NOTICE OF A SPECIAL PUBLIC HEARING MEETING

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, May 22, 2018, at**

**7:30 P.M., at the North Barrington Village Hall, 111 Old Barrington Road, North Barrington, Illinois.**

**This Public 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 meeting is as follows:**

**1. Call to order and Roll Call**

**2. The following variations are requested in the petition submitted by Anoosh and Alberta Varda for the property located at 25815 W. Scott Road, North Barrington, IL 60010.**

**ZONING VARIATIONS NEEDED:**

1. **from Section 10-6-1(A) of Chapter 6 of such Ordinance, which only permits single family residences, accessory structures and accessory vehicular storage structures in the R-1 District, to allow a commercial chicken farm as a permitted use in the R-1 District;**
2. **from Section 10-6-1(C) of Chapter 6 of such Ordinance to allow the maximum permitted lot coverage to be approximately 19,701 square feet (approximately 14.49% of the Subject Property) rather than the maximum permitted 17,585 square feet (12.94% of the Subject Property) currently set forth in the Ordinance;**
3. **from Section 10-4-4(C)(1) of Chapter 4 of such Ordinance, which prohibits more than six hens on a residential lot of 40,000 square feet or greater, to permit up to 20,000 chickens to be kept on the Subject Property;**
4. **from Section 10-4-4(C)(2) of Chapter 4 of such Ordinance to allow the chicken coops on the Subject Property to exceed 8 feet in height, and provide only 2.53 square feet of chicken coop space per chicken (if 8,500 chickens are situated on the Subject Property) rather than the three square feet per hen required by the Ordinance, and allow the chickens on the Subject Property to be raised solely inside the coops rather than have ingress and egress to the outside yard on the Subject Property;**
5. **from Section 10-4-4(C)(3)(a) of Chapter 4 of such Ordinance, which provides that chicken coops and yards shall not be located between the principal building and any road right of way, to allow two chicken coop buildings to be located between the existing single-family residence, as the principal building, on the Subject Property, and Scott Road;**
6. **from Section 10-4-4(C)(4)(a) of Chapter 4 of such Ordinance to allow roosters to be kept on the Subject Property, which is currently prohibited by the Ordinance;**
7. **from Section 10-4-4(C)(4)(b) of Chapter 4 of such Ordinance to allow for infrequent or no cleaning of chicken coops and chicken yard and allow odors to be detectable on adjacent properties, which is prohibited under the Ordinance;**
8. **Section 10-2-1 of Chapter 2 of such Ordinance to allow metal siding on the chicken coop buildings on the Subject Property rather than wood, stucco or brick as currently required by the Ordinance;**
9. **from Section 10-2-1 of Chapter 2 of such Ordinance to allow the barns on the Subject Property to be more than 750 square feet, specifically, to allow 6,167 square feet for the barn in the northeast portion of the Subject Property, 12,334 square feet for the barn proximate to Scott Road and 3,000 square feet for the barn in the southwest corner of the Subject Property;**
10. **from Section 10-9-4 of Chapter 9 of such Ordinance to allow the barn in the northeast corner of the Subject Property to be located thirty feet from the front lot line of the Subject Property along IL Route 59 rather than adhering to the Ordinance requirement that an accessory building or structure be located on the rear one-third of the Subject Property but not more than eighty-five feet in back of the front of the lot or right of way;**
11. **from Section 10-11-2(A) of Chapter 11 of such Ordinance, which provides that no fence shall be located in a front yard, to allow fencing, including the masonry walls at the gated driveway entry, to be located within the front yard of the Subject Property;**
12. **from Section 10-11-2(B) of Chapter 11 of such Ordinance, which provides that no fence shall be more than forty-two inches in height at any point, to allow the perimeter wire fencing to be six feet in height and the masonry walls and gated driveway entrance on the Subject Property to vary from approximately five feet to six feet in height;**
13. **from Section 10-11-2(C) of Chapter 11 of such Ordinance, which provides that no fence that is of the form, shape or structure of a chain link, mesh-like or wire fabric (made of any material including but not limited to metal or plastic), to allow the fencing around the perimeter of the Subject Property to be welded wire mesh;**
14. **from Section 10-11-2(F) of Chapter 11 of such Ordinance, which provides that every fence shall be constructed with at least 50% open space between the elements of which the fence is constructed in order that one may see through the fence when viewed in a direction perpendicular to the fence, to allow the solid masonry walls constructed at the gated driveway on the Subject Property;**
15. **from Section 10-11-2(H) of Chapter 11 of such Ordinance, which provides that any column, pillar, post or other supporting element of a wall or fence shall not exceed 12 inches in width, to allow for the masonry walls at the gated driveway entrance on the Subject Property to vary in width from 12 inches to 24 inches in width;**
16. **from Section 10-11-6 of Chapter 11 of such Ordinance, which provides that no fence located at a street intersection to exceed three feet in height for a distance of twenty-five feet in each direction from the intersection, to allow the fencing at the intersection of IL Route 59 and Scott Road on the Subject Property to be approximately six feet in height; and**
17. **from Section 10-11-2(F) of Chapter 11 of such Ordinance, which provides that all fences must be located completely within the property which the fence is serving, to allow the masonry wall on the west side of the driveway to encroach 1.13 feet into the publicly dedicated right of way of Scott Road, the masonry wall on the east of the driveway to encroach 0.73 feet into the right of way of Scott Road, the wire fencing to encroach 1.1 feet into the right of way of Scott Road on the west side of the driveway and 0.3 feet into the right of way of Scott Road on the east side of the driveway.**

**3. Public Comment**

**4. 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)