02/27/24

VILLAGE OF BARRINGTON

ORDINANCE NO. 2024-4375

ZONING ORDINANCE VARIATION

RE: ZBA 24-01: Property of Michael and Lindsay Bacino at 623 Cumnor Avenue
Request for Approval of a Variation from the Provisions of the
Zoning Ordinance Relative to a Proposed Circular Driveway

ADOPTED BY

THE CORPORATE AUTHORITIES

OF THE VILLAGE OF BARRINGTON

THIS 18 DAY OF March, 2024

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Illinois, this 19 day of March 2024

Ordinance No: 2024-4375

ZONING ORDINANCE VARIATION

RE: ZBA 24-01: Property of Michael and Lindsay Bacino at 623 Cumnor Avenue
Request for Approval of a Variation from the Provisions of the
Zoning Ordinance Relative to a Proposed Circular Driveway

WHEREAS, Michael and Lindsay Bacino (hereinafter referred to as the "Owners" or the "Petitioners") are the owners of the property commonly known as 623 Cumnor Avenue, Barrington, Illinois (hereinafter sometimes referred to as the "Subject Property"), who wish to install a circular driveway on the Subject Property which has only 90.66 linear feet of frontage, notwithstanding the fact that 100 linear feet of lot frontage is otherwise required by the Zoning Ordinance for the construction of a circular driveway, and therefore, the Petitioners have petitioned the Village for approval of a variation from certain provisions of the Zoning Ordinance ("ZO"), and specifically, from Chapter 4, Part I, "General Regulations", Section 4.10-4.A1, "General Parking and Storage Restrictions", which requires 100 linear feet of lot frontage in order permit the Petitioners to construct and maintain a circular driveway on the Subject Property, which circular driveway would be constructed by the Petitioners in substantial compliance with the Approved Plans therefor attached hereto as Group Exhibit A and thereby made a part hereof; and

WHEREAS, the Subject Property is located in the Village's R-5 Single-Family Residential Zoning District, is improved with an existing single-family residential structure with attached garage, and is legally described as follows:

LOT 18 IN BLOCK 14 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST HIGHWAY ADDITION TO BARRINGTON, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF THE SOUTHEAST QUARTER OF THE NORTHEAST OUARTER AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPTING THE EAST 10 ACRES THEREOF) AND OF THE EAST 20 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL ON SECTION 35. TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 29, 1925, IN BOOK "O" OF PLATS, PAGE 19, AS DOCUMENT 260225, IN LAKE COUNTY, ILLINOIS.

PIN: 13-35-209-003
; and

WHEREAS, the matter was referred to the Zoning Board of Appeals ("ZBA") of the Village of Barrington (the "Village"); and

WHEREAS, after due publication and notice as provided by law, the ZBA held a public hearing on February 21, 2024, and submitted its report and recommendation to the Corporate Authorities of the Village recommending approval of the requested variation; and

WHEREAS, consistent with the recommendation of the Zoning Board of Appeals, the Corporate Authorities have determined that there are practical difficulties and particular and undue hardships resulting from the strict application of the aforesaid provisions of the Zoning Ordinance to the Petitioners' property; and

WHEREAS, the Corporate Authorities of the Village considered the following findings of fact:

(1) Pursuant to Chapter 4, Part I, "General Regulations", Section 4.10-4.A1, "General Parking and Storage Restrictions", 100 linear feet of lot frontage is otherwise required for the installation of a circular driveway; and
(2) Due to the unique location of the Subject Property, which is located within the R-5 Zoning District but is located directly across from the main entrance of the Sunrise Senior Living facility within the Village, the Petitioners have encountered some difficulty in safely accessing the Subject Property as a result of deliveries being made by semi-trucks to the Sunrise facility and, therefore, are requesting the Village's approval of a variation from the provisions of the ZO in order to install a circular driveway on the Subject Property in order to improve and create safer access to and egress from the Subject Property; and

WHEREAS, the Corporate Authorities of the Village, after reviewing the record of the proceedings and the report and recommendation of the ZBA, have considered the request of the Petitioners for the aforesaid variation and have determined that this is an appropriate circumstance in which to grant the requested variation:

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of the Village as a Home Rule unit, that:

SECTION 1: The Corporate Authorities of the Village of Barrington hereby find that the statements in the preamble to this Ordinance are true and correct and are incorporated herein as its findings of fact the same as if each had been set forth in its entirety in the text of this Ordinance.

SECTION 2: The Corporate Authorities of this Village also hereby make the following additional findings of fact:

A. Practical Difficulty:

"No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a particular hardship or a practical difficulty."

The Petitioners are requesting a variation to install a circular driveway on the Subject Property which has a frontage width of 90.66 linear feet, notwithstanding the fact that 100 linear feet of frontage is otherwise required by the ZO to permit the installation of a circular driveway. The Subject Property is located directly across from the main vehicular access to the Sunrise Assisted Living facility, which location creates a particular hardship and practical difficulty relative to the Subject Property in that semi-trucks deliver food and goods to the Sunrise facility, and moving trucks often utilize the roadway in front of the Subject Property which makes safe ingress and egress to the Subject Property sometimes difficult for the

Petitioners. The Petitioners wish to install a circulation driveway on the Subject Property in order to improve the safety of ingress and egress to the Subject Property, and the strict application of the subject zoning restriction would otherwise prevent the installation of a circular driveway on the Subject Property and, therefore, create a particular hardship and practical difficulty for the Petitioners. Therefore, this standard has been or will be met.

B. Unique Physical Condition:

"The Subject Property is exceptional as compared to other properties subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming, irregular or substandard shape or size, exceptional topographical features, or other extraordinary physical conditions peculiar to, and inherent in, the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the property rather than the personal situation of the current owner of the property."

The Subject Property is uniquely located in a single-family residential zoning district but also directly across the street from the main vehicular entrance to Sunrise Assisted Living Facility located at 510 W. Northwest Highway. The Subject Property is routinely blocked by delivery and moving trucks servicing the assisted living facility. Although Sunrise is a residential facility, it does have operational needs similar to a commercial business. The Subject Property being situated directly across from the main entrance to the assisted living facility creates a unique physical condition. Therefore, this standard has been or will be met.

C. Not Self-Created:

"The aforesaid unique physical condition is not the result of any action or inaction of the owner and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance."

The residential structure located on the Subject Property at 623 Cumnor Avenue was constructed prior to the construction of the Sunrise Assisted Living facility which was constructed in 2005. The practical difficulty and unique physical condition of the Subject Property was not, therefore, created by the Petitioners. Therefore, this standard has been or will be met.

D. Denied Substantial Rights:

"The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other properties subject to the same provision."

The Petitioners are proposing to construct a circular driveway in order to create safer vehicular ingress and egress to the Subject Property due to its location directly across from the main vehicular access to Sunrise Assisted Living Facility. The proposed driveway would otherwise be permitted on similar residential lots with 100 feet or more of linear frontage and this unique physical condition of the Subject Property, combined with the fact that the driveway is otherwise compliant with all other applicable zoning regulations, including impervious surface, driveway width and spacing between legs of the driveway, create a

situation where the owners of the Subject Property would be denied the opportunity to improve vehicular ingress and egress for the Subject Property. Therefore, this standard has been or will be met.

E. Not Merely Special Privilege:

"The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the Subject Property."

The requested variation does not constitute a special privilege considering the unique physical condition of the Subject Property and the fact that said unique physical condition is not self-created by the Petitioners. Therefore, this standard has been or will be met.

F. Ordinance and Plan Purposes:

"The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Ordinance, and the provision from which a variation is sought, was enacted or the general purpose and intent of the Comprehensive Plan."

The Petitioners are requesting approval of a variation to permit the construction and maintenance in good condition of a circular driveway on a lot with only 90.66 feet of linear frontage, notwithstanding the fact that 100 linear feet of frontage is otherwise required by the ZO. The proposed driveway meets all other applicable requirements of the ZO, including impervious surface, driveway width and spacing between legs of driveway. Therefore, the Petitioners' request is generally consistent with the overall intent of the Zoning Ordinance, Comprehensive Plan and character of the general vicinity. Therefore, this standard has been or will be met.

G. No Other Remedy:

"There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Property."

Given the configuration and location of the Subject Property and the other requirements in the Zoning Ordinance, there does not appear to be any other remedy that would alleviate the practical difficulties and particular hardships of the Petitioners relative to having safer access to and egress from the Subject Property to permit the construction of a circular driveway in another location or configuration or would allow for any other type of on-site driveway turnaround. Therefore, this standard has been or will be met.

H. Minimum Required:

"The requested variation is a minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the provisions of the Zoning Ordinance."

The Petitioners are proposing to install a circular driveway on a lot that has 90.66 linear feet of frontage width when 100 linear feet is otherwise required by the ZO. The proposed driveway meets all other applicable requirements of the ZO, including impervious surface, driveway width and spacing between legs of the circular driveway. The requested variation is the minimum relief required to alleviate the hardship presented by the strict application of the Zoning Ordinance. Therefore, this standard has been or will be met.

SECTION 3: A variation from Chapter 4, Part I, "General Regulations", Section 4.10-4.A1, "General Parking and Storage Restrictions", of the Zoning Ordinance ("ZO") is hereby granted to the Petitioners to permit the Petitioners to install and maintain in good condition a circular driveway on the Subject Property at a location and of a configuration in substantial compliance with the plans therefor approved by the Village, a copy of which plans are attached hereto as Group Exhibit A and thereby made a part hereof (the "Approved Plans"), notwithstanding the fact that the Subject Property has a frontage width of 90.66 linear feet, and the ZO otherwise requires a frontage width of at least 100 linear feet for such an installation.

SECTION 4: The following are conditions of the variation herein granted and the grant of this variation is expressly subject to the Petitioners' timely and continued compliance with this Ordinance, the Barrington Village Code, the Zoning Ordinance, the Approved Plans, and the following conditions:

A. The variation herein granted shall only apply to the current request by the Petitioners relative to the construction of a circular driveway proposed to be constructed and maintained in good condition on the Subject Property, and for no other improvements.

B. Except as expressly granted herein, nothing contained in this Ordinance shall imply or be construed as approving or granting any other variation, waiver, or exception from any other provisions of the Zoning Ordinance, the Village Code, or from the provisions of any other ordinances of the Village.

SECTION 5: The variation approved in this Ordinance shall be established within one (1) year as provided in the Zoning Ordinance. Upon application, such one (1) year period may be extended by the Corporate Authorities of the Village if the facts and circumstances of the case warrant an extension after such one (1) year period has expired. The variations shall run with the land and shall be binding upon all owners from time to time of all or any portion of the Subject Property.

SECTION 6: This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law and its acceptance and approval by the Owners as provided below.

PASSED THIS 18 DAY OF March, 2024 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustee Johnson, Sholeen Woodrose, Moran Prissel, President Darch

NAYS: None

ABSENT: Trustee Duncan

ABSTAIN: None

APPROVED THIS 18 DAY OF March, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED THIS
18TH DAY OF MARCH, 2024.

~~Tony Cantieri~~, Village Clerk

Published in Pamphlet Form the 19 Day of March, 2024.

TONY CIGANEK

Tony Ciganek

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

ACCEPTANCE

The undersigned state that they are the Owners of the Subject Property and the Petitioners, and that on behalf of themselves, and their respective heirs, successors and assigns, they hereby accept and agree to the provisions of the foregoing Ordinance this ____ day of _____, 2024.

OWNERS OF RECORD AND PETITIONERS:

_____
Michael Bacino

_____
Lindsay Bacino

GROUP EXHIBIT A

APPROVED PLANS

623 CUMNOR AVENUE
PERMIT B07-0438
REC'D 07/25/2007
DECK & SIDING

PLAT OF SURVEY

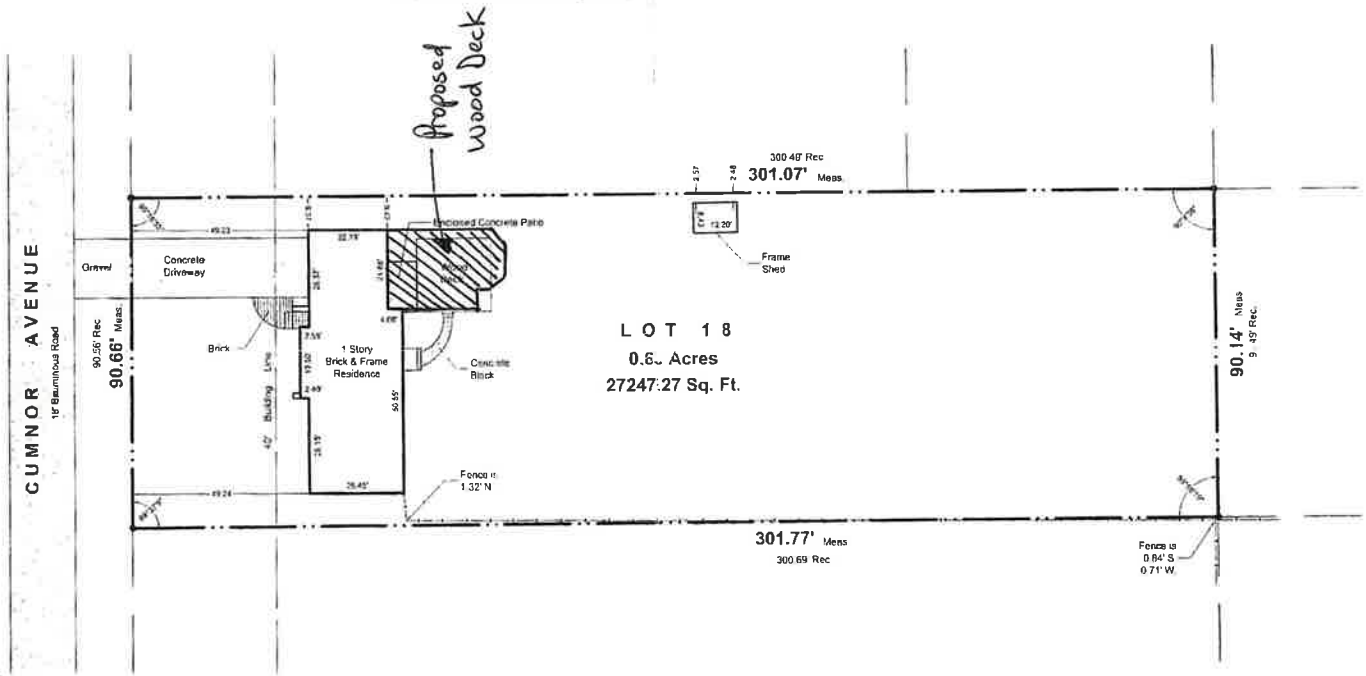
LOT 18 IN BLOCK 14 IN ARTHUR T. MCINTOSH AND COMPANY'S NORTHWEST HIGHWAY ADDITION TO BARRINGTON, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPTING THE EAST 10 ACR. S THEREOF) AND OF THE EAST 20 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL ON SECTION 35, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 29, 1925, IN BOOK "D" OF PLATS, PAGE 19, AS DOCUMENT 280225, IN LAKE COUNTY, ILLINOIS

623 N. CUMNOR AVENUE, BARRINGTON, ILLINOIS.

PERMIT FILE

N

Scale: 1" = 20'



LEGEND

⊙	SET IRON PIPE
●	FOUND IRON PIPE
+	CROSS IN CONCRETE
○	MONUMENT
——x——	WIRE FENCE
——•——	CHAIN LINK FENCE
MEAS.	MEASURED DISTANCE
REC.	RECORDED DISTANCE
R.O.W.	RIGHT OF WAY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

BARRINGTON ENGINEERING CONSULTANTS, LTD.

DATE 09-22-04 BY Keith E. Lacy III

KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/04

KEITH E. LACY III 035-003330 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BARRINGTON, ILLINOIS

NOTES:
1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.
3. BUILDING DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS WHEN BEING USED FOR CONSTRUCTION PURPOSES ALONG LOT LINES. REFER TO ACTUAL LOT CORNERS FOR CONSTRUCTION.
4. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED

PLAT OF SURVEY

BARRINGTON ENGINEERING CONSULTANTS, LTD.
CIVIL ENGINEERING & LAND SURVEYING
215 S. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60010
PHONE: 847.382.6337 • FAX: 847.382.6366
REGISTRATION NUMBER: 184.001813

DRAWN BY: JDP	FIELD WORK DATE 09-15-04	REVISIONS
CHECKED BY: KEL	BOOK-PAGE: 202-42	
S-T-R : 36-43-09	SCALE: 1" = 20'	PROJECT NO: 09994-0
CLIENT: James Potter, Atty		

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION

C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA 1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AT NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE

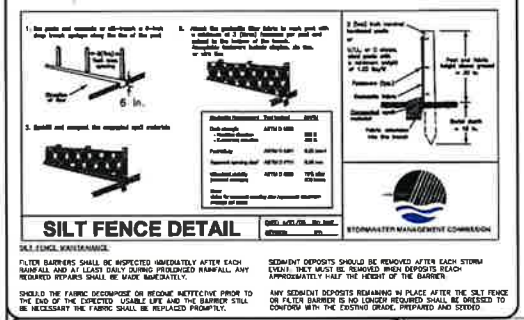
K. IF DEWATERING DEVICES ARE USED, OUTFALLING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR

N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED

O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.



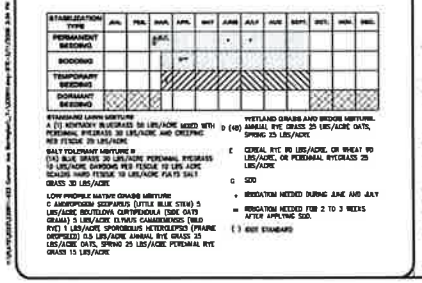
SILT FENCE MAINTENANCE:

FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED



STANDARD LAWN MIXTURE
A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 20 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE

SALT TOLERANT MIXTURE B (1/3) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE CHEWINGS RED FESCUE 10 LBS ACRE SEASIDE HARD FESCUE 10 LBS/ACRE FLATS SALT GRASS 30 LBS/ACRE

LOW PROFILE NATIVE GRASS MIXTURE
C AMMOPHILUM BREVIPILUS (LITTLE BLUE STEM) 5 LBS/ACRE BOUTELOUA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 35 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE

WETLAND GRASS AND BROOK MIXTURE
D (40) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE

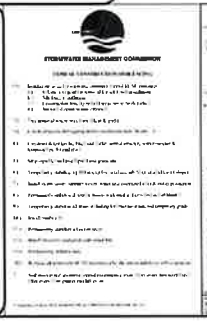
E CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE

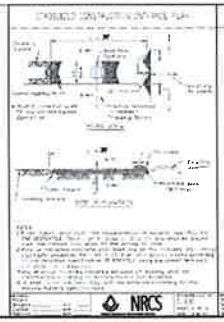
G SOD

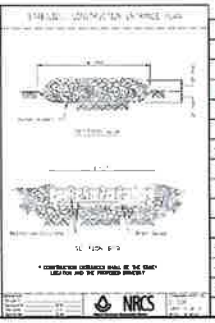
* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

( ) SEE STANDARD







LEGEND

	MONUMENT
	PROPOSED FLOW DIRECTION
+885.52	EXISTING GRADE
+883.8	PROPOSED GRADE
B.S.L.	BUILDING SETBACK LINE
	EXISTING STORM SEWER UTILITY
	FLARED END SECTION
AC	AIR CONDITIONING UNIT
	FIRE HYDRANT
	WATER SERVICE BOX
	EXISTING WATER UTILITY
	PROPOSED WATER UTILITY
	EXISTING SANITARY SEWER UTILITY
	DOWNSPOUT

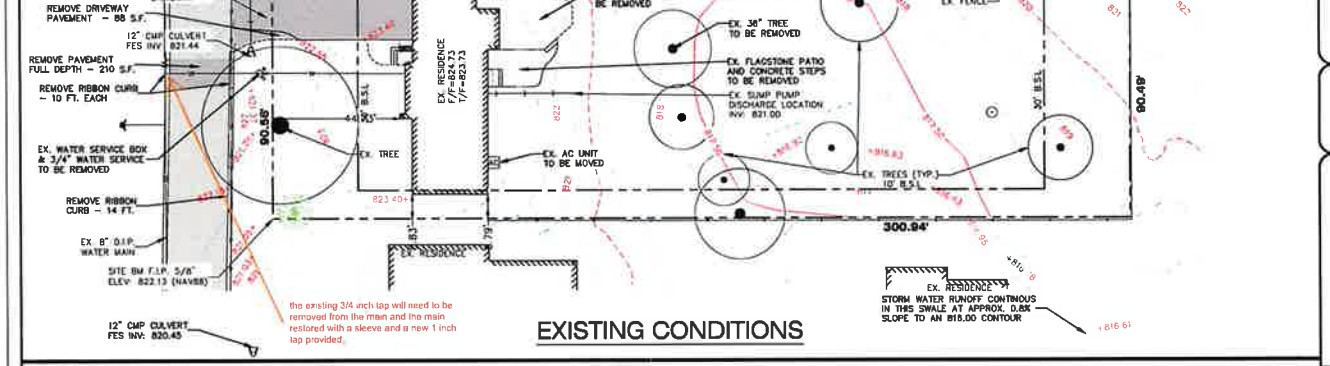
IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS	
RESIDENCE & GARAGE:	2,010 SQ.FT.
FRONT SIDEWALK:	124 SQ.FT.
BACK PATIO:	210 SQ.FT.
DECK/GAZEBO:	500 SQ.FT.
DRIVEWAY:	752 SQ.FT.
SHED:	192 SQ.FT.
TOTAL EXISTING IMPERVIOUS:	3,788 SQ.FT.
IMPERVIOUS TO BE REMOVED:	710 SQ.FT.
PROPOSED IMPERVIOUS	
NORTH ADDITION:	1,895 SQ.FT.
SOUTH ADDITION:	454 SQ.FT.
PROPOSED ASPHALT DRIVEWAY:	785 SQ.FT.
BASE PATIO:	328 SQ.FT.
TOTAL NEW IMPERVIOUS:	3,358 SQ.FT.
FINAL PROPOSED IMPERVIOUS:	8,256 SQ.FT.
TOTAL LOT SIZE:	27,218 SQ.FT. 0.62 ACRES
PERCENT IMPERVIOUS	23 IMPS.
SOIL DISTURBANCE:	5,300 SQ.FT.

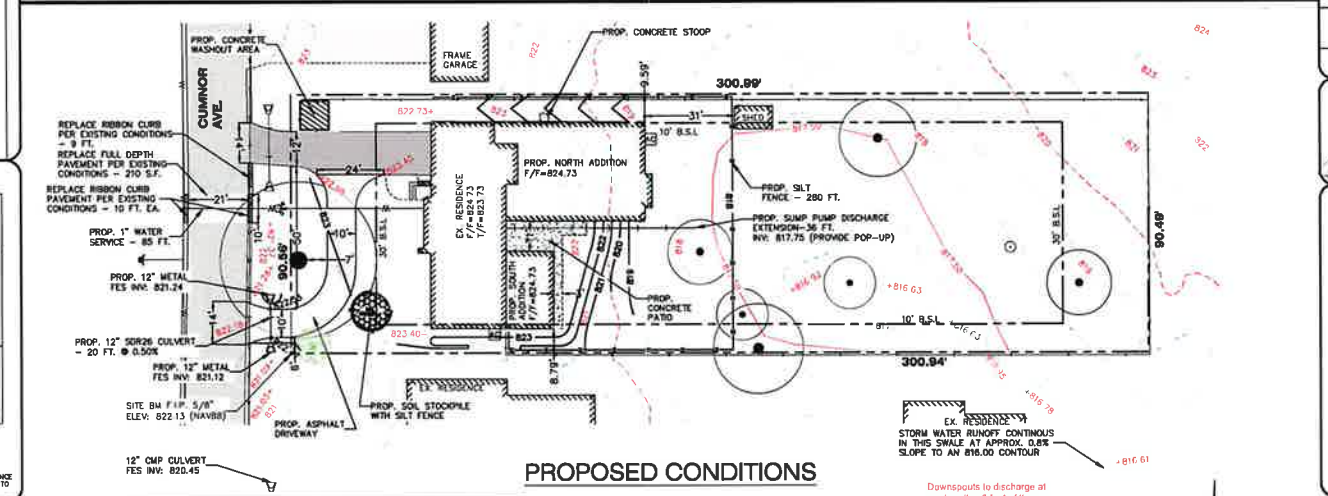
TOPOGRAPHY:
TOPOGRAPHY TAKEN FROM ELEVATIONS SHOT BY SCHMITT ENGINEERING ON 10/31/2023

SITE BENCHMARK:
FOUND 3/8" IRON ROD @ SOUTHWEST CORNER OF PROPERTY ELEV= 822.13 (NAVD88)

GRAPHIC SCALE
0 20 30 40 60
(IN FEET)
1" = 20 FT.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Downspouts to discharge at grade within 3 feet of the foundation away from neighboring properties if applicable.

PLANS PREPARED FOR:
LINDSAY BACINO
823 CUMNOR AVE
BARRINGTON, IL 60010
LINDSAY.BACINO@GMAIL.COM
630-470-8288

REVISIONS

12/20/2023	CITY REVIEW - 12/07/2023
01/04/2024	CITY REVIEW - 01/02/2024

Permit Number HEALTH

Permit Number PLANNING

RESIDENCE ADDITION SITE PLAN
823 CUMNOR AVE
BARRINGTON, IL 60010
P.I.N. 13-35-209-003
NE 1/4, SEC 35, T43N, R8E

SCHMITT ENGINEERING

Drawn By ACT
Checked By AMS
Date 11/16/2023
Scale 1" = 20 Ft.
Job Number 230911
Page Number 1 of 2