

VILLAGE OF LAKE BARRINGTON APPLICATION FOR VARIATION

PLEASE PROVIDE THE FOLLOWING INFORMATION:

1. **COMMON ADDRESS OF SUBJECT PROPERTY:** Common address of the property which is the subject of this application ("the subject property"):

26214 W. Northwest Hwy., Lake Barrington, IL 60010

2. **NAME AND ADDRESS OF THE PETITIONER:** Please provide the name of the applicant and state the interest of the applicant in the aforesaid property. Also please state when this interest was acquired.

Name: Andrew Wilson	
Address: 28214 W. Northwest Hwy Lake Barrington IL 60010	
Phone(s): 847-224-5127	
Email: Drew@AngelWater.com	
Interest in Property:	Date Interest Acquired: 8/16

CONTACTS

Attorney:	Civil Engineer:	Septic Engineer:	Landscape/Trees:
Phone:	Phone:	Phone:	Phone:
Email:	Email:	Email:	Email:
Others:			

3. **STATEMENT OF OWNERSHIP:** Please provide the legal name(s) of the owner(s) and state how long they have owned the subject property:

Name(s): Andrew Wilson	Name(s):	Name(s):
Address: 28214 W Northwest	Address:	Address:
Phone(s): 847-224-5127	Phone(s):	Phone(s):
Fax:	Fax:	Fax:
Email: drew@angelwater.com	Email:	Email:
Date Interest Acquired: 8/16	Date Interest Acquired:	Date Interest Acquired:

4. **LEGAL DESCRIPTION:** State the legal description and P.I.N. number of the subject property: see next page

PIN: 13-28-203-023

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28 AND THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 14; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 346.21 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 410.23 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE NORTH ALONG SAID WEST LINE 120.53 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LAKE BARRINGTON INDUSTRIAL SUBDIVISION, UNIT NO. 1, A SUBDIVISION IN SECTIONS 21 AND 22, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1966 AS DOCUMENT 1324625, IN BOOK 44 OF PLATS, PAGE 15, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED FEBRUARY 3, 1967 AS DOCUMENT 1328448, 454.44 FEET, THENCE SOUTHWESTERLY 378.33

6. **REQUESTED VARIATION(s):** Describe the specific variation request(s) and the reason for the request, for example, "2 foot variation request from the 15 foot minimum side yard setback requirement, to allow for the construction of a detached garage":

To allow a larger Temporary Farmers market sign on RTH Dr. We would request 90 sq ft.

7. **REQUESTED VARIATION – CODE SECTION(s):** Provide the code sections if known, for the variation(s)

8-9-6.C.1. Temporary Promotional Signage – Request Relief from maximum size of 10 square feet per sign

8. **STANDARDS FOR APPROVAL OF A VARIATION(s):** Variations shall be recommended by the Zoning Board of Appeals and approved by the Board of Trustees only if the evidence shows that all of the following eight (8) provisions have been carefully considered and satisfied. Section 8-10-5 of the Village of Lake Barrington Village Code (Zoning Regulations) establishes the following eight (8) standards for the approval of a variation. The Petitioner shall state whether or not each of the following standards has been or will be met and describe in detail the evidence which supports each such finding:

- A. **Essential Nature:** The variation, if granted, will not alter the essential nature of the Village.

It will not affect the essential nature of the Village. In fact it will enhance awareness of Lake Barrington.

- B. **Hardship:** A particular hardship to the owner would result because of the physical surrounding, shape or topographical conditions of the specific property if the strict letter of the regulations were carried out. Mere inconvenience is not sufficient grounds for granting a variation or exception.

- We are desperate to gain awareness of the farmers market. It has been neglected by late market sign movement year by year.

- C. **Unique Conditions:** The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property.

Looking to bring awareness to Popper Park Area.

- D. **Purpose:** The purpose of the variation is not based exclusively or primarily upon a desire to make more money from the property.

- To serve the community.

- E. **Adjacent Property:** The variation, if granted, will not be a substantial detriment to adjacent property.

It will not detract any adjacent property.

index numbers listed on such affidavit in the same scale as maintained by the Lake County Clerk's Map Department.

13. **REQUIRED FEES AND DEPOSIT:**


- A. Prior to the initial date of the scheduled public hearing on the petition or application, reimburse the Village for the actual out-of-pocket expenses incurred or to be incurred by the Village for the fabrication, erection, and removal of the sign or signs required by Section 9-3-8 of the Village of Lake Barrington Municipal Code. The Petitioner(s) shall also post a fifty dollar (\$50.00) bond per sign with the Village for use of the required signs. Said bond shall be refunded to the Petitioner(s) upon return of the sign within ten (10) days following the conclusion of the hearing for which the sign was posted. In the event that the sign is not returned to the Village within ten (10) days of the completion of the scheduled hearing for which the sign was posted, the fifty dollar (\$50.00) bond shall be forfeited with the fee applying to the cost of replacement of such sign.
- B. Minimum Initial Deposit for Reimbursement of Expenses: Any application for variation from the Village's Zoning Ordinance that does not require additional relief, when filed, must be accompanied by a non-refundable fee of Two Hundred Fifty Dollars (\$250.00), plus a deposit into a non-interest bearing, non-segregated account held by the Village Treasurer, and the minimum initial deposit for such matters shall be One Thousand Five Hundred Dollars (\$1,500.00), plus One Hundred Dollars (\$100.00) per acre or fraction thereof within the subject property.

INITIAL FEES:

\$250 Application Fee
\$1,500 Deposit + \$100 per acre

(We respectfully ask to waive this fee)

(With the exception of the Application Fee, all fees not used by the Village will be refunded to the applicant.)



(Signature of Petitioner)

Signature (Owner/Applicant if Different)

Subscribed and sworn to before me
this 30 day of April, 2018



Notary Public





Erica Rezula <erezula@lakebarrington.org>

Farmers Market banner - Angel Water

David Kaiser <davidkaiserii@gmail.com>

Fri, May 18, 2018 at 12:20 PM

To: Erica Rezula <erezula@lakebarrington.org>

Cc: "Andrew J. Wilson" <awilson@angelwaterinc.com>

Hi Erica,

Thanks for your call. To answer your questions...

WHY the farmers market:

If you believe in locally grown food;

if you believe in supporting local business;

if you believe in community;

if you believe in strengthening our connections;

if you believe that local foods is better for our health and prosperity, then come to our farmers market here in Lake Barrington, IL!

We THRIVE when we have a strong community. Our community is essential to our well being. Join us June 5th through September 25th on the corner of Route 14 and Pepper Rd www.LakeBarringtonFarmersMarket.com

SIZE of the signage:

9'x10' = 90 sq. ft.

TIMES that the signage will be displayed:

Display now through September 25th

See you at the Planning Commission meeting at 7PM this Thursday!

Let me know if you have any additional questions.

Best regards,

DK

[Quoted text hidden]

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davkai3 • Follow
Lake Barrington, Illinois

davkai3 #LaBaFaMa

roxanne_emery

soundscatter



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Sign Up



Erica Rezula <erezula@lakebarrington.org>

Ariel Photo for sign placement.

1 message

Andrew J. Wilson <awilson@angelwaterinc.com>

Fri, Apr 20, 2018 at 12:11 PM

To: "erezula@lakebarrington.org" <erezula@lakebarrington.org>

"When the well's dry, we know the worth of water." Benjamin Franklin

Andrew J. Wilson

EPA CERTIFIED LEAD REMEDIATION • ILLINOIS DEPARTMENT OF HEALTH LICENSED PLUMBING COMPANY • IDPH
RADON REMEDIATION COMPANY • WATER PURIFICATION

Angel Family of Companies

28214 West Northwest Hwy

Lake Barrington, IL 60010

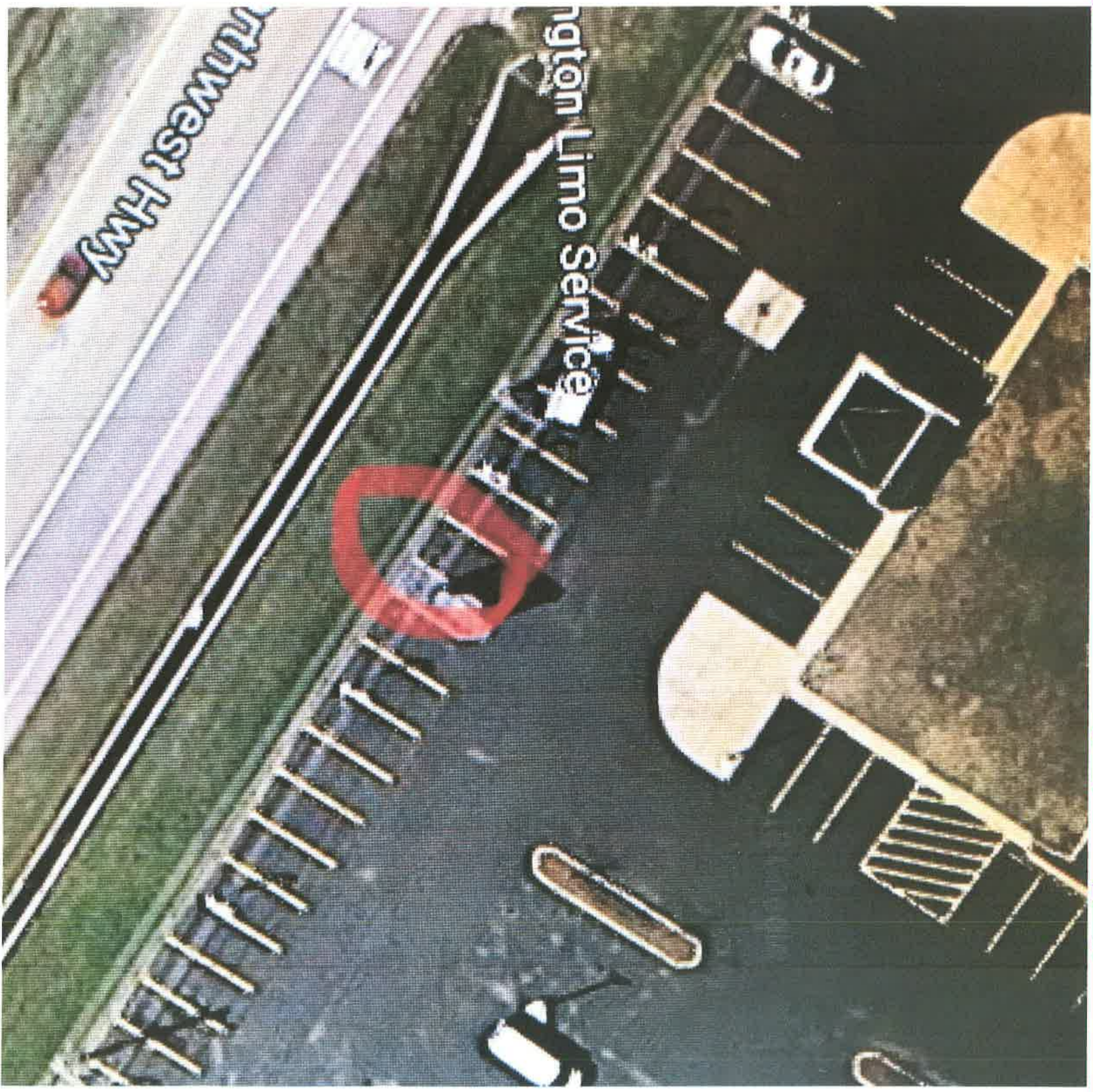
(847) 268-4161 Direct

(847) 382-7800 Main Line

awilson@angelwater.com



file-3.jpeg
1260K





Lake County, Illinois

Property Tax Assessment Information by PIN

Property Address

Pin: 13-28-203-023
 Street Address: 28214 W NORTHWEST HWY
 City: LAKE BARRINGTON
 Zip Code: 60010
 Land Amount: \$0
 Building Amount: \$0
 Total Amount: \$0
 Township: Cuba
 Assessment Date: 2017

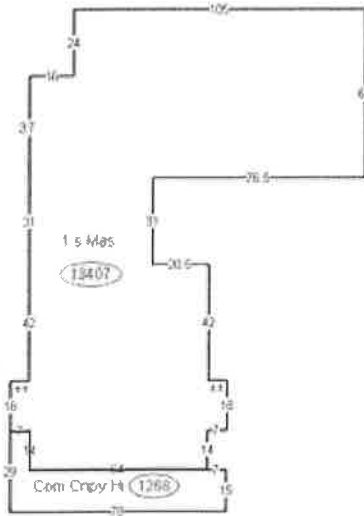
Property Characteristics

Neighborhood Number: 1421494
 Neighborhood Name: LARGER TRACT COMM SZ/ IND
 Property Class: 321
 Class Description: Commercial Improved
 Total Land Square Footage: 96969
 House Type Code:
 Structure Type / Stories:
 Exterior Cover:
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: /
 Condition:
 Quality Grade:
 Above Ground Living Area (Square Feet): 0
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 0
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms: 0
 Number of Half Bathrooms: 0
 Fireplaces: 0
 Garage Attached / Detached / Carport: 0 / 0 / 0
 Garage Attached / Detached / Carport Area: 0 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0

NO IMAGE
AVAILABLE

[Click here for a Glossary of these terms.](#)

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.



Property Sales History

[Sale valuation definitions](#)

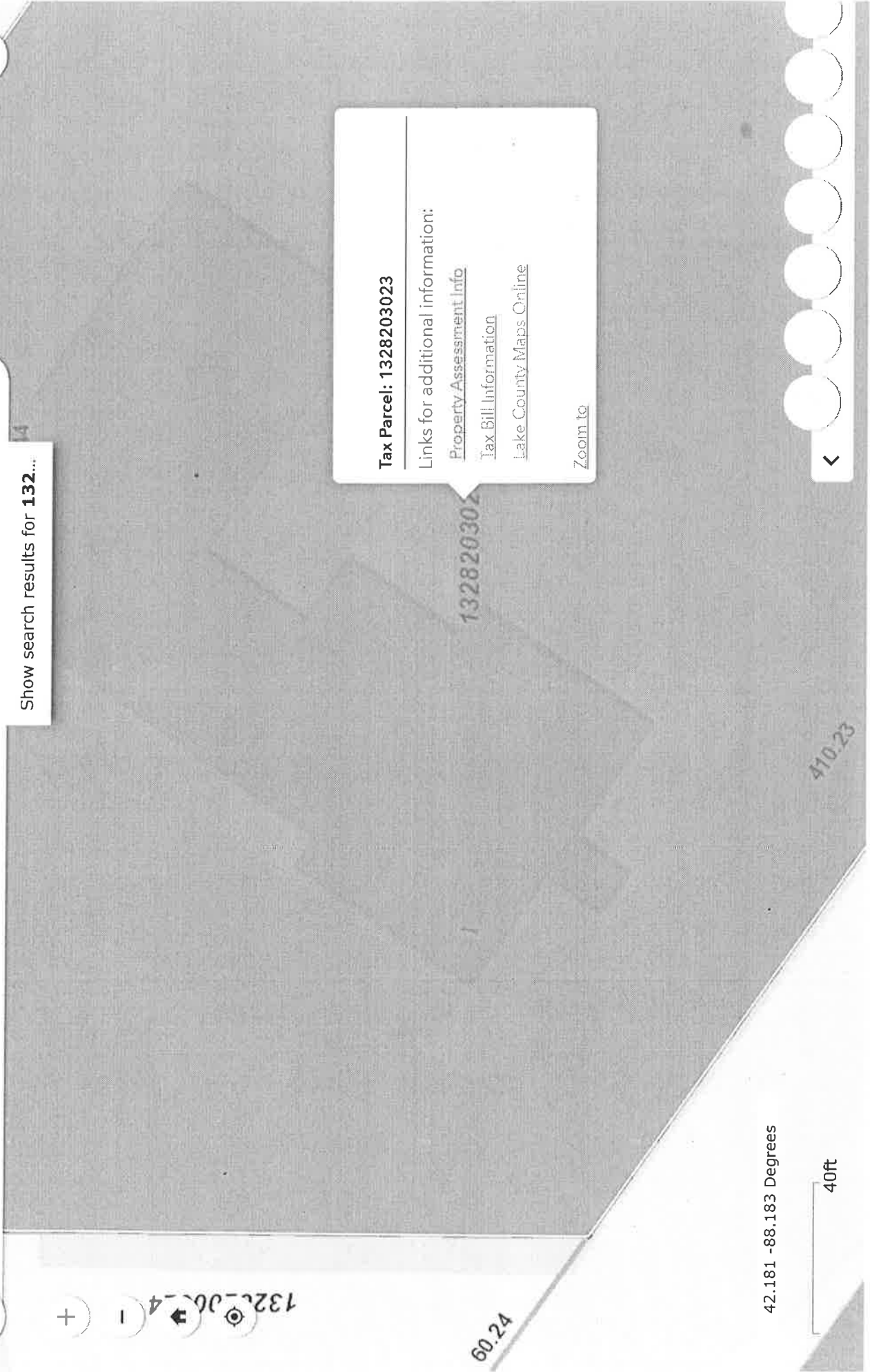


Lake County, Illinois Tax Parcel Viewer

1328203023



Show search results for **132...**



Tax Parcel: 1328203023

Links for additional information:

[Property Assessment Info](#)

[Tax Bill Information](#)

[Lake County Maps Online](#)

[Zoom to](#)

42.181 - 88.183 Degrees

40ft

60.24

410.23

1328203023

8-9-5: TEMPORARY SIGNS:

A. Permit Required For Certain Temporary Signs: Except as provided in section 8-9-4 of this chapter, no person shall erect, construct, alter, repair, change, maintain and/or relocate any non-exempt temporary sign located on any private property within the B, M or O Zoning Districts without first obtaining a temporary sign permit from the Village.

B. Location:

1. No temporary sign, whether exempt or non-exempt, shall be placed or projected over any wall opening, including but not limited to any window or door.
2. No temporary sign, whether exempt or non-exempt, shall be erected so as to prevent free ingress into or egress from any door, window or fire escape, nor shall such sign be attached to any standpipe or fire escape.
3. No temporary sign, whether exempt or non-exempt, shall be attached to any utility pole, fire hydrant, or Municipal sign.
4. No temporary sign, whether exempt or non-exempt, shall be located so as to interfere with snow removal.
5. No temporary sign shall be placed within any public right-of-way or on any other public property without the written consent of the public entity owning and/or having maintenance jurisdiction over such public right-of-way or other public area.
6. No temporary sign, whether exempt or non-exempt, shall be placed or maintained so as to interfere with traffic safety.

C. Gross Surface Area: Except as otherwise provided by subsection D of this section, the gross surface area of all such temporary signs on any private lot or parcel shall not at any time exceed, in the aggregate, thirty two (32) square feet if located within the B, M or O Zoning Districts.

D. Type, Size, Number, Duration: The display of any of the following temporary signs shall comply with the following additional provisions:

Type Of Sign	Maximum Size Restrictions	Maximum Number Of Signs Of	Permitted Duration Of Display
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			This Type Permitted Per Lot Or Parcel	
1.	Category 1:			
	a. Banners, flags: freestanding	A maximum of 10 square feet in surface area and a maximum of 8 feet in height. When displayed on a permanent flagpole, the height of the flagpole shall not exceed the maximum permitted height for any structure in the applicable zoning district.	2	All category 1 types of temporary signs may be displayed not more than 90 days within any 12 month period. No more than 2 category 1 signs shall be permitted to be displayed on the same zoning lot or parcel at the same time. Notwithstanding the foregoing, the U.S. Flag Code shall be applicable to the display of all flags of the United States of America.
	b. Banners, flags: wall-mounted	A maximum of 10 square feet in surface area and a maximum of 8 feet in height.	1	
	c. Sandwich boards	A maximum of 10 square feet in surface area, and a maximum of 8 feet in height.	1	
2.	Category 2:			
	a. Human signs, commonly known as sign wavers, sign spinners, flaggers, or costumed employees	Not applicable	1	All category 2 types of temporary signs may be displayed not more than 10 consecutive days, and not more than 4 temporary sign permits shall be issued for any lot or parcel in any calendar year. The permittee shall maintain an accurate written log documenting day by day the period of display of all such temporary signs, which display period log shall be provided to the Village for its review upon request. No more than 1 category 2

sign shall be permitted to be displayed on the same zoning lot or parcel at the same time.

E. Materials And Design: The following types of on-site temporary signage as listed and depicted below shall be permitted pursuant to this section. All other types of signs, including, but not limited to, string flags, foam core, wheeled and trailered signs, and paper signs shall be prohibited unless expressly permitted by separate Village ordinance.

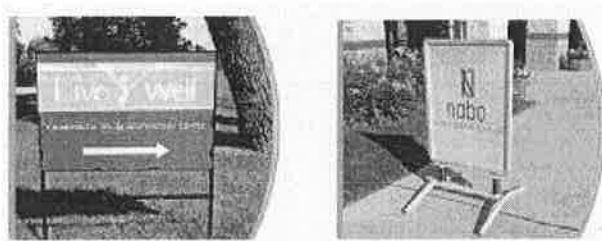
1. Stand-alone fabric banners and flags, similar to those depicted below, are permitted.

FABRIC BANNERS AND FLAGS



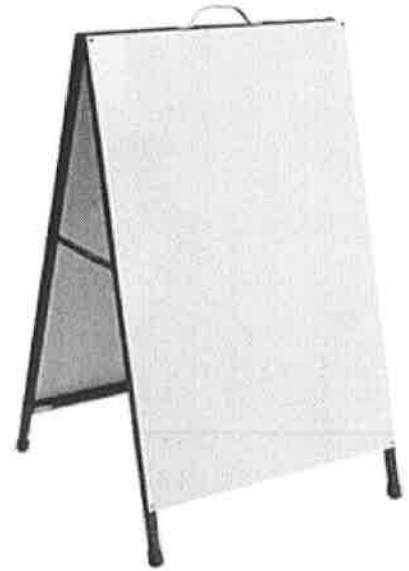
2. Aluminum and other metal signs, similar to those depicted below, are permitted.

METAL SIGNS



3. Wood, metal, heavy duty sandwich and announcement boards, similar to those depicted below, are permitted.

SANDWICH BOARDS



(Ord. 2018-O-1, 1-2-2018)