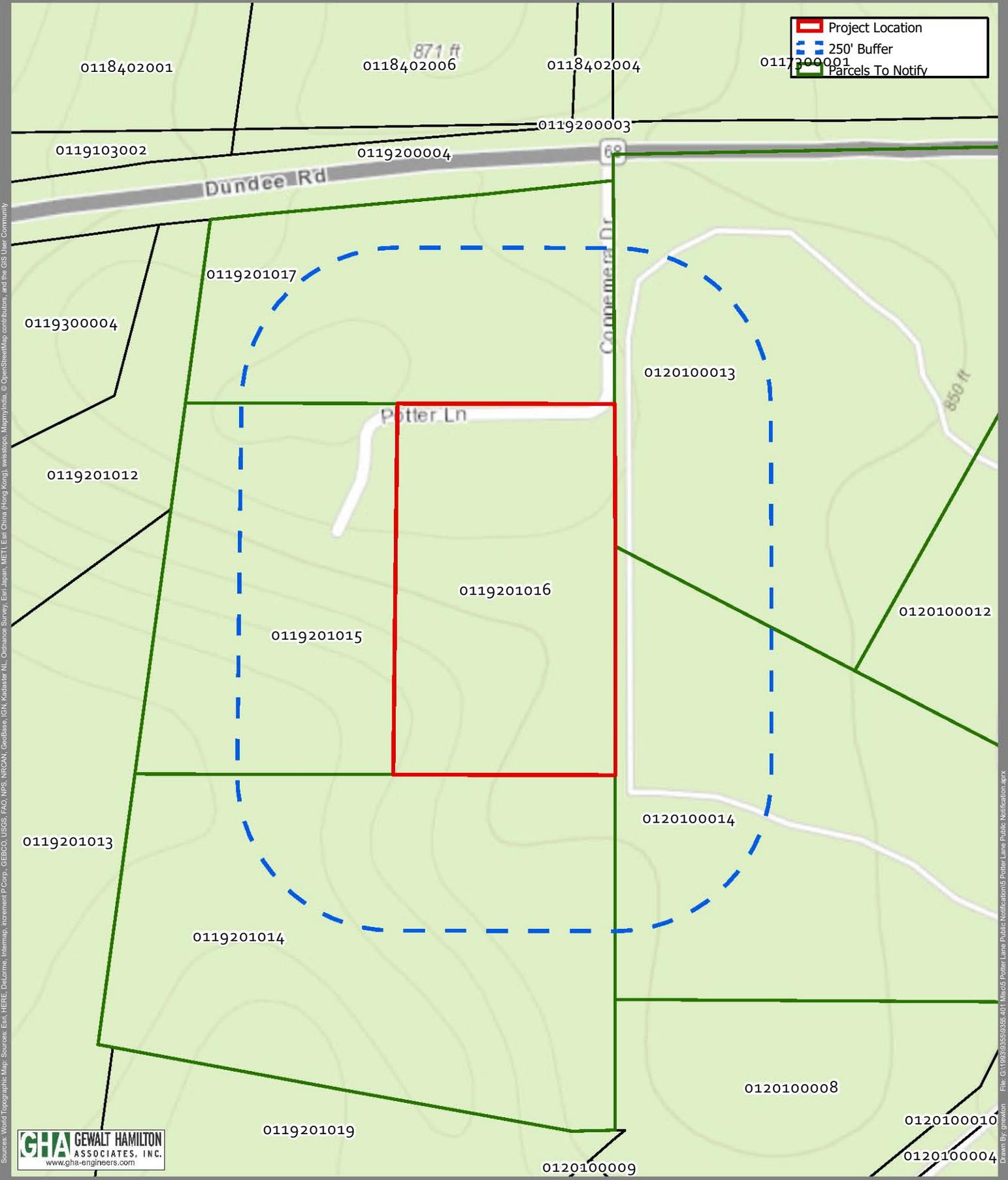




<b>PIN</b>	<b>OwnerLast</b>	<b>MailAddress</b>	<b>MailCity</b>
0119201014	ROGER D RYAN	153 DUNDEE RD	BARRINGTON IL
0119201015	JAMES POTTER	2 POTTER LN	BARRINGTON IL
0119201017	RICHARD J CHLEBEK	4 POTTER LN	BARRINGTON IL
0120100013	COOK COUNTY FOREST PRESERVE (EXEMPT)	536 NORTH HARLEM AVE	RIVER FOREST
0120100014	COOK COUNTY FOREST PRESERVE (EXEMPT)	536 NORTH HARLEM AVE	RIVER FOREST

<b>MailZip</b>	<b>SiteAddress</b>
60010	1 POTTER LN
60010	2 POTTER LN
60010	4 POTTER LN
60305	DUNDEE RD
60305	HEALY RD

Project Location  
 250' Buffer  
 Parcels To Notify



Sources: World Topographic Map; Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox India, © OpenStreetMap contributors, and the GIS User Community

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1 inch = 200 Feet

# Public Notification

5 Potter Lane  
Village of Barrington Hills, IL



VILLAGE OF BARRINGTON HILLS  
**NOTICE  
OF A  
PUBLIC HEARING**  
will be held at 6:30 p.m. August 21, 2017  
at Barrington Hills Village Hall - 112 Algunguin Rd.  
Regarding a Special Use for this Property  
PIN 01-19-201-016  
By PETER ISAAC, VILLAGAPALE ALBERT and SANGEETA  
FRANCIS before the Zoning Board of Appeals (V.B.S.16-7)  
Daniel Wallgram, Chairman, ZBA - 847-551-3000

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

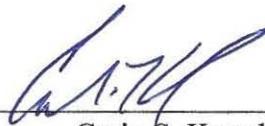
BEFORE THE VILLAGE OF BARRINGTON HILLS ZONING BOARD OF APPEALS  
COOK COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF            )  
SANGEETA FRANCIS AND PETER ISAAC            )  
VELAGAPALLI ALBERT and SANGEETA            )  
FRANCIS, OWNERS, FOR AN AMENDMENT            )  
TO THE ZONING ORDINANCE OF THE            )  
VILLAGE OF BARRINGTON HILLS, ILLINOIS            )  
FOR A SPECIAL USE PERMIT                    )

**AFFIDAVIT OF POSTING**

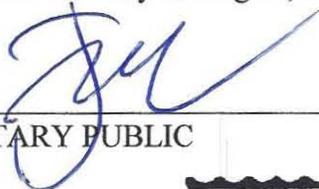
Craig S. Krandel, being upon oath deposes and says as follows:

1. That he is counsel for the Petitioners in the above captioned matter.
2. That the above captioned matter is scheduled to be heard by the Barrington Hills Zoning Board of Appeals, on August 21 2016, at 6:30 P.M. at the Village of Barrington Hills Village Hall.
3. That he has complied with the posting requirements set forth in the "Village of Barrington Hills Zoning Ordinance" by placing the customary zoning poster on the principal road frontage of the parcel in question or by placing the customary zoning poster at such locations as are visible and conspicuous to the general public.
4. That said posting was accomplished on August 3, 2017
5. That one (1) poster was placed on the parcel in question.
6. Affiant further sayeth naught.



Craig S, Krandel

SUBSCRIBED and SWORN to before  
me this 10<sup>th</sup> day of August, 2017.



NOTARY PUBLIC



August 7, 2017

Mr. Albert Schmitt, P.E.  
Schmitt Engineering, Inc.  
215 W. Calhoun Street  
Woodstock, Illinois 60098

Re: 5 Potter Lane- Proposed Resident Home Addition & Detention Ponds  
Review # 1

Dear Mr. Schmitt:

Our office has reviewed the proposed site plan for the proposed residence at the above referenced address. Our review is based on the following documents:

- Engineering Plans (4 sheet Site Development plan; 1 sheet septic plan) prepared by Schmitt Engineering, dated July 18, 2017.
- Soil Test Report, prepared by William R. Kreznor & Associates, Inc, dated December 2, 2016.
- Supplemental Soil Investigations Report, prepared by William R. Kreznor & Associates, Inc, dated March 14, 2017.
- Petition for a Special Use Permit, prepared by Timm & Garfinkel, LLC, no date.

Based on our review, we offer the following comments.

1. The Village Code designates artificial lakes (ponds) as a special use in the R-1 zoning district. The policy of the Village is to require a special use permit for new ponds or modifications to existing ponds that exceed 500 square feet in size. Based on the submitted materials, the proposed ponds at this site are approximately 4370 square feet in size. A special use permit will be required for the proposed artificial ponds. No response to this comment is required.
2. The Village Ordinance prohibits barriers exceeding 5' above natural grade within the yard setback area, including earthen berms (Section 5-3-9(F)). In certain areas along the east side of the property the proposed fill exceeds 5' in height.
3. The plan set submitted included only major contours (every 5') in some areas. The final plan set shall include proposed 1' contours in all areas where grading is proposed.
4. The Village has adopted the Lake County Watershed Development Ordinance to apply in all four counties of the Village. A Lake County completed watershed development permit application shall be submitted with final engineering plans.
5. Soil test results have been submitted for the proposed septic field, but no soil borings have been submitted in the area of the proposed ponds to demonstrate that they will hold water. A normal water level of 864.5 is indicated for the Rain Water Harvest Pond, but there does not appear to

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be an outlet pipe and the overflow weir is shown at 867.5. Similarly, the Natural Pond and Plant Pond have normal water levels indicated but no outlet detail provided. The applicant should provide documentation to demonstrate that the pond will be able to hold water at the normal water levels indicated.

6. Provide calculations to demonstrate that the pond overflow structure is capable of passing the critical duration base flood without damages to downstream structures or property.
7. Provide a typical cross section detail for the proposed pond.
8. Provide pump calculations for the pump and forcemain indicated.
9. The maximum slope for proposed landscape areas is 3H:1V. Areas at the south side of proposed natural pond require adjustment as these areas are steeper than the maximum slope.
10. The proposed driveway shall be perpendicular to the roadway for a minimum of 40' from the Right of Way. Please provide spot grades at the proposed driveway extension and include dimensions for flare radii and proposed driveway slope.
11. Please provide Soil Erosion/Sediment Control measures and appropriate details. Please note the silt fence detail requires revision to conform with the spacing requirements of AASHTO Standard Specification 288-00.
12. The swale south of the Plant Pond is very flat, with a longitudinal slope of approximately 0.9% from the 861.5 contour to the 860 contour. We recommend a minimum slope of 1.5% in grass areas.
13. Provide documentation about the retaining wall design located at the proposed Rain Water Harvest Pond, signed and sealed by an Illinois Licensed Structural Engineer.
14. The Standard Erosion and Sediment Control Notes on sheet 4 are printed twice, and require revision to meet current Lake County WDO standards. The notes should be revised or replaced with the attached SE/SC notes.
15. Provide the elevation and description of the Village Benchmark used as a source for the topography submitted.
16. The septic plan indicates removal of existing trees and a landscaped berm at the northwest corner of the property, with a reference to the grading plan. The grading plan provided does not include the grading referred to by the septic plan.
17. The Village permits credit in the amount of 133% of the nominal width of the chamber. Based on the size of the proposed chamber system, the trench width used to calculate the required linear footage is 3.76', not 4.25'. The septic calculations and system shall be revised accordingly.

The final engineering submittal should include a cover letter with a written response to each of the above comments along with two sets of revised plans. The above review comments are provided based on the engineering information submitted. Additional comments may be generated as the final

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plans and associated materials are submitted. If there are any questions or further clarification of the comments is needed, I can be reached at 847-478-9700 or via email at [dstrahan@gha-engineers.com](mailto:dstrahan@gha-engineers.com)

Sincerely,  
Gewalt Hamilton Associates, Inc.

A handwritten signature in black ink that reads "Daniel J. Strahan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel J. Strahan, P.E., CFM  
Village Engineer

cc: Robert Kosin, Village of Barrington Hills  
Ken Garrett, Village of Barrington Hills

# **LAKE COUNTY STORMWATER MANAGEMENT COMMISSION**

## **SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES**

- A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
  - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
  - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.