

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS  
PUBLIC HEARING HELD TUESDAY, MAY 10, 2005 AT  
7:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,  
111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 7:46 P.M. Chairman Nass called the hearing to order and the Village Clerk called the roll:

Present: Chairman Nass, W. Gene McAlester, Joe DiPino, Bryan McGonigal and  
Carleen Kreider

Absent: Vice Chairman Cifonelli, Janis Menges

Also Present: Kathy Nelander, Village Clerk

Kent Venema, 418 S. Cook Street, Barrington

James Proctor and Dave Blumhorst, 221 Liberty, Crystal Lake

Anne and Matthew Leahy, 604 Sioux Drive

Al Pino, Village Trustee

John Schnure, Village Trustee

Chairman Nass welcomed the audience to the Zoning Board of Appeals Meeting and asked that any person wishing to speak during the public hearing, stand in order to be sworn in. The witnesses were sworn in.

2. Approve Minutes from the April 12, 2005 Public Hearing and the April 12, 2005  
Continued Public Hearing

The Minutes of the April 12, 2005 Public Hearing were made available to the Board.

Motion: Carleen Kreiter moved that the Minutes of the April 12, 2005 Public Hearing be approved as presented; seconded by W. Gene McAlester.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the April 12, 2005 Public Hearing approved and put on file.

The Minutes of the April 12, 2005 "Continued" Public Hearing were made available to the Board. There was a change made to the Minutes.

Motion: Carleen Kreiter moved that the Minutes of the April 12, 2005 "Continued" Public Hearing be approved as amended; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the April 12, 2005 "Continued" Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Matt Leahy, 604 Sioux Drive, North Barrington, Illinois 60010.

Chairman Nass noted that all requirements had been met by the applicants and explained the variance to the code requested by Mr. & Mrs. Matt Leahy.

ZR-10-1-2(B) and

ZR-10-4-2(A1b): A non-conforming building or use shall not be expanded.  
The existing house is non-conforming on account of building setback encroachments.

ZR-10-9-2(A3): Front yard setback from all other public roads or streets shall not be less than 60 feet from the established centerline.

front feet Based on the 60 foot right-of-way width established for Sioux Drive, the required front setback shall be 30 feet as measured from the front (south) property line. The existing house is located approximately 27 feet from the (south) property line. The existing wood deck is located approximately 21 feet from the front property line.

ZR-10-9-2(C): From the rear line, the setback shall not be less than 40 feet or 20% of the depth of the lot, which ever amount is larger.

than 40 feet approximately 32 feet Based on a lot depth of 135 feet, the required setback shall not be less than 40 feet from the rear (north). The existing house is located from the rear (north) line.

Chairman Nass invited the applicant to address the Board and explain his request. Dave Blumhorst from Schafer Builders, Inc. addressed the Board. He explained that the Leahy's proposed to build a second story addition to the back of the home which would expand the kitchen and breakfast area on the first floor and expand the master bath on the second floor. There would also be interior remodeling to accommodate the addition. It was noted that the location of the proposed addition fully complies with the front, side and rear building setbacks required by the Village zoning ordinance, the location of the existing house on the property does not comply with the required 30 foot front setback off of Sioux Drive and the required 40 foot rear setback, thus requiring a zoning variation as the existing house is considered a non-conforming property.

Chairman Nass noted that there were no objections from neighbors of Village Staff. There were some questions from the Board.

Motion: Joe DiPino moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. Matt Leahy to construct a two-story addition to the home at 604 Sioux Drive using the architectural plans as prepared by ALA Associates, Inc., last revised 2/28/05; seconded by Carleen Kreiter.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Nass, W. Gene McAlester, Joe DiPino, Bryan McGonigal and Carleen Kreider  
Absent: Vice Chairman Cifonelli, Janis Menges  
Nays: None  
Abstain: None

Chairman Nass declared the motion approved and that the recommendation would be made to the Village Board. He stated that the next Village Board Meeting was scheduled for Monday, May 23, 2005 at 7:30 p.m. and invited Mr. & Mrs. Leahy to attend.

4. The following variations are requested in the petition submitted by Mr. Greg Schmitt and Mr. Kent Venema, Talon Development, Inc., 1845 E. Rand Road, Arlington Heights, Illinois 60004.

Chairman Nass noted that all requirements had been met by the applicants and explained the variance to the code requested by Mr. Greg Schmitt and Mr. Kent Venema, Talon Development, Inc.

ZR 10-10-11: Maximum Allowable Sign Area. The following table provides acceptable guidelines for sign area based on total floor area:

Total Sign Area (Square Footage)  
Permitted in Commercial Zoning Areas

Total Floor Area Of Building (s.f.)	Maximum Sign Area (s.f.)	Allowable Number of Signs
1 – 500	8	1
501 – 1000	10	1
1001 – 3000	15	1
3001 – 5000	20	1
5001 or higher	25	1

Each of the five (5) office buildings in this development has an occupiable

floor area square footage of approximately 7,756 square feet. Therefore, each building is allowed one (1) sign having a maximum sign area of 25 square feet. Since this development consists of five (5) buildings, it is allowed a total of five (5) signs having a total sign area of 125 square feet.

\* The area of the multi-faced freestanding sign is the sum of the areas on both message surfaces. In this case, the area of the sign is 160 square feet ( $80 \text{ s.f.} \times 2 = 160 \text{ s.f.}$ )

\* The area of the building mounted signs identifying each tenant is 6.25 square feet. Based on a total of 16 tenant signs, the sum of the areas of the tenant signage is 100 square feet ( $6.25 \text{ s.f.} \times 16 = 100 \text{ s.f.}$ )

The total sign area is the summation of the areas of all signs. In this case, the total sign area is 260 square feet ( $160 \text{ s.f.} + 100 \text{ s.f.} = 260 \text{ s.f.}$ )

ZR 10-10-9(I,1): The minimum setback for all freestanding signs shall be seventy five percent (75%) of the applicable front yard setback;  
The applicable front yard setback for this development is 30 feet.  
Therefore the minimum setback for the freestanding sign shall be 22.5 feet. The proposed freestanding sign is located approximately 20 feet from the front property line.

ZR 10-10-9(I,2): No freestanding sign shall be nearer than forty feet (40') to any sign, building, structure, front, side or rear property line.  
The proposed freestanding sign is located approximately 20 feet from property line along Rand Road and approximately 12 feet from Building #1.

Chairman Nass referred to a memo from Building and Zoning Officer Kelly Rafferty dated May 10, 2005. The memo states how the initial permit application submittal for the proposed signs depicted the location of the free-standing sign as being on the south side of the entrance driveway, approximately 20 feet from the front property line and approximately 12 feet from Building #1, which required variances from sections ZR 10-10-9(I,1) and ZR 10-10-9(I,2).

When the documents were submitted in support of the zoning variation request, there was a change in the location of the proposed free-standing sign. The applicant is now proposing to locate the free-standing sign on the north side of the entrance driveway, approximately 30 feet from the property line along Rand Road and approximately 67 feet from Building #1. The revised location eliminates the need for one of the previously identified zoning variations. The revised location would still require a variation from ZR 10-10-11 and ZR 10-10-9(I, 2) but not from ZR 10-10-9(I, 1).

Chairman Nass explained that the other variance request was to the Maximum Allowable Sign

Area portion of the Village's Zoning Ordinance. He explained that the total sign area allowed was computed by using the combined floor area of the five buildings, which would allow for a maximum of 125 square feet. Chairman Nass explained that the applicant is asking for a total sign area of 260 square feet, or approximately double what is allowed per the ordinance. Chairman Nass noted that the Village Bank and Trust sign, which was erected before the adoption of the current Village sign regulations, was larger in size than the proposed sign. Chairman Nass noted that there were no objections from Village Staff or neighbors to the variance request.

Chairman Nass invited the applicant to address the Board and explain his request. Mr. Kent Venema introduced himself as the construction manager for Talon Development. He explained that as part of the five building development on Lot 2 in the Wynstone North Commercial Subdivision, also known as North Barrington Professional Center at Wynstone, they were requesting a freestanding sign and 16 building tenant signs. Mr. Venema explained why the freestanding sign's location was changed; mainly due to the numerous utility lines going through the area. He explained that the new location was in a retention/detention area on the lot, and would be a part of a terraced and landscaped area. Mr. Venema explained that the sign's stone columns complimented the stonework used on the buildings. He explained that the tenant signs would be located above the doorways to the buildings, and were minimized rather than fully filling the space allotted for the sign. He explained that the freestanding sign would never have tenant names on it; that it would merely identify the development as North Barrington Professional Center at Wynstone. Mr. Venema gave further information on the materials, design, and colors used for the signs and answered questions from the Board.

Motion: Joe DiPino moved to recommend to the Village Board approval of the variance requests from sections ZR 10-10-11 and ZR 10-10-9(I, 2) for Mr. Greg Schmitt and Mr. Kent Venema, of Talon Development, Inc. to erect one freestanding sign and 16 tenant signs for the five building development on Lot 2 in Wynstone North Commercial Subdivision; seconded by Bryan McGonigal.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Nass, W. Gene McAlester, Joe DiPino, Bryan McGonigal and Carleen Kreider
	Absent:	Vice Chairman Cifonelli, Janis Menges
	Nays:	None
	Abstain:	None

Chairman Nass declared the motion approved and that the recommendation would be made to the Plan Commission as well as the Village Board. It was noted that the proposed signage had to be reviewed by the Plan Commission during an Appearance Review Session during their meeting on Monday, June 13, 2005, and then by the Village Board Meeting which was scheduled for Monday, June 27, 2005 at 7:30 p.m.

5. Adjournment

There being no further business to come before the Board, Bryan McGonigal moved to adjourn the Public Hearing; seconded by Joe DiPino.

The voice vote was unanimous in favor.

At 8:20 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held June, 2005.

Attest: \_\_\_\_\_  
Kathy Nelander, Village Clerk

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