

NOTICE OF A PUBLIC HEARING OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF NORTH BARRINGTON

Notice is hereby given that the Zoning Board of Appeals of the Village of North Barrington, Lake County, Illinois, will hold a Public Hearing on Tuesday, August 14, 2007, at 7:30 P.M., at the North Barrington Village Hall, 111 Old Barrington Road, North Barrington, Illinois.

This Hearing is held pursuant to the call of the Chairman of the Zoning Board of Appeals with notice to all Members of the Commission.

The Agenda for this hearing is as follows:

1. Call to order and Roll Call
2. Approve Minutes from July 10, 2007 Public Hearing
3. The following variations are requested in the petition submitted by Klein Development, Inc., 106-114 S. Wynstone Park Drive, Wynstone South Commercial, North Barrington, IL 60010:

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
1,001 – 3,000	15	1
3,001 – 5,000	20	1
5,001 or higher	25	1

Each of the five (5) office buildings in this development has a total floor area of approximately 12,610 square feet. Therefore, each building is allowed one (1) sign having a maximum sign area of 25 square feet. The developer is seeking permission to install 2 freestanding directory signs in front of each building, each having a sign area of approximately 8 square feet (16 square feet total).

ZR 10-10-9 (I, 2): No freestanding sign shall be nearer than forty feet (40') to any building,

Each of the proposed freestanding directory signs will be located approximately 3 feet from the front entrance wall of the buildings.

4. The following variations are requested in the petition submitted by Mr. Jeremy Mates, 294 N. Highway 59, North Barrington, IL 60010:

ZR-10-9-2(A,1): From each road or street which is included in the primary system of roads of the state (including all state bond issue routes and all primary federal aid and state aid routes which are designated as a numbered state highway), the required front setback shall be not less than fifty feet (50') from the right of way line.

While the proposed addition complies with the setback requirement, the garage of the existing house is located approximately 37.47 feet from the right of way line, representing an existing approximate 12.53 foot encroachment into the required front yard setback. As a result the existing residence is a non-conforming use.

ZR-10-1-2(B) and ZR-10-4-2(A,1,b): A non-conforming building or use shall not be expanded.

The existing residence is non-conforming due to a front yard setback encroachment.

5. The following variations are requested in the petition submitted by Mr. & Mrs. Roelof Boonstra, 71 Saddle Tree Lane, North Barrington, IL 60010:

1. a variation from **Section 10-2-1** of the Zoning Ordinance defining "accessory structure" in order to permit a flight cage with the approximate dimensions of 40 ft by 15 ft by 15 ft., and

2. a variation from **Section 10-2-1** of the Zoning Ordinance defining "home occupation" to permit certain veterinarian activities supplemental to proposed flight cage and the care of injured birds of prey, and

3. a variation from **Section 10-4-4** of the Zoning Ordinance which provides that chickens, ducks, geese and similar fowl are not permitted in the Village except when raised as pets by children under the age of 18, and further, no more than 2 such fowl are permitted on an acre of land with a total not to exceed 6 fowl to except injured birds of prey from the definition of fowl.

6. Adjournment

Zoning Board of Appeals Members: In the event you are unable to attend this meeting, please call Kris Lennon @381-6000, extension 11 as soon as possible.

**Kris Lennon, Deputy Village Clerk
Village of North Barrington**

(zba agenda)