



**Zoning Board of Appeals
AGENDA & NOTICE OF MEETING
MONDAY, NOVEMBER 8, 2021 6:30 PM
Village Hall
112 Algonquin Road
Barrington Hills, IL 60010**

**To listen to the meeting, dial 508-924-1464.
Remote participation is unavailable.**

1. Call to Order & Roll Call

2. Public Comment

Be advised that public comment at the meeting is limited to three (3) minutes per person. If you are not able to attend, send your comment to clerk@vbhil.gov and it will be forwarded to the ZBA members.

3. Minutes

- 3.1 [Vote] Minutes - October 18, 2021
[ZBA 2021 10 18.pdf](#)

PUBLIC HEARING

For those unable to attend and wish to submit comment may do so by emailing clerk@vbhil.gov prior to 2:00 PM on Monday, November 8, 2021.

4. Text Amendment - Zoning Board of Appeals - Amending definitions set forth in Section 5-2-1 of Berm, Dwelling, Family and Lot, Zoning; and to Section 5-3-9 Bulk Regulations, and to Section 5-5-2 Permitted Uses and adding a new Section 5-5-11 relative to Height of Buildings and Structures.

- 4.1 Documents
[Proposed Text Amendments 11-08-21.pdf](#)
[11-08-21 ZBA Publ Legal Notice.pdf](#)

PUBLIC MEETING

5. [Vote] Text Amendment - Zoning Board of Appeals - Amending definitions set forth in Section 5-2-1 of Berm, Dwelling, Family and Lot, Zoning; and to Section 5-3-9 Bulk Regulations, and to Section 5-5-2 Permitted Uses and adding a new Section 5-5-11 relative to Height of Buildings and Structures.

See item 4.1. for documents

6. Adjournment

NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS
ZONING BOARD OF APPEALS SPECIAL MEETING**

**Village Hall, 112 Algonquin Road, Barrington Hills, IL
Monday, October 18, 2021**

- 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
Patrick J. Hennelly
Arnold Cernik
John Gigerich
Gary Gabriel
Gina Koertner

Absent:
Jim Root

Staff Present: Anna Paul, Village Administrator
Patrick Bond, Village Attorney

- 2. Public Comment:**

On Chairman Wolfgram's call for public comment, there was no public comment.

- 3. Approval of Minutes – September 28, 2021**

Member Hennelly moved, seconded by Member Gabriel, to approve the Minutes of the September 28, 2021 Meeting, as presented.

On a roll call vote:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfgram	X			
Patrick J. Hennelly	X			
Jim Root			X	
Gary Gabriel	X			
Arnold Cernik	X			
John Gigerich	X			
Gina Koertner	X			

The Motion Carried.

4. Zoning Code Update Discussion

Director of Administration, Anna Paul, and Village Attorney, Patrick Bond, presented several possible Text Amendments for consideration by the ZBA. The proposed Text Amendments include revisions to the Definitions under Title 5, Section 5-2-1 of the Village Code, for “Berm”, which is not currently defined; clarifying “Dwelling”, further defining “Family”; and requiring consolidation under “Zoning Lots”. Additionally, proposed Text Amendments were presented to Chapter 3, Section 5-3-9 to include “berms” in subparagraph (F) 1. Clarification to 5-2-2(A) relative to the lighting of tennis courts to be consistent with Section 5-3-13. A Text Amendment to create a height restriction was presented as a Text Amendment to Section 5-5-11.

Member Hennelly moved, seconded by Member Gigerich to proceed to the required Public Hearing on the proposed Text Amendments, as revised.

On a roll call vote:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfgram	X			
Patrick J. Hennelly	X			
Jim Root			X	
Gary Gabriel	X			
Arnold Cernik		X		
John Gigerich	X			
Gina Koertner	X			

The Motion Carried.

5. Adjournment

Member Hennelly moved, seconded by Member Gigerich, to adjourn the Meeting at 8:09 p.m.

On a roll call vote:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfgram	X			
Patrick J. Hennelly	X			
Jim Root			X	
Gary Gabriel	X			
Arnold Cernik	X			
John Gigerich	X			
Gina Koertner	X			

The Motion Carried.

The meeting stands adjourned.

TITLE 5
ZONING REGULATIONS

...

5-2-1: DEFINITIONS:

In the construction of this title, the words and definitions contained in this chapter shall be observed and applied, except when the context clearly indicates otherwise. Words used in the present tense shall include the future, and words used in the singular number shall include the plural number and the plural the singular; the word "shall" is mandatory and not discretionary; the word "may" is permissive; the word "building" includes all other structures of every kind regardless of similarity to buildings, and the phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

...

[BERM: a mound or wall of earth, sand or similar material.](#)

...

DWELLING: A building, or portion thereof, ~~but not an automobile house trailer,~~ designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings and multiple-family dwellings, but not including [short-term rental lodging houses for transient overnight occupancy use for less than 90 consecutive days; automobile house trailers; or hotels.](#)

...

FAMILY: A "family" consists of one or more persons each related to the other by blood, marriage or adoption, [or civil union](#) together with such blood relatives' respective spouses [or civil union partners](#), who are living together in a single dwelling and maintaining a common household [or ten \(10\) or less unrelated persons to include live-in caretakers, provided that a designee of a parent or other person having custody of an unrelated minor \(under the age of 18\) has been provided written permission to domicile with the unrelated minor.](#) ~~A "family" includes any domestic servants thereof.~~

...

LOT, ZONING: A "zoning lot or lots" is a single tract of land located within a single block, which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed or built upon as a unit, under single ownership or control. [In the event an accessory building is to be constructed on a lot other than the principal structure, or that it relies on another lot to meet code requirements, it shall be required that prior to issuance of a certificate](#)

[of occupancy that the properties be consolidated into one zoning lot.](#) Therefore, a "zoning lot or lots" may or may not coincide with a lot of record.

...

CHAPTER 3
GENERAL ZONING PROVISIONS
SECTION:

...

5-3-9: BULK REGULATIONS:

...

(F) Permitted Obstructions In Required Yards: The following shall not be considered to be obstructions when located in the required yards specified:

1. In All Yards: Open terraces but not including a permanently roofed over terrace or porch; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting eighteen inches (18") or less into the yard; recreational and laundry drying equipment; arbors and trellises; flagpoles; fences, ~~and~~ walls [and berms](#) not exceeding five feet (5') in height above natural grade level; and open type fence exceeding five feet (5') in height, but not more than eight feet (8') in height, provided that visibility at right angles to any surface of such fence not be reduced by more than fifty percent (50%); and containers of one cubic yard or larger in which refuse, manure or similar substances are placed but only on the day preceding, the day of, and the day after scheduled pick up or collection of the contents of the container, provided that if the container is three (3) cubic yards or larger, then the container may remain in the required yard at all times if the container is screened, for its entire height, from the view of any adjacent lot and any public or private street and right of way.

...

5-5-2: PERMITTED USES:

...

(A) Permitted Uses, R1 District: The following uses are permitted in the R1 district:

Accessory uses, incidental to and on the same or an adjacent zoning lot or lots under one ownership, as the principal use:

...

Tennis courts, private, as accessory only to single- family detached dwellings. ~~The lighting of tennis courts by artificial illumination is prohibited.~~

...

Single-family detached dwellings, provided that the owner, lessee or manager of any single-family dwelling with ten or less domiciled, unrelated minors maintain and provide to the Village, upon request, proof of a State license, to the extent such license is required.

...

5-5-11: height of any building or other structure shall not exceed fifty feet (50') in height within the first one hundred feet (100') of any property line. In no event should a building exceed seventy-five feet (75') in height unless otherwise approved as part of a Special Use. ~~[RESERVED]~~

PUBLIC HEARING

Before the Zoning Board of Appeals

Village of Barrington Hills
Text Amendment

Notice is hereby given that a Public Hearing will be held on Monday, November 8, 2021 at 6:30 p.m. by the Zoning Board of Appeals of the Village of Barrington Hills at the Village Hall, 112 Algonquin Road, Barrington Hills, concerning various amendments to the text of the Zoning Ordinance initiated by the Zoning Board of Appeals relative to definitions set forth in section 5-2-1 of berm, dwelling, family and lot, zoning; and to section 5-3-9 bulk regulations, and to section 5-5-2 permitted uses and adding a new section 5-5-11 relative to height of buildings and structures.

A copy of the Zoning Ordinance, the proposed amendments thereto are available for examination by appointment at the Village Hall, 112 Algonquin Road, weekdays 9:00 a.m. to 5:00 p.m. Also, a copy of this notice and proposed zoning text amendments will be included in the packet for this Zoning Board Meeting and viewable on the Village website: vbhil.gov/meeting-packets/. The agenda and materials for this meeting will be posted no later than the end of the day on Friday, November 5, 2021.

Persons seeking additional information concerning the proposed text amendments are directed to email the Village Clerk at clerk@vbhil.gov

By: Village Clerk **8**
Village of Barrington Hills
clerk@vbhil.gov

847-551-3000

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