



**Zoning Board of Appeals - Special Meeting
AGENDA & NOTICE OF MEETING
TUESDAY, OCTOBER 24, 2023 6:30 PM
Village Hall | MacArthur Room
112 Algonquin Road
Barrington Hills, IL 60010**

AUDIO OPTIONS

Dial: 312-626-6799 and enter meeting ID 889-5617-0602

Link: [Zoom Meeting ID 889-5617-0602; Passcode 849920](#)

CALL TO ORDER & ROLL CALL

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 the Village Clerk at clerk@barringtonhills-il.gov and it will be forwarded to the Board Members.

1. [VOTE] MINUTES

- 1.1 [Vote] Minutes - June 12, 2023
[06-12-23 ZBA Minutes.pdf](#)

2. PUBLIC HEARING

For those unable to attend and wish to submit comment may do so by emailing clerk@barringtonhills-il.gov prior to 3:00 PM on Tuesday, October 24, 2023.

- 2.1 Variation Application Pursuant to Section 5-3-9(F)1 of the Village Code allowing a solid fence six feet in height at 32 Oak Knoll Road
[32 Oak Knoll Variation Application-packet.pdf](#)
[Publication Cert.pdf](#)
[Proof of Notice.pdf](#)

3. PUBLIC MEETING

- 3.1 ~~[Vote] Appeal: Veterinary Clinic Use in B3 General Business District~~
[APaul Memo.pdf](#)
[32W939 Algonquin Rd Appeal.pdf](#)
- 3.2 [Vote] Variation Application Pursuant to Section 5-3-9(F)1 of the Village Code allowing a solid fence six feet in height at 32 Oak Knoll Road
See documents under agenda item 2.1.
- 3.3 Code Modification Discussion - Recreational Vehicles and Renewable Energy

ADJOURNMENT

NOTICE AS POSTED

Zoning Board of Appeals - Special Meeting Agenda Item Report

Meeting Date: October 24, 2023

Submitted By: Nikki Panos

Submitting Department:

Item Type: Minutes

Agenda Section: [VOTE] MINUTES

Subject:

[Vote] Minutes - June 12, 2023

Suggested Action:

Attachments:

[06-12-23 ZBA Minutes.pdf](#)

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

**Village Hall, 112 Algonquin Road, Barrington Hills, IL
June 12, 2023**

- 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
Arnold Cernik
John Gigerich
Justin Pawlik
Edward Carfora (allowed to participate via remote, after roll call)

Absent:

Gina Koertner
Jim Root

Staff Present: Anna Paul, Village Administrator
Mary Dickson, Village Attorney

- 2. Admission of Member Carfora Participation by Telephone**

Member Gigerich moved, seconded by Member Pawlik to allow Member Carfora to participate in the meeting remotely via telephone.

On a voice vote, all members present voted “aye.”

Motion Carried.

- 3. Public Comment:**

Resident Nikki Panos commented on the proposed text amendment for recreational vehicles, encouraging the Board to consider inclusion of farm equipment in the text as well, noting that none of the vehicles should be visible to neighbors. She also added that when items such as tractors are used as décor they should be maintained, including removal of grass and weeds so as to not appear merely as an abandoned vehicle.

- 4. Approval of Minutes – May 23, 2023**

Member Pawlik moved, seconded by Member Gigerich, to approve the Minutes of the May 23, 2023 special meeting, as presented.

In discussion, Chairman Wolfgram recommended changing the first paragraph of the public meeting section to clarify that while he did believe in this case that not granting the variance would diminish the value of the property, that that requirement should be reviewed by the ZBA to determine if it should remain.

On a roll call vote to approve the minutes as revised:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfgram, Chairman	X			
Arnold Cernik	X			
John Gigerich	X			
Justin Pawlik	X			
Edward Carfora	X			
Jim Root			X	
Gina Koertner			X	

The Motion Carried.

4. DISCUSSION - Text Amendment to the Zoning Code

Members discussed proposed language for the text amendment to the zoning code regarding recreational vehicles, and for solar and wind power.

As to the solar and wind power text amendment, concerns were raised over whether language for decommissioning should be added, and whether and when the Village should review these means of power for operation. Members concurred they did not want to consider ground solar panels, or large solar installations. If solar is considered on the ground, it should be screened in a manner similar to that required for above ground pools. Staff was directed to include in the next draft regulations for ground mounted solar panels, with appropriate screening for review.

Members concurred with comments made by Ms. Panos, that consideration should be given to including farm machinery in the recreational vehicle text amendment. Staff will review this issue as farm machinery does not meet the definition of recreational vehicle, and to determine whether concerns over farm machinery are addressed elsewhere in the village code.

The text amendment will be discussed at a future meeting.

5. Adjournment

Member Gigerich moved, seconded by Member Pawlik, to adjourn the Meeting at 7:25 p.m.

On a voice vote, all Members presented voted “aye.”

The Motion Carried.

The meeting stands adjourned at 7:26 p.m.

Zoning Board of Appeals - Special Meeting Agenda Item Report

Meeting Date: October 24, 2023

Submitted By: Nikki Panos

Submitting Department:

Item Type: Public Hearing

Agenda Section: PUBLIC HEARING

Subject:

Variation Application Pursuant to Section 5-3-9(F)1 of the Village Code allowing a solid fence six feet in height at 32 Oak Knoll Road

Suggested Action:

Attachments:

[32 Oak Knoll Variation Application-packet.pdf](#)

[Publication Cert.pdf](#)

[Proof of Notice.pdf](#)

8/10/2023

Re: Petition for variance of fence height for 32 Oak Knoll Road Barrington Hills Lake County

Property owner 32 Oak Knoll LLC owned by Todd and Libby Rieke
property index number 13-33-100-039

We are asking for the Zoning board to grant us a variance for our 6' high fence along ridge road and oak road.

The fence along oak knoll and the first 30 feet of ridge has been 6' high for many years before we bought the property 4 years ago. It was in bad disrepair so we replaced it with a new 6' high fence.

For the rest of the length along ridge there was a wire mesh fence in bad disrepair that was mostly fallen down. We had deer get tangled up in it twice so we removed it and installed the current 6' high fence.

Because of the growth of bushes and trees along Ridge road, the fence was not very visible until we removed all of the old growth earlier this summer to put in all new landscaping which was completed last month. Once again the fence is hardly visible because of the density of plantings and within a few years will not be visible at all from Ridge and Oak Knoll roads.

We believe we greatly improved the aesthetics with the work we have done and all of the neighbors within 250 feet agree based on the attached letters.

Sincerely,

Todd and Libby Rieke
32 oak Knoll Road



(C) Standards For Variations: The zoning board of appeals shall not vary the regulations of this title, as authorized in subsection (A) of this section, unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district for which it is zoned; and
2. The plight of the owner is due to unique circumstances; and
3. The variation, if granted, will not alter the essential character of the locality.

Fence is about 50' away from Ridge road and barely visible

Home Depot and Lowes doesn't sell 5' high fence except custom order.

Aesthetics and Privacy is important which is why we spent 160k on landscaping and 10k on irrigation.

Existing fence for many years was 6' high along oak knoll and part of ridge more expensive to modify existing fence than to replace it.

All neighbors are happy with 6' high per signed letters

Has been there for 4 years

Aronsen nor I knew 5'high was a code (I understand that I should have known!)

If there is a slight bit of fence still visible through the trees we are willing to add more landscaping

Ridge is a very busy and noisy road and getting worse.

Wikipedia-"if privacy is your goal, you will want a fence that is at least 6' high to prevent nosy neighbors or curious passers-by from peeking in"



- GENERAL**
 - Profile
 - Legal Description
 - Map
 - Owner
- TAX**
 - Tax Summary
 - Taxes Due
 - Tax Payment History
 - Tax Redemption
 - Tax Adjustment
 - Tax Status
 - Special Assessments
 - Mobile Home Information
- ASSESSOR**
 - Residential Building
 - Commercial Building
 - Other Building & Yard
 - Land Information
 - Agricultural Land Info
 - CAMA Summary
 - Values Current
 - Values History
 - Property Transfer History
 - Conveyance History
 - Exemptions Current
 - Exemption History
 - Preferential Application
 - Appeals History
 - Appeals Comparables (SmartFile)
 - Appeals Comparables (iasWorld)
 - Documents
 - Permits
 - Photos
 - Sketch
 - Split/Combine History

PARID: 1333100039 ASSESSOR #: 049
 NBHD: 1433000 ROLL: RP
 32 OAK KNOLL LLC 32 OAK KNOLL RD
 Tax Year: 2023 (Taxes Payable in 2024). Select Tax Year on the right:

Parcel

Assessment Year: 2023
 Pay Year: 2024
 Property Location: 32 OAK KNOLL RD
 Building/Unit #: BARRINGTON HILLS IL 60010
 City/State/Zip: BARRINGTON IL 60010-2621
 Mailing Address: 32 OAK KNOLL RD
 BARRINGTON IL 60010-2621
 Split/Combine Occurred: Yes - see Split/Combine History tab for more info
 Living Units:
 Neighborhood: 1433000 - Barrington Hills
 Class: RES - Residential
 Property Use Code: 40 - Residential Improvements
 Acres: 5.5800
 Square Feet: 243,065
 Subdivision #:
 Subdivision Name:
 Lot:
 Block:
 Legal 1: PT NW1/4;BEG 962.89'N OF SWCOR, CONT N TO PT 21' NOF NWCOR S
 Legal 2: W1/4 NW1/4,E623.49',SELY 119.80',SLY 48.69',SWLY 348.2',NWLY
 Legal 3: 446.59'TO POB SECTION 33 TOWNSHIP 43 RANGE 9
 Tax Code Area: 14016 - CUBA TWP 016
 Mortgage Company:
 ACH: No

Alternate Address

Address Type	Address
P - Postal	32 OAK KNOLL RD , BARRINGTON, IL 60010-2621

Parcel Status

Tax Year: 2023
 Active/Deactive: Active

Tax Status

Tax Year: 2023
 In Forfeiture: No
 In Bankruptcy: No
 Taxes Due: No
 Tax Lien on Property: No
 Tax Adjustment: No

Tax District Information

Township: TOWNSHIP OF CUBA

1 of 1
 Return to Search Results
 Tax Year 2023

Actions

- Neighborhood Sales
- Create Comparables
- Printable Summary
- Printable Version

Reports

- CSV Export
- CSV Export (Commercial)
- CSV New Sales
- CSV New PINS
- Mailing List
- Envelope
- Residential PRC
- Commercial PRC
- Redemption Estimate
- Tax Bill Mobile Home
- Calendar Year Tax Payments
- Tax Bill
- Redemption Receipts

Go

*PROOF OF
 JOED + LIBBY
 REEKE OWNERSHIP
 OF 32 OAK KNOLL*

LLC-5.5

7. **Optional:** Other provisions for the regulation of the internal affairs of the company: (If additional space is needed, use standard sized paper.) _____

8. The Limited Liability Company has or will have on the effective date of filing one or more members.

9. Name(s) and business address(es) of the manager(s) and any member with the authority of manager:

Rieke, Todd L.	32 Oak Knoll Road, Barrington Hills, IL 60010		
Name	Number & Street	City	State ZIP
Rieke, Elizabeth L.	32 Oak Knoll Road, Barrington Hills, IL 60010		
Name	Number & Street	City	State ZIP
Name	Number & Street	City	State ZIP
Name	Number & Street	City	State ZIP
Name	Number & Street	City	State ZIP

(If additional space is needed, use standard sized paper.)

10. Name and Address of Organizer(s):

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: January _____, 2021
Month/Day Year

1. [Redacted]
Signature

Todd L. Rieke, Organizer
Name and Title (type or print)

If organizer is signing for a company or other entity, state name of company or entity.

2. _____
Signature

Name (type or print)

If organizer is signing for a company or other entity, state name of company or entity.

1. _____
Number Street

City

State ZIP

2. _____
Number Street

City

State ZIP

Note 1: The limited liability company name cannot contain any of the following terms or abbreviations including: Corporation, Incorporated, LTD., Co. or Limited Partnership. The name must contain the term **Limited Liability Company, LLC or L.L.C.** For the following two entity types: a company providing professional services licensed by the Illinois Department of Financial and Professional Regulation must instead contain the term or abbreviation **Professional Limited Liability Company, PLLC or P.L.L.C.** The name of a worker cooperative shall end with the term or abbreviation **Limited Worker Cooperative Association, LWCA or L.W.C.A.**

Note 2: A professional limited liability company must state the specific professional service or related professional services to be rendered by the professional limited liability company.

Form **LLC-5.5**
February 2020

Secretary of State
Department of Business Services
Limited Liability Division
501 S. Second St., Rm. 351
Springfield, IL 62756
217-524-8008
www.cyberdriveillinois.com

Payment must be made by certified check, cashier's check, Illinois attorney's check, C.P.A.'s check or money order payable to Secretary of State.

Illinois
Limited Liability Company Act
Articles of Organization

FILE #

This space for use by Secretary of State.

SUBMIT IN DUPLICATE

Type or print clearly.

Filing Fee: \$150

Approved:

1. Limited Liability Company name (see Note 1): 32 Oak Knoll, LLC

2. Address of principal place of business where records of the company will be kept: (P.O. Box alone or c/o is unacceptable.)
32 Oak Knoll Road, Barrington Hills, IL 60010

3. Articles of Organization effective on: (check one)

the filing date

a later date (not to exceed 60 days after the filing date): _____

Month, Day, Year

4. Registered agent's name and registered office address:

Registered agent: David P. Buckley, Jr.

(P.O. Box alone or
c/o is unacceptable)

First Name

Middle Initial

Last Name

Registered office: 102 S. Wynstone Park Drive

Number

Street

Suite #

North Barrington,

IL

60010

City

ZIP

Note: The registered agent must reside in Illinois. If the agent is a business entity, it must be authorized to act as agent in this state.

5. Purpose(s) for which the Limited Liability Company is organized: (see Note 2)

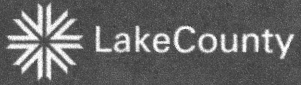
The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act and/or exclusively for the purpose(s) stated below:

any lawful purpose

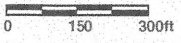
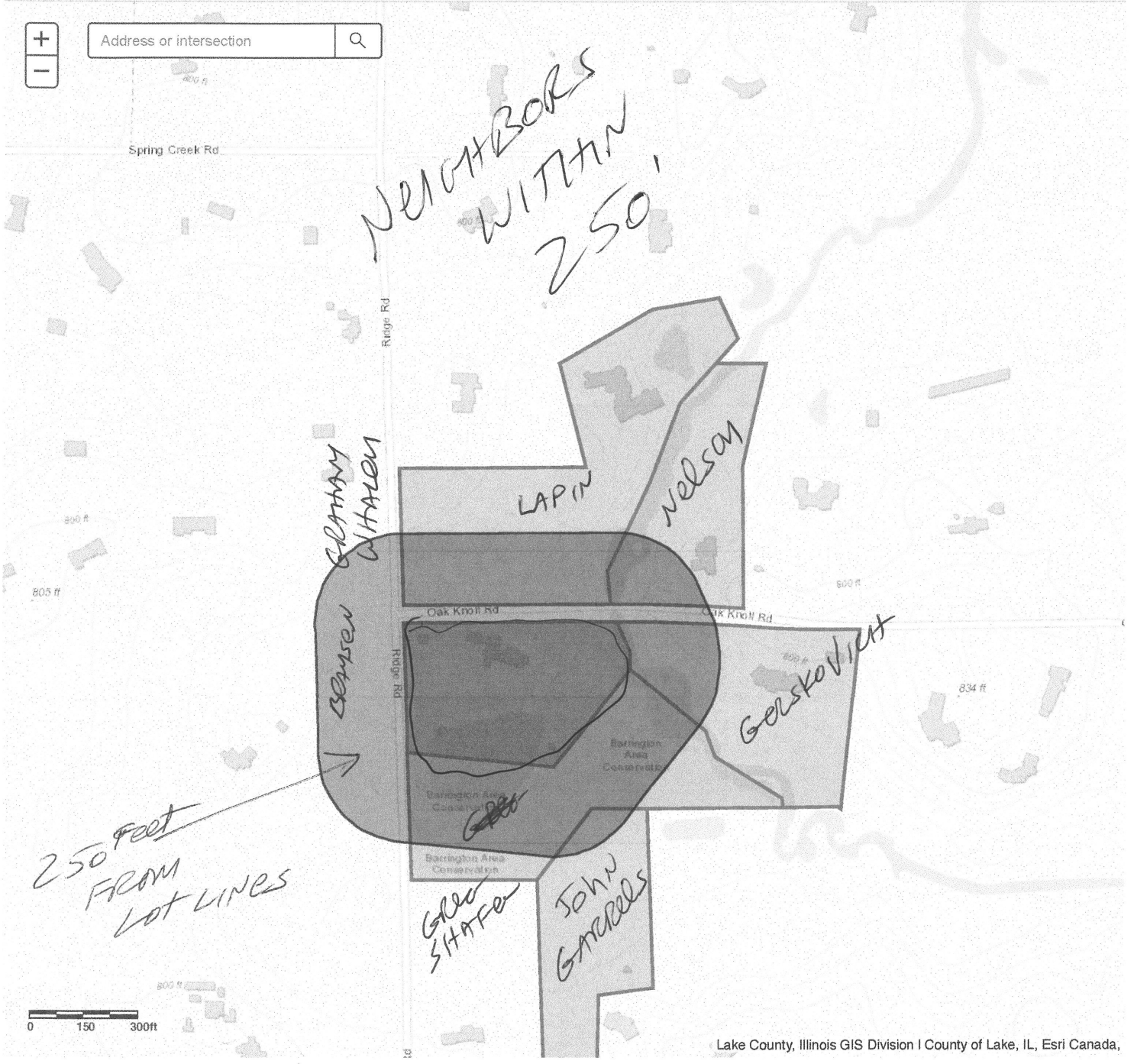
6. The duration of the company is perpetual unless otherwise stated. If the operating agreement provides for a dissolution date, enter that date here: _____

Month/Day

Year



Address or intersection search box



BACH

BRAMSEN

Betsy + JIM

WITALEN

GRAHAM + MEGAN

36 RIDGE

GARRELS

JOHN + JENNIFER

28 RIDGE

LAPIN

MARY ANN

560 OAK KNOLL

GERSKOVICH

PHILIP + RENE

559 OAK KNOLL

NELSON

STEVE + SUSAN

33 OAK KNOLL

TANNENBERG

D PH

33 RIDGE

SHAFFER

GREGORY ~~3~~

30 RIDGE LP

KEPER

ALLEN

67 RIDGE

END OF
GARRELS

City Zoom

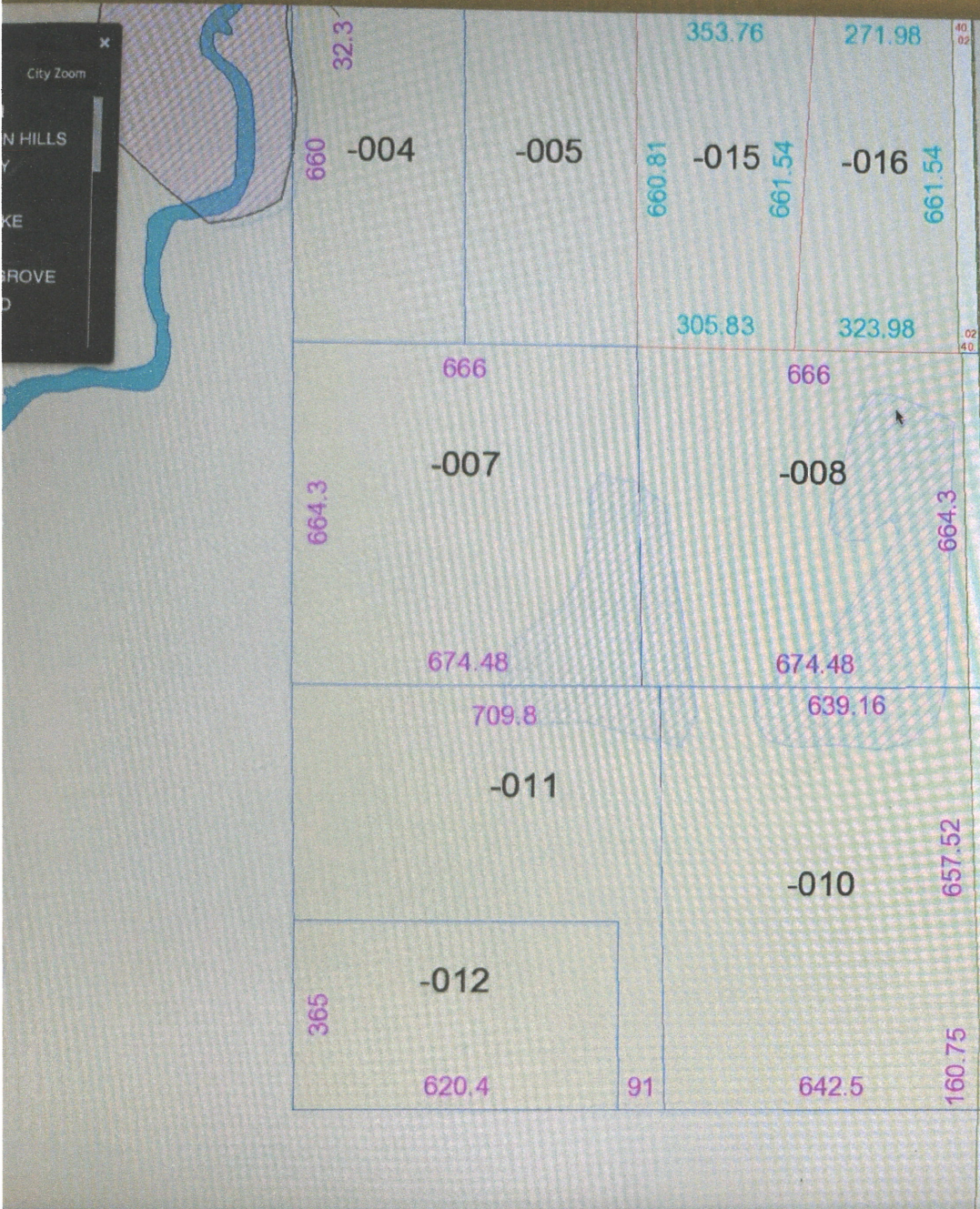
N HILLS

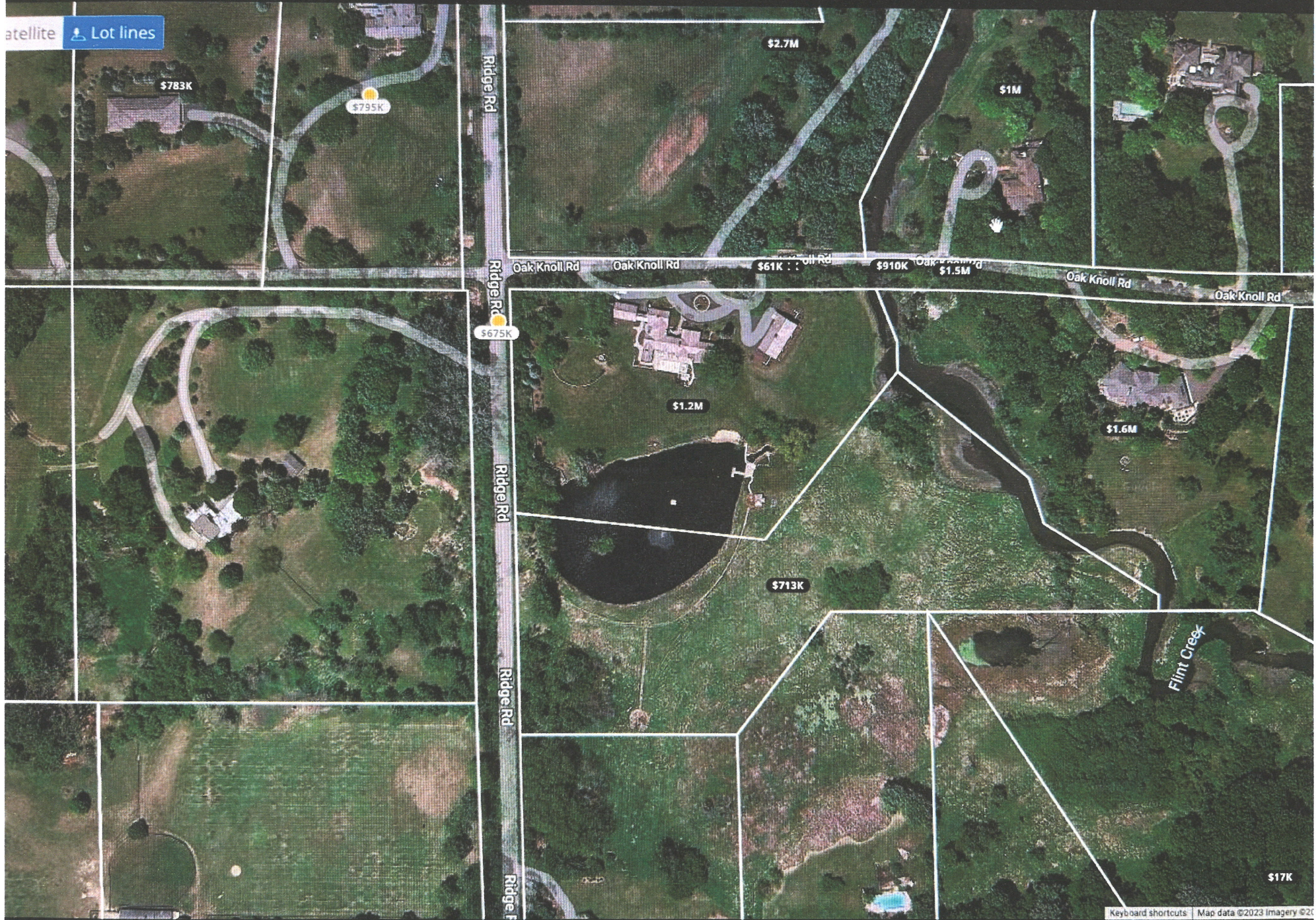
Y

KE

ROVE

D





MAY
2023



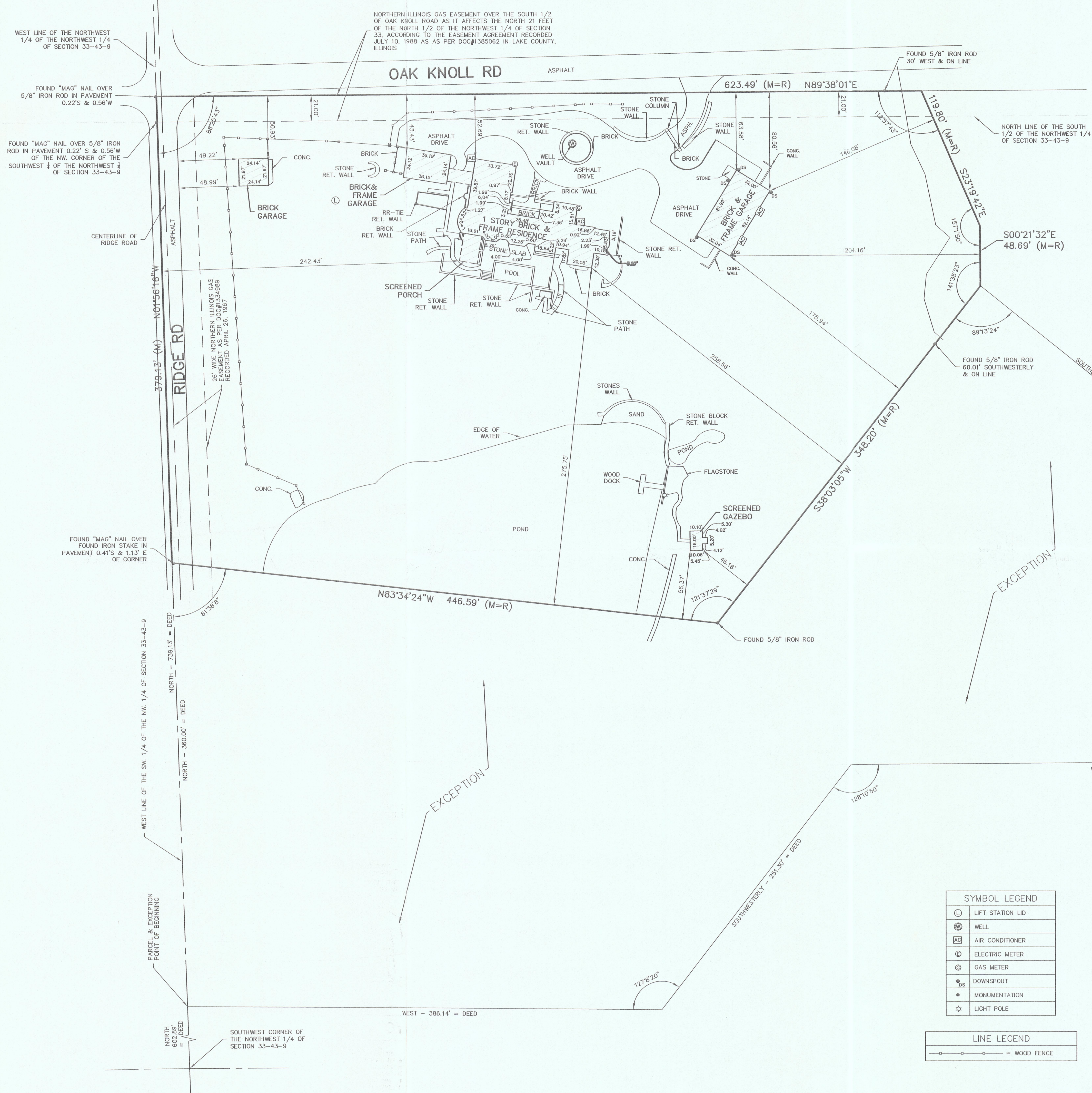
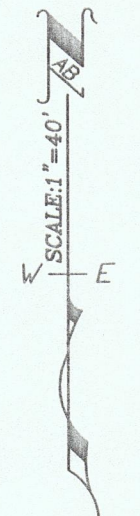
MID
Protect



JULY
2023



PLAT OF SURVEY



THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 9 EAST ON THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 33, SAID POINT BEING 602.89 FEET NORTH OF (AS MEASURED ON SAID WEST LINE) THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE CONTINUING NORTH ALONG SAID WEST LINE, 739.13 FEET TO A POINT 21.00 FEET NORTH OF (AS MEASURED ALONG SAID WEST LINE), THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE EASTERLY ON A 88 DEGREE, 25 MINUTE, 43 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED LINE AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 623.49 FEET; THENCE SOUTHEASTERLY ON A 112 DEGREE, 57 MINUTE, 43 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 119.80 FEET; THENCE SOUTHERLY ON A 157 DEGREE, 02 MINUTE, 17 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 48.69 FEET; THENCE SOUTHEASTERLY ON A 220 DEGREE, 48 MINUTE, 20 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 273.75 FEET; THENCE SOUTHEASTERLY ON A 147 DEGREE, 23 MINUTE, 37 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 76.66 FEET; THENCE SOUTHEASTERLY ON A 220 DEGREE, 07 MINUTE, 31 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 221.07 FEET; THENCE SOUTH ON A 123 DEGREE, 18 MINUTE, 52 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 26.15 FEET; THENCE WEST ON A 88 DEGREE, 25 MINUTE, 47 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 533.76 FEET; THENCE SOUTHEASTERLY ON A 231 DEGREE, 49 MINUTE, 10 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 251.30 FEET; THENCE WEST ON A 127 DEGREE, 08 MINUTE, 20 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 386.14 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 33, SAID POINT BEING 602.89 FEET NORTH (AS MEASURED ON SAID WEST LINE) THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE CONTINUING NORTH ALONG SAID WEST LINE, 360.00 FEET; THENCE SOUTHEASTERLY ON A 81 DEGREE, 38 MINUTE, 08 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 446.59 FEET; THENCE NORTHEASTERLY ON A 121 DEGREE, 37 MINUTE, 29 SECOND ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE, 348.20 FEET; THENCE SOUTHEASTERLY ON A 89 DEGREE, 13 MINUTE, 24 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 273.75 FEET; THENCE SOUTHEASTERLY ON A 147 DEGREE, 23 MINUTE, 37 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 76.66 FEET; THENCE SOUTHEASTERLY ON A 220 DEGREE, 07 MINUTE, 31 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 221.07 FEET; THENCE SOUTH ON A 123 DEGREE, 18 MINUTE, 52 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 26.15 FEET; THENCE WEST ON A 88 DEGREE, 25 MINUTE, 47 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 533.76 FEET; THENCE SOUTHWESTERLY ON A 231 DEGREE, 49 MINUTE, 10 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 251.30 FEET; THENCE WEST ON A 127 DEGREE, 08 MINUTE, 20 SECOND ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE, 386.14 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 32 OAK KNOLL RD., BARRINGTON HILLS
 PIN: 13-33-100-039
 AREA: 5.58 ACRES

SYMBOL LEGEND	
Ⓛ	LIFT STATION LID
Ⓜ	WELL
Ⓐ	AIR CONDITIONER
Ⓢ	ELECTRIC METER
Ⓜ	GAS METER
Ⓢ	DOWNSPOUT
Ⓢ	MONUMENTATION
☆	LIGHT POLE

LINE LEGEND	
—	WOOD FENCE

S.S. STATE OF ILLINOIS
 COUNTY OF MICHENRY

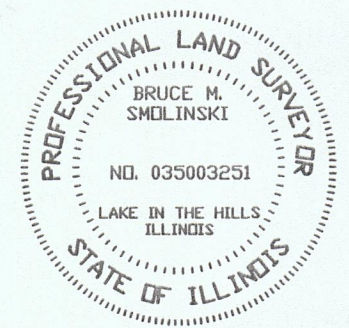
THIS IS TO CERTIFY THAT I, BRUCE SMOLINSKI, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/17/2023.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 25TH DAY OF AUGUST, A.D., 2023.

BRUCE M. SMOLINSKI
 ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/24
 ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



ORDERED BY: BIEKE, TODD FILE NO. 19-243

PE
POLENA ENGINEERING LLC

WHEATON: 630-653-6331
 LAKE IN THE HILLS: 815-363-9200
 INFO@POLENA.COM
 WWW.POLENA.COM
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J. COUSON, HERITAGE LAND CONSULTANTS, PAI SEPTIC DESIGN, AND MIRONSKI SURVEYING

8/10/2023

Letter from Todd and Libby Rieke
32 Oak Knoll road Barrington Hills

To whom it may concern,

We have been notified by Barrington Hills Zoning department that we have a non-conforming fence. The fence along Ridge Road is 6' high and code is 5' high for a solid fence. Fences can be up to 8' high if anything above 5' is 50% see through.

The fence along Oak Knoll is 6' high and has been there for many years before we bought the property 4 years ago. That fence came around the 2 car garage for about 30' and went from a wood fence to a metal mesh fence that was in bad disrepair and mostly falling over. We had a couple of incidents of deer getting tangled up and had to call a rescue company to free them.

We are applying for a variance to keep the fence as is.
As part of that process we need to notify any property that is within 250 feet of ours which is why we are reaching out for your help.

Would you be willing to sign this letter that states that you are ok with the current 6' height?

Thank you,
Todd [REDACTED]
Libby [REDACTED]

address 67 Ridge Rd Barrington Hills, IL 60010

name Kim Keper

signature [REDACTED]

date Aug 24 2023



GENERAL
Profile
Legal Description
Map
Owner
TAX
Tax Summary
Taxes Due
Tax Payment History
Tax Redemption
Tax Adjustment
Tax Status
Special Assessments
Mobile Home Information
ASSESSOR
Residential Building
Commercial Building
Other Building & Yard
Land Information
Agricultural Land Info.
CAMA Summary
Values Current
Values History
Property Transfer History
Conveyance History
Exemptions Current
Exemption History
Preferential Application
Appeals History
Appeals Comparables (SmartFile)
Appeals Comparables (iasWorld)
Documents
Permits
Photos
Sketch
Split/Combine History

PARID: 1333100031 ASSESSOR #: 049
 NBHD: 1436500 ROLL: RP
 ALLEN, S 67 RIDGE RD
 Tax Year: 2023 (Taxes Payable in 2024). Select Tax Year on the right:
 Parcel

Assessment Year: 2023
 Pay Year: 2024
 Property Location: 67 RIDGE RD
 Building/Unit #:
 City/State/Zip: BARRINGTON HILLS IL 60010
 Mailing Address: 67 RIDGE RD
 BARRINGTON IL 60010-9656
 Split/Combine Occurred: No
 Living Units:
 Neighborhood: 1436500 - Cuba Farms
 Class: FA - Farm A
 Property Use Code: 12 - FARM A IMPROVEMENTS
 Acres: 6.7000
 Square Feet: 291,852
 Subdivision #:
 Subdivision Name:
 Lot:
 Block:
 Legal 1: PT W1/2;COM SWCOR NW1/4,N21.89',DEF 92D12'TOR 534',NDEF 88D4
 Legal 2: 9'L262',E DEF 82D16'30"R153.7'FOR POB,N // TO WLN 503.65',SE
 Legal 3: DEF 32D3'53"L 17.44',E50',S // TO WLN 401.96',W305.92',NW30
 Tax Code Area: 14016 - CUBA TWP 016
 Mortgage Company: -
 ACH: No

Alternate Address

Address Type	Address
P - Postal	67 RIDGE RD , BARRINGTON, IL 60010-9656

Parcel Status

Tax Year: 2023
 Active/Deactive: Active

Tax Status

Tax Year: 2023
 In Forfeiture: No
 In Bankruptcy: No
 Taxes Due: No
 Tax Lien on Property: No
 Tax Adjustment: No

Tax District Information

Township: TOWNSHIP OF CUBA

1 of 1
 Return to Search Results
 Tax Year 2023 ▼

- Actions**
- Neighborhood Sales
 - Create Comparables
 - Printable Summary
 - Printable Version

- Reports**
- CSV Export
 - CSV Export (Commercial)
 - CSV New Sales
 - CSV New PINS
 - Mailing List
 - Envelope
 - Residential PRC
 - Commercial PRC
 - Redemption Estimate
 - Tax Bill Mobile Home
 - Calendar Year Tax Payments
 - Tax Bill
 - Redemption Receipts

Go



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2022

13-33-100-031



13-33-100-031

K KEPER S ALLEN
67 RIDGE RD
BARRINGTON IL 60010-9656

2022 1st Installment due by **06/05/2023**

Interest calculated as of 09/05/2023

\$0.00 DUE

1333100031000000000000000202215

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2022

13-33-100-031



13-33-100-031

K KEPER S ALLEN
67 RIDGE RD
BARRINGTON IL 60010-9656

2022 2nd Installment due by **09/05/2023**

Interest calculated as of 09/05/2023

\$0.00 DUE

1333100031000000000000000202223

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
13-33-100-031	2022	14016	6.7000		\$635,997
Property Location: 67 RIDGE RD BARRINGTON HILLS IL 60010					
Legal Description: PT W1/2;COM SWCOR NW1/4,N21.89',DEF 92D12'TOR 534',NDEF 88D4 9'L262',E DEF 82D16'30"R153.7'FOR POB,N // TO WLN 503.65',SE DEF 32D3'53"L 17.44',E50',S // TO WLN 401.96',W305.92',NW30					
Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
					\$635,997
				Land Assessed Value	\$65,354
				+ Building Assessed Value	\$146,624
				- Home Improvement	
				- Disabled Vet Homestead	
				x State Multiplier	1.000
				= Equalized Value	\$205,900
				+ Farm Land & Bldg Assessed Value	\$6,078
				+ State Assessed Pollution Control	
				+ State Assessed Railroads	
				= Total Assessed Value	\$211,978
				- General Homestead Exemption	\$6,000
				- Sr. Citizen Homestead Exemption	
				- Senior Freeze	
				- Returning Veterans Homestead	
				- Disabled / Disabled Veterans	
				- Natural Disaster Homestead	
				= Taxable Valuation	\$205,978
				x Tax Rate	7.854552
				= Real Estate Tax	\$16,178.64
				+ Special Service Area	\$0.00
				+ Drainage	\$0.00
				= Total Current Year Tax	\$16,178.64
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 09/05/2023	\$0.00
				+ Cost	\$0.00
				- Payment applied to Principal	\$16,178.64
				= TOTAL AMOUNT DUE	\$0.00
TOTALS					
				7.854552	\$16,178.64
				145.84	

8/10/2023

Letter from Todd and Libby Rieke
32 Oak Knoll road Barrington Hills

To whom it may concern,

We have been notified by Barrington Hills Zoning department that we have a non-conforming fence. The fence along Ridge Road is 6' high and code is 5' high for a solid fence. Fences can be up to 8' high if anything above 5' is 50% see through.

The fence along Oak Knoll is 6' high and has been there for many years before we bought the property 4 years ago. That fence came around the 2 car garage for about 30' and went from a wood fence to a metal mesh fence that was in bad disrepair and mostly falling over. We had a couple of incidents of deer getting tangled up and had to call a rescue company to free them.

We are applying for a variance to keep the fence as is.
As part of that process we need to notify any property that is within 250 feet of ours which is why we are reaching out for your help.

Would you be willing to sign this letter that states that you are ok with the current 6' height?

Thank you,

Todd

Libby

address 36 Ridge Rd

name Graham & Megan Whalen

signature [Redacted]

date 8/23/23



McHENRY COUNTY
ILLINOIS

Property Information		
Parcel Number 20-32-200-016	Site Address 36 RIDGE RD BARRINGTON HILLS, IL 60010	Owner Name & Address WHALEN, GRAHAM G MEGAN R 36 RIDGE RD BARRINGTON HILLS, IL, 60010
Tax Year 2022 (Payable 2023) ▼		
Sale Status None		
Property Class 0040 - Improved Lots	Tax Code 20012 -	Tax Status Taxable
Net Taxable Value 265,414	Tax Rate 8.029301	Total Tax \$21,310.90 Pay Taxes <input type="button" value="Tax Bill"/>
Township ALGONQUIN TWP	Acres 0.0000	Mailing Address
Legal Description DOC 2020R0040645 LT 2 BACHMANN'S SUB		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	103,133	168,281	0	0	0	271,414
Department of Revenue	103,133	168,281	0	0	0	271,414
Board of Review Equalized	103,133	168,281	0	0	0	271,414
Board of Review	103,133	168,281	0	0	0	271,414
S/A Equalized	103,133	168,281	0	0	0	271,414
Supervisor of Assessments	96,081	156,774	0	0	0	252,855
Township Assessor	96,081	156,774	0	0	0	252,855
Prior Year Equalized	96,081	156,774	0	0	0	252,855

There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/12/2023	\$10,655.45	\$0.00	\$0.00	\$0.00	\$10,655.45	\$10,655.45	5/31/2023	\$0.00
2	09/12/2023	\$10,655.45	\$0.00	\$0.00	\$0.00	\$10,655.45	\$10,655.45	8/24/2023	\$0.00
Total		\$21,310.90	\$0.00	\$0.00	\$0.00	\$21,310.90	\$21,310.90		\$0.00

No Drainage / Special District Information

Exemptions						
Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	1/1/2006	1/1/2006	3/1/2022		6,000	6,000

No Farmland Information

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
GRAHAM G MEGAN R WHALEN	Y	36 RIDGE RD BARRINGTON HILLS, IL, 60010

No Redemptions

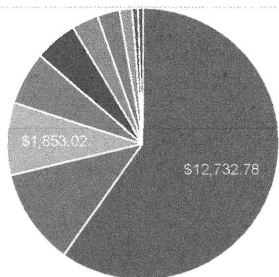
Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2020	2020R0040645	Warranty Deed	9/29/2020	BYRON F. JOHNSON GLORIA M. JOHNSON	GRAHAM G. WHALEN MEGAN R. WHALEN	\$795,000.00	\$0.00	\$795,000.00

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$21,310.90	\$21,310.90	\$0.00
2021	\$20,614.58	\$20,614.58	\$0.00
2020	\$20,669.14	\$20,669.14	\$0.00

[Show 26 More](#)

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 220 BRGTN	4.797329	\$12,732.78
BARRINGTON HILLS VILLAGE	0.923919	\$2,452.21
MCHENRY COUNTY	0.698158	\$1,853.02
BARRINGTON CTRY FIRE	0.511843	\$1,358.50
COLLEGE DISTRICT 512 HARPER	0.410422	\$1,089.32
BARRINGTON LIBRARY	0.252292	\$669.62
MCHENRY CO CONSV	0.212478	\$563.95
ALGONQUIN TWP RD & BR	0.120111	\$318.79
ALGONQUIN TOWNSHIP	0.052367	\$138.99
BARRINGTON HILLS PARK	0.050382	\$133.72
TOTAL	8.029301	\$21,310.90



- SCHOOL DIST 220 BRGTN
- BARRINGTON HILL...
- MCHENRY COUNTY
- BARRINGTON CTR...
- COLLEGE DISTRIC...
- BARRINGTON LIBR...
- MCHENRY CO CON...
- ALGONQUIN TWP...
- ALGONQUIN TOWN...
- BARRINGTON HILL...

No Violations

No Permits

8/10/2023

Letter from Todd and Libby Rieke
32 Oak Knoll road Barrington Hills

To whom it may concern,

We have been notified by Barrington Hills Zoning department that we have a non-conforming fence. The fence along Ridge Road is 6' high and code is 5' high for a solid fence. Fences can be up to 8' high if anything above 5' is 50% see through.

The fence along Oak Knoll is 6' high and has been there for many years before we bought the property 4 years ago. That fence came around the 2 car garage for about 30' and went from a wood fence to a metal mesh fence that was in bad disrepair and mostly falling over. We had a couple of incidents of deer getting tangled up and had to call a rescue company to free them.

We are applying for a variance to keep the fence as is.
As part of that process we need to notify any property that is within 250 feet of ours which is why we are reaching out for your help.

Would you be willing to sign this letter that states that you are ok with the current 6' height?

Thank you,

Todd [REDACTED]

Libby [REDACTED]

address 26 RIDGE BARRINGTON HILLS 60010

name JAMES & ELIZABETH BRAMSEN

signature [REDACTED]

date 8-28-23



McHENRY COUNTY
ILLINOIS

Property Information		
Parcel Number 20-32-200-010	Site Address 26 RIDGE RD BARRINGTON, IL 60010	Owner Name & Address BRAMSEN, JE EC TR 26 RIDGE RD BARRINGTON, IL, 60010-9681
Tax Year 2022 (Payable 2023) ▼		
Sale Status None		
Property Class 0040 - Improved Lots	Tax Code 20012 -	Tax Status Taxable
Net Taxable Value 543,552	Tax Rate 8.029301	Total Tax \$43,643.44 Pay Taxes <input type="button" value="Tax Bill"/>
Township ALGONQUIN TWP	Acres 11.4000	Mailing Address
Legal Description DOC 2016R0026064 PT SE1/4 NE1/4 & E PT N 5A NE1/4 SE1/4 MEMO: BRAMSEN JAMES E TR/ BRAMSEN, ELIZABETH CORWITH TR		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	173,129	381,423	0	0	0	554,552
Department of Revenue	173,129	381,423	0	0	0	554,552
Board of Review Equalized	173,129	381,423	0	0	0	554,552
Board of Review	173,129	381,423	0	0	0	554,552
S/A Equalized	173,129	381,423	0	0	0	554,552
Supervisor of Assessments	161,290	355,341	0	0	0	516,631
Township Assessor	161,290	355,341	0	0	0	516,631
Prior Year Equalized	161,290	355,341	0	0	0	516,631

There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/12/2023	\$21,821.72	\$0.00	\$0.00	\$0.00	\$21,821.72	\$21,821.72	5/25/2023	\$0.00
2	09/12/2023	\$21,821.72	\$0.00	\$0.00	\$0.00	\$21,821.72	\$21,821.72	8/15/2023	\$0.00
Total		\$43,643.44	\$0.00	\$0.00	\$0.00	\$43,643.44	\$43,643.44		\$0.00

No Drainage / Special District Information

Exemptions						
Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	1/1/2006	1/1/2006	3/1/2022		6,000	6,000
Senior Homestead			3/1/2022		5,000	5,000

No Farmland Information

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
JE EC TR BRAMSEN	Y	26 RIDGE RD BARRINGTON, IL, 60010-9681

No Redemptions

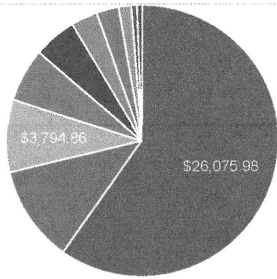
No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$43,643.44	\$43,643.44	\$0.00
2021	\$42,224.64	\$42,224.64	\$0.00
2020	\$43,249.32	\$43,249.32	\$0.00

Show 26 More

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 220 BRGTN	4.797329	\$26,075.98
BARRINGTON HILLS VILLAGE	0.923919	\$5,021.98
MCHENRY COUNTY	0.698158	\$3,794.86
BARRINGTON CTRY FIRE	0.511843	\$2,782.13
COLLEGE DISTRICT 512 HARPER	0.410422	\$2,230.86
BARRINGTON LIBRARY	0.252292	\$1,371.34
MCHENRY CO CONSV	0.212478	\$1,154.93
ALGONQUIN TWP RD & BR	0.120111	\$652.87
ALGONQUIN TOWNSHIP	0.052367	\$284.64
BARRINGTON HILLS PARK	0.050382	\$273.85
TOTAL	8.029301	\$43,643.44



- SCHOOL DIST 220 BRGTN
- BARRINGTON HILL...
- MCHENRY COUNTY
- BARRINGTON CTR...
- COLLEGE DISTRIC...
- BARRINGTON LIBR...
- MCHENRY CO CON...
- ALGONQUIN TWP...
- ALGONQUIN TOWN...
- BARRINGTON HILL...

No Violations

No Permits



McHENRY COUNTY
ILLINOIS

Property Information			
Parcel Number 20-32-200-007	Site Address 30 RIDGE RD BARRINGTON, IL 60010	Owner Name & Address BRAMSEN, JE EC TR 26 RIDGE RD BARRINGTON, IL, 60010-9681	
Tax Year 2022 (Payable 2023) ▼			
Sale Status None			
Property Class 0030 - Vac Lots-Lands/6 units	Tax Code 20012 -	Tax Status Taxable	
Net Taxable Value 157,724	Tax Rate 8.029301	Total Tax \$12,664.14	Pay Taxes <input type="button" value="Tax Bill"/>
Township ALGONQUIN TWP	Acres 10.1300	Mailing Address	
Legal Description DOC 2016R0026065 W1/2 N 20.25A SE1/4 NE1/4 MEMO: BRAMSEN, JAMES E TR/ BRAMSEN, ELIZABETH CORWITH TR			

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	157,724	0	0	0	0	157,724
Department of Revenue	157,724	0	0	0	0	157,724
Board of Review Equalized	157,724	0	0	0	0	157,724
Board of Review	157,724	0	0	0	0	157,724
S/A Equalized	157,724	0	0	0	0	157,724
Supervisor of Assessments	146,939	0	0	0	0	146,939
Township Assessor	146,939	0	0	0	0	146,939
Prior Year Equalized	146,939	0	0	0	0	146,939

There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/12/2023	\$6,332.07	\$0.00	\$0.00	\$0.00	\$6,332.07	\$6,332.07	5/25/2023	\$0.00
2	09/12/2023	\$6,332.07	\$0.00	\$0.00	\$0.00	\$6,332.07	\$6,332.07	8/15/2023	\$0.00
Total		\$12,664.14	\$0.00	\$0.00	\$0.00	\$12,664.14	\$12,664.14		\$0.00

No Drainage / Special District Information

No Exemptions

No Farmland Information

No Forfeiture Information

No Genealogy Information

Parcel Owner Information

Name	Tax Bill	Address
JE EC TR BRAMSEN	Y	26 RIDGE RD BARRINGTON, IL, 60010-9681

No Redemptions

No Sales History Information

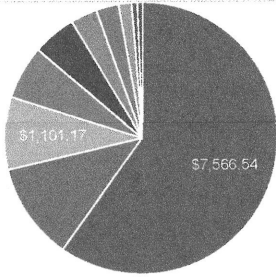
Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$12,664.14	\$12,664.14	\$0.00
2021	\$12,270.70	\$12,270.70	\$0.00
2020	\$12,578.50	\$12,578.50	\$0.00

Show 26 More

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 220 BRGTN	4.797329	\$7,566.54
BARRINGTON HILLS VILLAGE	0.923919	\$1,457.24
MCHENRY COUNTY	0.698158	\$1,101.17
BARRINGTON CTRY FIRE	0.511843	\$807.30
COLLEGE DISTRICT 512 HARPER	0.410422	\$647.33
BARRINGTON LIBRARY	0.252292	\$397.93
MCHENRY CO CONSV	0.212478	\$335.13
ALGONQUIN TWP RD & BR	0.120111	\$189.44
ALGONQUIN TOWNSHIP	0.052367	\$82.60
BARRINGTON HILLS PARK	0.050382	\$79.46
TOTAL	8.029301	\$12,664.14



- SCHOOL DIST 220 BRGTN
- BARRINGTON HILL...
- MCHENRY COUNTY
- BARRINGTON CTR...
- COLLEGE DISTRIC...
- BARRINGTON LIBR...
- MCHENRY CO CON...
- ALGONQUIN TWP...
- ALGONQUIN TOWN...
- BARRINGTON HILL...

No Violations

No Permits



McHENRY COUNTY
ILLINOIS

Property Information		
Parcel Number 20-32-200-008	Site Address 31 RIDGE RD BARRINGTON, IL 60010	Owner Name & Address BRAMSEN JE TR, BRAMSEN EC TR 26 RIDGE RD BARRINGTON, IL, 60010
Tax Year 2022 (Payable 2023) ▼		
Sale Status None		
Property Class 0040 - Improved Lots	Tax Code 20012 -	Tax Status Taxable
Net Taxable Value 253,787	Tax Rate 8.029301	Total Tax \$20,377.32 Pay Taxes <input type="button" value="Tax Bill"/>
Township ALGONQUIN TWP	Acres 10.1200	Mailing Address
Legal Description DOC 2021R0054261 E1/2 N20.25A SE1/4 NE1/4 MEMO: BRAMSEN, JAMES E TR/BRAMSEN, ELIZABETH C TR		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	158,215	95,572	0	0	0	253,787
Department of Revenue	158,215	95,572	0	0	0	253,787
Board of Review Equalized	158,215	95,572	0	0	0	253,787
Board of Review	158,215	95,572	0	0	0	253,787
S/A Equalized	158,215	95,572	0	0	0	253,787
Supervisor of Assessments	147,396	89,037	0	0	0	236,433
Township Assessor	147,396	89,037	0	0	0	236,433
Prior Year Equalized	147,396	89,037	0	0	0	236,433

There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/12/2023	\$10,188.66	\$0.00	\$0.00	\$0.00	\$10,188.66	\$10,188.66	5/25/2023	\$0.00
2	09/12/2023	\$10,188.66	\$0.00	\$0.00	\$0.00	\$10,188.66	\$10,188.66	8/15/2023	\$0.00
Total		\$20,377.32	\$0.00	\$0.00	\$0.00	\$20,377.32	\$20,377.32		\$0.00

No Drainage / Special District Information

No Exemptions

No Farmland Information

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
BRAMSEN EC TR BRAMSEN JE TR	Y	26 RIDGE RD BARRINGTON, IL, 60010

Redemption						
Year	Certificate	Type	Date Sold	Sale Status	Status Date	Penalty Date
2018	2018-01393	Tax Sale	10/28/2019	Redeemed	6/9/2020	
2015	2015-01523	Tax Sale	11/16/2016	Redeemed	4/27/2017	

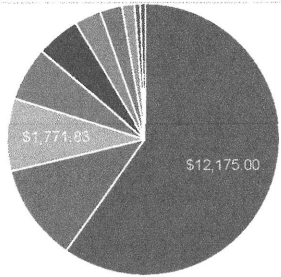
Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2021	2021R0054261	Not advertised on market	12/21/2020	ILLINOIS, AS SUCCESSOR LAND TRUSTEE, UNDER THE PR CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF	EN TRUST DATED NOVEMBER 3, 2008 AS AMENDED AND RES JAMES E. BRAMSEN, AS TRUSTEE OF THE JAMES E. BRAMS	\$675,000.00	\$0.00	\$675,000.00

Payment History				
Tax Year	Total Billed	Total Paid	Amount Unpaid	
2022	\$20,377.32	\$20,377.32	\$0.00	
2021	\$19,744.24	\$19,744.24	\$0.00	
2020	\$20,239.52	\$20,239.52	\$0.00	

Show 26 More

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 220 BRGTN	4.797329	\$12,175.00
BARRINGTON HILLS VILLAGE	0.923919	\$2,344.79
MCHENRY COUNTY	0.698158	\$1,771.83
BARRINGTON CTRY FIRE	0.511843	\$1,298.99
COLLEGE DISTRICT 512 HARPER	0.410422	\$1,041.60
BARRINGTON LIBRARY	0.252292	\$640.28
MCHENRY CO CONSV	0.212478	\$539.24
ALGONQUIN TWP RD & BR	0.120111	\$304.83
ALGONQUIN TOWNSHIP	0.052367	\$132.90
BARRINGTON HILLS PARK	0.050382	\$127.86
TOTAL	8.029301	\$20,377.32



- SCHOOL DIST 220 BRGTN
- BARRINGTON HILL...
- MCHENRY COUNTY
- BARRINGTON CTR...
- COLLEGE DISTRIC...
- BARRINGTON LIBR...
- MCHENRY CO CON...
- ALGONQUIN TWP...
- ALGONQUIN TOWN...
- BARRINGTON HILL...

No Violations

No Permits

8/10/2023

Letter from Todd and Libby Rieke
32 Oak Knoll road Barrington Hills

To whom it may concern,

We have been notified by Barrington Hills Zoning department that we have a non-conforming fence. The fence along Ridge Road is 6' high and code is 5' high for a solid fence. Fences can be up to 8' high if anything above 5' is 50% see through.

The fence along Oak Knoll is 6' high and has been there for many years before we bought the property 4 years ago. That fence came around the 2 car garage for about 30' and went from a wood fence to a metal mesh fence that was in bad disrepair and mostly falling over. We had a couple of incidents of deer getting tangled up and had to call a rescue company to free them.

We are applying for a variance to keep the fence as is.
As part of that process we need to notify any property that is within 250 feet of ours which is why we are reaching out for your help.

Would you be willing to sign this letter that states that you are ok with the current 6' height?

Thank you,

Todd [REDACTED]

Libby [REDACTED]

address 30 RIDGE RD

name GREGORY SCHAFER

signature [REDACTED]

date 8/27/2023

THE PLANTINGS ALONG RIDGE AND OAK KNOLL
LOOK AWESOME!



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2022

13-33-100-035



13-33-100-035

SCHAFFER, GREGORY J & HAUBOLD, LOIS
30 RIDGE RD
BARRINGTON IL 60010-9681

2022 1st Installment due by 06/05/2023

Interest calculated as of 09/05/2023

\$0.00 DUE

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

13331000350000000000000000202211

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2022

13-33-100-035



13-33-100-035

SCHAFFER, GREGORY J & HAUBOLD, LOIS
30 RIDGE RD
BARRINGTON IL 60010-9681

2022 2nd Installment due by 09/05/2023

Interest calculated as of 09/05/2023

\$0.00 DUE

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
13-33-100-035	2022	14016	5.1400		\$415,982
Property Location: 30 RIDGE RD BARRINGTON HILLS IL 60010					
Legal Description: PT SW NW;BEG AT PNT ON WLN 21.89'N OF SWCOR,N ALG WLN581',SE 386',SE581',W386'TO POB SECTION 33 TOWNSHIP 43 RANGE 9					
Taxing Body	Rate	Current Amount	Change From Prior Year		
RAINEY HARPER JUNIOR COLLEGE #512	0.397433	\$527.18	22.70	+ Land Assessed Value	\$61,028
RAINEY HARPER JUNIOR COLLEGE #512 PENSION	0.000000	\$0.00	0.00	+ Building Assessed Value	\$77,619
COUNTY OF LAKE	0.498428	\$661.14	17.25	- Home Improvement	
COUNTY OF LAKE PENSION	0.090300	\$119.78	-15.13	- Disabled Vet Homestead	
BARRINGTON COUNTRYSIDE FIRE PROT DIST	0.490986	\$651.28	25.48	x State Multiplier	1.000
FOREST PRESERVE	0.165653	\$219.74	-1.14	= Equalized Value	\$138,647
FOREST PRESERVE PENSION	0.007580	\$10.06	-2.16	+ Farm Land & Bldg Assessed Value	
BARRINGTON PUBLIC LIBRARY DIST	0.223885	\$296.96	7.23	+ State Assessed Pollution Control	
BARRINGTON PUBLIC LIBRARY DIST PENSION	0.018498	\$24.54	1.75	+ State Assessed Railroads	
VIL OF BARRINGTON HILLS	0.729942	\$968.24	-38.61	= Total Assessed Value	\$138,647
VIL OF BARRINGTON HILLS PENSION	0.236928	\$314.28	-4.25	- General Homestead Exemption	\$6,000
BARRINGTON HILLS PARK DISTRICT	0.047020	\$62.38	1.28	- Sr. Citizen Homestead Exemption	
ROAD AND BRIDGE-CUBA	0.188202	\$249.64	10.73	- Senior Freeze	
ROAD AND BRIDGE-CUBA PENSION	0.003029	\$4.02	-1.79	- Returning Veterans Homestead	
TOWNSHIP OF CUBA	0.097199	\$128.93	1.04	- Disabled / Disabled Veterans	
TOWNSHIP OF CUBA PENSION	0.000866	\$1.15	-0.94	- Natural Disaster Homestead	
BARRINGTON COMM UNIT SCHOOL DIST #220	4.527008	\$6,004.94	23.48	= Taxable Valuation	\$132,647
BARRINGTON COMM UNIT SCHOOL DIST #220 PENSION	0.131595	\$174.56	52.64	x Tax Rate	7.854552
				= Real Estate Tax	\$10,418.82
				+ Special Service Area	\$0.00
				+ Drainage	\$0.00
				= Total Current Year Tax	\$10,418.82
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 09/05/2023	\$0.00
				+ Cost	\$0.00
				- Payment applied to Principal	\$10,418.82
				= TOTAL AMOUNT DUE	\$0.00

TOTALS 7.854552 \$10,418.82 99.56

8/10/2023

Letter from Todd and Libby Rieke
32 Oak Knoll road Barrington Hills

To whom it may concern,

We have been notified by Barrington Hills Zoning department that we have a non-conforming fence. The fence along Ridge Road is 6' high and code is 5' high for a solid fence. Fences can be up to 8' high if anything above 5' is 50% see through.

The fence along Oak Knoll is 6' high and has been there for many years before we bought the property 4 years ago. That fence came around the 2 car garage for about 30' and went from a wood fence to a metal mesh fence that was in bad disrepair and mostly falling over. We had a couple of incidents of deer getting tangled up and had to call a rescue company to free them.

We are applying for a variance to keep the fence as is.
As part of that process we need to notify any property that is within 250 feet of ours which is why we are reaching out for your help.

Would you be willing to sign this letter that states that you are ok with the current 6' height?

Thank you,

Todd [REDACTED]

Libby [REDACTED]

address 28 Ridge Road

name JOHN GARRELS

signature [REDACTED]

date 8-23-2023

MIMI

~~Dear neighbor,~~

Libby and I are seeking a variation from the Village of Barrington Hills to allow our current 6' high fence along Ridge Road and Oak Knoll Road to remain.

The fence has been there for many years, but was temporarily exposed when we redid the landscaping on Ridge road. We received a violation notice from the Village stating that solid fences cannot be greater than 5' high. I was not aware of this ordinance.

The Zoning Board of Appeals will have a public hearing for our application on October 24, 2023 at 6:30 PM at the Barrington Hills Village Hall, 112 Algonquin Road, Barrington Hills, IL 60010.

At this meeting you are able to give testimony on any concerns you may have, to ask questions or to support our application. You can also submit public comment to the Village Clerk prior to the meeting at clerk@vbhil.gov or by mail to the Village.

If you would, please respond to this email letting me know you received it.

My contact info is attached below if you have any questions.

Thank you,

Todd and Libby

MIMI'S
PLEASE SIGN THIS AND I
CAN OR COME + PICK IT UP
OR YOU COULD STICK IT IN
OUR MAILBOX
THANK YOU!
TODD

I received notice of this note
signed & Mimi Lopez



Basic Search

Parcel ID:

Owner: **GARRELS**

Billing Name:

Address No: Dir Street Township:

Suffix: Suffix 2:

Unit:

City Name:

Zip Code:

Filter By

Asmt Year:

Options

Sort by:

Results/page:

Data Current as of September 04, 2023

Results

Click rows to view property details

Displaying 1 - 2 of 2

All	Parcel ID▲	Owner	Address
<input type="checkbox"/>	1333100032	GARRELS, JOHN & JENNIFER	28 RIDGE RD
<input type="checkbox"/>	1333100037	GARRELS, JOHN & JENNIFER	28 RIDGE RD

Results Page: **[1]**

Selection Manager

- Select page all
- Select all
- Deselect page all
- Deselect all

Search Manager

[View List - Map](#)

Reports

- CSV Export
- CSV Export (Commercial)
- CSV New Sales
- CSV New PINS
- Mailing List
- Envelope
- Residential PRC
- Commercial PRC
- Redemption Estimate
- Tax Bill Mobile Home
- Calendar Year Tax Payments
- Tax Bill
- Redemption Receipts

Please understand that the Lake County Tax Offices operate on different years, due to the Illinois property tax cycle taking place over a two-year timeframe. The year selection in the right column of the page can be changed so that you may get the most accurate information for the year(s) in question.

The Lake County Property Records and Licensing Office make every effort to maintain the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.

By proceeding to use this website, each visitor agrees to waive, release, and indemnify Lake County, its agents, consultants, contractors, and employees from any and all claims, actions, or causes of action for damages or injury to persons or property arising from the use or inability to use Lake County's Real Property assessment information. The assessment information is from the last certified assessment date. All other data is subject to change.

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Lake County
18 N County Street
Waukegan, IL 60085

[Contact Us](#)
Monday-Friday 8:30am-5:00pm

[Location](#) [Google Map](#)

[Website Disclaimer](#)



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2022

13-33-100-037



13-33-100-037

GARRELS, JOHN & JENNIFER
28 RIDGE RD
BARRINGTON IL 60010-9681

2022 1st Installment due by **06/05/2023**

Interest calculated as of 09/05/2023

\$0.00 DUE

133310003700000000000000202219

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2022

13-33-100-037



13-33-100-037

GARRELS, JOHN & JENNIFER
28 RIDGE RD
BARRINGTON IL 60010-9681

2022 2nd Installment due by **09/05/2023**

Interest calculated as of 09/05/2023

\$0.00 DUE

133310003700000000000000202227

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
13-33-100-037	2022	14016	4.2900	\$152,826	
Property Location: 28 RIDGE RD BARRINGTON HILLS IL 60010					
Legal Description: PT SW NW;BEG AT PNT ON WLN BNG 21.89'N OF SLN,ELY386' FOR PO B,N // TO WLN 581',NE251.30',NE155',S // TO WLN 503.65',SW15 3.7',SW262',WLY 148' TO POB SECTION 33 TOWNSHIP 43 RANGE 9					
Taxing Body	Rate	Current Amount	Change From Prior Year		
RAINEY HARPER JUNIOR COLLEGE #512	0.397433	\$202.44	8.56	+ Land Assessed Value	\$50,937
RAINEY HARPER JUNIOR COLLEGE #512 PENSION	0.000000	\$0.00	0.00	+ Building Assessed Value	
COUNTY OF LAKE	0.498428	\$253.88	6.43	- Home Improvement	
COUNTY OF LAKE PENSION	0.090300	\$46.00	-5.85	- Disabled Vet Homestead	
BARRINGTON COUNTRYSIDE FIRE PROT DIST	0.490986	\$250.10	9.60	x State Multiplier	1.000
FOREST PRESERVE	0.165653	\$84.38	-0.50	= Equalized Value	\$50,937
FOREST PRESERVE PENSION	0.007580	\$3.86	-0.84	+ Farm Land & Bldg Assessed Value	
BARRINGTON PUBLIC LIBRARY DIST	0.223885	\$114.04	2.70	+ State Assessed Pollution Control	
BARRINGTON PUBLIC LIBRARY DIST PENSION	0.018498	\$9.42	0.66	+ State Assessed Railroads	
VIL OF BARRINGTON HILLS	0.729942	\$371.80	-15.15	= Total Assessed Value	\$50,937
VIL OF BARRINGTON HILLS PENSION	0.236928	\$120.68	-1.73	- General Homestead Exemption	
BARRINGTON HILLS PARK DISTRICT	0.047020	\$23.96	0.48	- Sr. Citizen Homestead Exemption	
ROAD AND BRIDGE-CUBA	0.188202	\$95.86	4.05	- Senior Freeze	
ROAD AND BRIDGE-CUBA PENSION	0.003029	\$1.54	-0.69	- Returning Veterans Homestead	
TOWNSHIP OF CUBA	0.097199	\$49.52	0.38	- Disabled / Disabled Veterans	
TOWNSHIP OF CUBA PENSION	0.000866	\$0.44	-0.36	- Natural Disaster Homestead	
BARRINGTON COMM UNIT SCHOOL DIST #220	4.527008	\$2,305.91	7.18	= Taxable Valuation	\$50,937
BARRINGTON COMM UNIT SCHOOL DIST #220 PENSION	0.131595	\$67.03	20.18	x Tax Rate	7.854552
				= Real Estate Tax	\$4,000.86
				+ Special Service Area	\$0.00
				+ Drainage	\$0.00
				= Total Current Year Tax	\$4,000.86
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 09/05/2023	\$0.00
				+ Cost	\$0.00
				- Payment applied to Principal	\$4,000.86
				= TOTAL AMOUNT DUE	\$0.00

TOTALS 7.854552 \$4,000.86 35.10

8/10/2023

Letter from Todd and Libby Rieke
32 Oak Knoll road Barrington Hills

To whom it may concern,

We have been notified by Barrington Hills Zoning department that we have a non-conforming fence. The fence along Ridge Road is 6' high and code is 5' high for a solid fence. Fences can be up to 8' high if anything above 5' is 50% see through.

The fence along Oak Knoll is 6' high and has been there for many years before we bought the property 4 years ago. That fence came around the 2 car garage for about 30' and went from a wood fence to a metal mesh fence that was in bad disrepair and mostly falling over. We had a couple of incidents of deer getting tangled up and had to call a rescue company to free them.

We are applying for a variance to keep the fence as is. As part of that process we need to notify any property that is within 250 feet of ours which is why we are reaching out for your help.

Would you be willing to sign this letter that states that you are ok with the current 6' height?

Thank you,

Todd [redacted]

Libby [redacted]

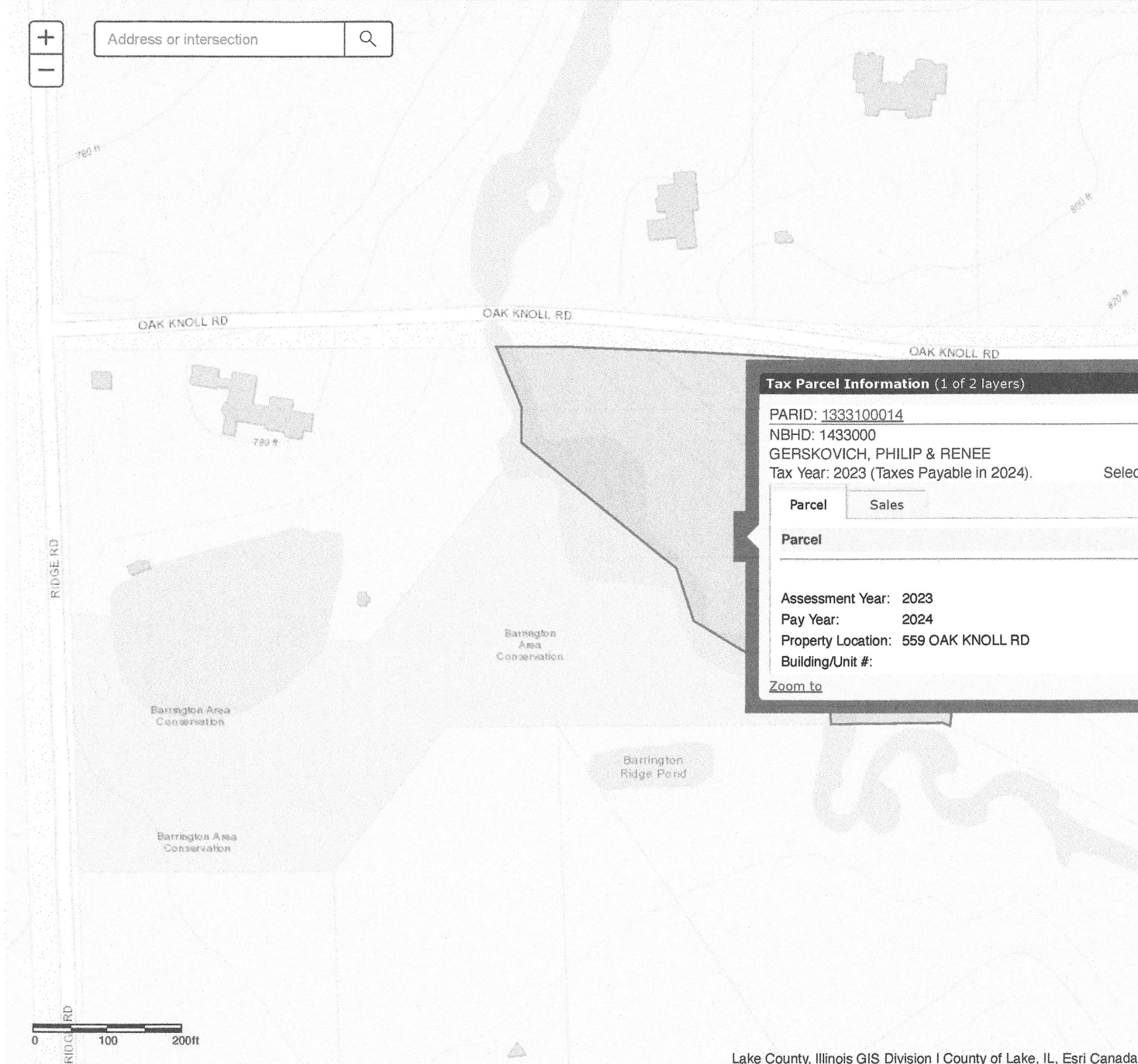
address 559 Oak Knoll Road Barrington Hills IL
60010

name Phil and Renee Gerskovich

signature [redacted]

date 8/24/23

The new landscaping looks wonderful!
Take Care -
R & P



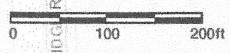
Tax Parcel Information (1 of 2 layers)

PARID: 1333100014
 NBHD: 1433000
 GERSKOVICH, PHILIP & RENEE
 Tax Year: 2023 (Taxes Payable in 2024). Select

Parcel

Assessment Year: 2023
 Pay Year: 2024
 Property Location: 559 OAK KNOLL RD
 Building/Unit #:

[Zoom to](#)



8/10/2023

Letter from Todd and Libby Rieke
32 Oak Knoll road Barrington Hills

To whom it may concern,

We have been notified by Barrington Hills Zoning department that we have a non-conforming fence. The fence along Ridge Road is 6' high and code is 5' high for a solid fence. Fences can be up to 8' high if anything above 5' is 50% see through.

The fence along Oak Knoll is 6' high and has been there for many years before we bought the property 4 years ago. That fence came around the 2 car garage for about 30' and went from a wood fence to a metal mesh fence that was in bad disrepair and mostly falling over. We had a couple of incidents of deer getting tangled up and had to call a rescue company to free them.

We are applying for a variance to keep the fence as is.
As part of that process we need to notify any property that is within 250 feet of ours which is why we are reaching out for your help.

Would you be willing to sign this letter that states that you are ok with the current 6' height?

Thank you,

Todd [REDACTED]
Libby [REDACTED]

address 33 Oak Knoll Rd

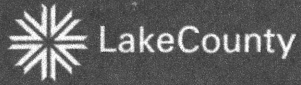
name Steve + Susie Nelson

signature [REDACTED]

date 8-24-2023

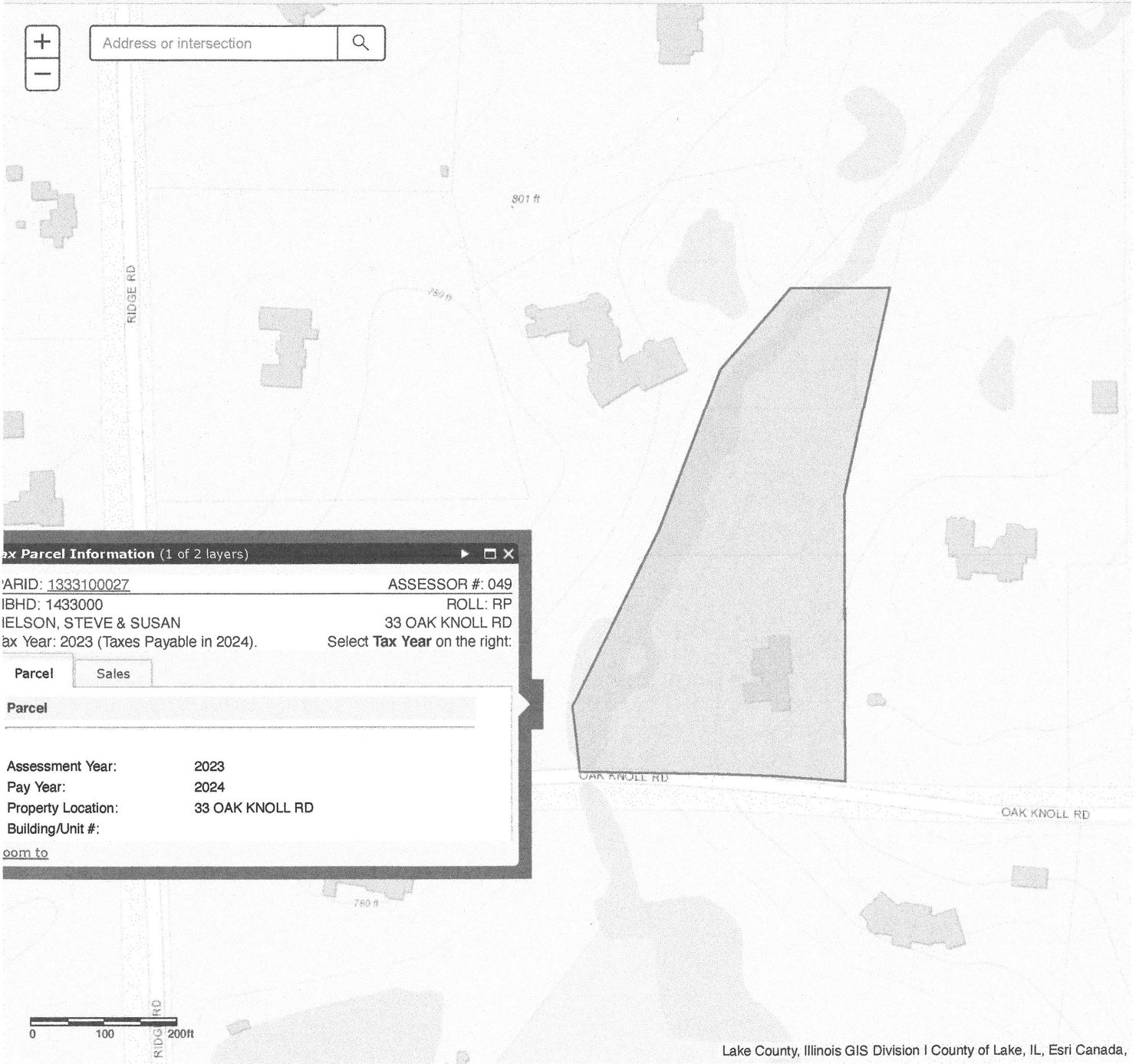
We are perfectly fine with the fence as-is. The improvements are beautiful and the fence height is not an issue at all.
Let us know if you need a more formal letter of support.

Steve



Map navigation toolbar with search input: - enter a parcel id -

Address or intersection search box with magnifying glass icon



Parcel Information (1 of 2 layers)

PARID: 1333100027	ASSESSOR #: 049
IBHD: 1433000	ROLL: RP
IELSON, STEVE & SUSAN	33 OAK KNOLL RD
Tax Year: 2023 (Taxes Payable in 2024).	Select Tax Year on the right:

Parcel Sales

Parcel

Assessment Year:	2023
Pay Year:	2024
Property Location:	33 OAK KNOLL RD
Building/Unit #:	

[Return to](#)

8/10/2023

Letter from Todd and Libby Rieke
32 Oak Knoll road Barrington Hills

To whom it may concern,

We have been notified by Barrington Hills Zoning department that we have a non-conforming fence. The fence along Ridge Road is 6' high and code is 5' high for a solid fence. Fences can be up to 8' high if anything above 5' is 50% see through.

The fence along Oak Knoll is 6' high and has been there for many years before we bought the property 4 years ago. That fence came around the 2 car garage for about 30' and went from a wood fence to a metal mesh fence that was in bad disrepair and mostly falling over. We had a couple of incidents of deer getting tangled up and had to call a rescue company to free them.

We are applying for a variance to keep the fence as is.
As part of that process we need to notify any property that is within 250 feet of ours which is why we are reaching out for your help.

Would you be willing to sign this letter that states that you are ok with the current 6' height?

Thank you,

Todd

Libby

address 560 OAK KNOLL RD

name MIMI LAPPIN

signature

date 08/25/2023



LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

**1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**

1

Tax Year 2022

13-33-100-025



13-33-100-025

**MARY ANN LAPIN, TRUSTEE
560 OAK KNOLL RD
BARRINGTON IL 60010-2629**

2022 1st Installment due by **06/05/2023**

Interest calculated as of 09/05/2023

\$0.00 DUE

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

13331000250000000000000000202213

↓ TEAR HERE ↓



LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

**2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**

2

Tax Year 2022

13-33-100-025



13-33-100-025

**MARY ANN LAPIN, TRUSTEE
560 OAK KNOLL RD
BARRINGTON IL 60010-2629**

2022 2nd Installment due by **09/05/2023**

Interest calculated as of 09/05/2023

\$28,223.33 DUE

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	\$2,156,163
13-33-100-025	2022	14016	8.4200		
Property Location: 560 OAK KNOLL RD BARRINGTON HILLS IL 60010					
Legal Description: PT N1/2 NW 33-43-9 COM NW COR E1652', SW 175.72', SW323.09', SW382.47 TO POB, SW 216.10', SW236.97', SW275.10', SE85.03', S60', W614.56', N431.98', E553.5', NWLY 299.55', NE301.92'					
Taxing Body	Rate	Current Amount	Change From Prior Year		
RAINEY HARPER JUNIOR COLLEGE #512	0.397433	\$2,856.16	120.92	+ Land Assessed Value	\$99,973
RAINEY HARPER JUNIOR COLLEGE #512 PENSION	0.000000	\$0.00	0.00	+ Building Assessed Value	\$618,676
COUNTY OF LAKE	0.498428	\$3,581.94	90.79	- Home Improvement	
COUNTY OF LAKE PENSION	0.090300	\$648.94	-82.57	- Disabled Vet Homestead	
BARRINGTON COUNTRYSIDE FIRE PROT DIST	0.490986	\$3,528.46	135.34	x State Multiplier	1.000
FOREST PRESERVE	0.165653	\$1,190.47	-7.11	= Equalized Value	\$718,649
FOREST PRESERVE PENSION	0.007580	\$54.47	-11.79	+ Farm Land & Bldg Assessed Value	
BARRINGTON PUBLIC LIBRARY DIST	0.223885	\$1,608.94	38.04	+ State Assessed Pollution Control	
BARRINGTON PUBLIC LIBRARY DIST PENSION	0.018498	\$132.94	9.36	+ State Assessed Railroads	
VIL OF BARRINGTON HILLS	0.729942	\$5,245.72	-213.48	= Total Assessed Value	\$718,649
VIL OF BARRINGTON HILLS PENSION	0.236928	\$1,702.68	-24.40	- General Homestead Exemption	
BARRINGTON HILLS PARK DISTRICT	0.047020	\$337.92	6.62	- Sr. Citizen Homestead Exemption	
ROAD AND BRIDGE-CUBA	0.188202	\$1,352.51	57.17	- Senior Freeze	
ROAD AND BRIDGE-CUBA PENSION	0.003029	\$21.77	-9.71	- Returning Veterans Homestead	
TOWNSHIP OF CUBA	0.097199	\$698.52	5.10	- Disabled / Disabled Veterans	
TOWNSHIP OF CUBA PENSION	0.000866	\$6.22	-5.12	- Natural Disaster Homestead	
BARRINGTON COMM UNIT SCHOOL DIST #220	4.527008	\$32,533.29	101.72	= Taxable Valuation	\$718,649
BARRINGTON COMM UNIT SCHOOL DIST #220 PENSION	0.131595	\$945.71	284.66	x Tax Rate	7.854552
				= Real Estate Tax	\$56,446.66
				+ Special Service Area	\$0.00
				+ Drainage	\$0.00
				= Total Current Year Tax	\$56,446.66
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 09/05/2023	
				+ Cost	\$0.00
				- Payment applied to Principal	\$28,223.33
				= TOTAL AMOUNT DUE	\$28,223.33
TOTALS	7.854552	\$56,446.66	495.54		

VILLAGE OF BARRINGTON HILLS
Notice of a Public Hearing
will be held at 6:30 pm on Oct. 24, 2023
at Barrington Hills Village Hall 112 Algonquin Road.
Regarding the Variance for this property
REIN 13-33-100-039
By Todd Rieke & 32 Oak Knoll LLC before the
Zoning Board of Appeals (VBH Ord. 5-10-X)
Daniel Wolfgram
Chairman, ZBA
847-551-3000

25



NEXT
2.5 MILES

VILLAGE OF BARRINGTON HILLS
Notice of a Public Hearing
will be held at 6:30 pm on Oct. 24, 2023
at Barrington Hills Village Hall 112 Algonquin Road.
Regarding the Variance for this property
REIN 13-33-100-039
By Todd Rieke & 32 Oak Knoll LLC before the
Zoning Board of Appeals (VBH Ord. 5-10-X)
Daniel Wolfgram
Chairman, ZBA
847-551-3000

PUBLIC HEARING
Before the Zoning Board of Appeals
Village of Barrington Hills
Re: 32 Oak Knoll Road,
Barrington Hills, IL

Application for Variation Notice is hereby given that a Public Hearing will be held at a Special Meeting of the Zoning Board of Appeals of the Village of Barrington Hills, commencing at 6:30 P.M., October 24, 2023, concerning an application for a variation pursuant to section 5-3-9(F)1 of the Village Code allowing a solid fence six feet in height at the property bearing the address of 32 Oak Knoll Road, Barrington Hills, Illinois.

A copy of the application for zoning relief is available for examination in the Clerk's office by appointment and will also be included in the agenda packet.

The agenda will post no later than the end of the day on October 20, 2023 at

www.vbhil.gov. All those interested will be given an opportunity to be heard. Written comments on the application will be made part of the record of this proceeding, and questions posed in such comment will be asked. All written comments should be mailed/emailed to the Village Clerk to be received by 3:00 P.M., October 24, 2023.

By: Village Clerk
Village of Barrington Hills
112 Algonquin Road
Barrington Hills, IL 60010
clerk@vbhil.gov
Published in Daily Herald
September 30, 2023 (4606144)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/30/2023

in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 4606144



Dear neighbor,

Libby and I are seeking a variation from the Village of Barrington Hills to allow our current 6' high fence along Ridge Road and Oak Knoll Road to remain.

The fence has been there for many years, but was temporarily exposed when we redid the landscaping on Ridge road. We received a violation notice from the Village stating that solid fences cannot be greater than 5' high. I was not aware of this ordinance.

The Zoning Board of Appeals will have a public hearing for our application on October 24, 2023 at 6:30 PM at the Barrington Hills Village Hall, 112 Algonquin Road, Barrington Hills, IL 60010.

At this meeting you are able to give testimony on any concerns you may have, to ask questions or to support our application. You can also submit public comment to the Village Clerk prior to the meeting at clerk@vbhil.gov or by mail to the Village.

If you would, please respond to this email letting me know you received it.

My contact info is attached below if you have any questions.

Thank you,

Todd and Libby

Fwd:

1 message

Todd Rieke


Fri, Oct 6, 2023 at 11:03 AM

To: Nikki Panos <npanos@barringtonhills-il.gov>

Todd Rieke

Begin forwarded message:

From: Todd Rieke
Date: September 28, 2023 at 9:58:45 AM CDT
To: Betsy Bramsen

 **Dear neighbor.pdf**
14K

Fwd:

1 message

Todd Rieke

Fri, Oct 6, 2023 at 10:57 AM

To: Nikki Panos <npanos@barringtonhills-il.gov>

Todd Rieke

Begin forwarded message:

From: Todd Rieke
Date: September 29, 2023 at 8:47:34 PM CDT
To: John Garrels

Todd Rieke

 **Dear neighbor.pdf**
14K

Fwd:

1 message

Todd Rieke

Fri, Oct 6, 2023 at 11:02 AM

To: Nikki Panos <npanos@barringtonhills-il.gov>

Todd Rieke

Begin forwarded message:

From: Todd Rieke
Date: September 28, 2023 at 10:01:38 AM CDT
To: phil gerskovich

 **Dear neighbor.pdf**
14K

Fwd:

1 message

Todd Rieke

Fri, Oct 6, 2023 at 11:03 AM

To: Nikki Panos <npanos@barringtonhills-il.gov>

Todd Rieke

Begin forwarded message:

From: Todd Rieke
Date: September 28, 2023 at 9:59:34 AM CDT
To: Steve Nelson

 **Dear neighbor.pdf**
14K

Fwd:

1 message

Todd Rieke

Fri, Oct 6, 2023 at 11:01 AM

To: Nikki Panos <npanos@barringtonhills-il.gov>

Nikki,

The one i sent you already is showing that i sent this letter to John Garrels and here is the one showing I notified BACT.

More to follow!

Todd Rieke

Begin forwarded message:

From: todd rieke**Date:** September 28, 2023 at 10:01:02 AM CDT**To:** Matt Vondra**Dear neighbor.pdf**

14K

Fwd:

1 message

Todd Rieke

Fri, Oct 6, 2023 at 11:02 AM

To: Nikki Panos <npanos@barringtonhills-il.gov>

Todd Rieke

Begin forwarded message:

From: Todd Rieke
Date: September 28, 2023 at 10:02:56 AM CDT
To: ggwhalen
Cc: meganRwhalen

 **Dear neighbor.pdf**
14K

Fwd:

1 message

Todd Rieke

To: Nikki Panos <npanos@barringtonhills-il.gov>

Fri, Oct 6, 2023 at 12:28 PM

Begin forwarded message:

From: JOHN GARRELS
Date: October 6, 2023 at 11:58:59 AM CDT
To: Todd Rieke
Subject: Re:

received.

On 10/06/2023 11:10 AM CDT Todd Rieke wrote:

John,

Please respond to this email that you received it.

Thanks,

Todd

Todd Rieke

On Sep 29, 2023, at 8:47 PM, Todd Rieke wrote:

Todd Rieke

John Garrels

Fwd:

1 message

todd rieke

To: Nikki Panos <npanos@barringtonhills-il.gov>

Fri, Oct 6, 2023 at 11:06 AM

Begin forwarded message:

From: phil gerskovich
Date: September 28, 2023 at 10:35:45 AM CDT
To: Todd Rieke
Subject: Re:

Thanks.
We got it
Phil

Sent from my iPhone

On Sep 28, 2023, at 10:01 AM, Todd Rieke wrote:

<Dear neighbor.pdf>

Fwd: Zoning issue

1 message

Todd Rieke

To: Nikki Panos <npanos@barringtonhills-il.gov>

Fri, Oct 6, 2023 at 11:05 AM

Begin forwarded message:

From: Steve Nelson
Date: September 28, 2023 at 8:38:15 AM CDT
To: Todd Rieke
Subject: Zoning issue

Good luck! That fence should not be an issue to start with and I am not that happy with the village after the debacle I went through to get a permit for my barn so very willing to support. Let me know if I can do anything.

Steve

From: Todd Rieke **Sent:** Wednesday, September 27, 2023 7:28 PM
To: Steve Nelson
Subject: Re: Zoning issue

Thank you Steve!

Todd Rieke

On Sep 27, 2023, at 7:10 PM, Steve Nelson wrote:

Please use this email address for anything you need.

Steve Nelson

33 Oak Knoll

Sent from my iPhone

Fwd:

1 message

todd rieke <
To: Nikki Panos <npanos@barringtonhills-il.gov>

Fri, Oct 6, 2023 at 11:07 AM

Begin forwarded message:

From: Matt Vondra
September 28, 2023 at 1:15:26 PM CDT
To: todd rieke

Sounds good, I hope there's enough uniqueness to the application to allow the Zoning Board to proceed to recommend approval.

From: todd rieke
Date: Thursday, September 28, 2023 at 10:12 AM
To: Matt Vondra
Subject: Re:

Thanks Matt!

I already submitted the application which covers those issues.

The fence along oak knoll was here when we bought the house 4 .5 years ago and we have since replaced it about 3 years ago. The fence along ridge was installed 3 years ago also. The fence that used to be on Ridge was a very decrepit metal mesh fence that was all entangled with the trees and bushes and mostly collapsed to the ground.

I am hoping this is a slam dunk as all neighbors with in 250 feet are in strong support!

Todd

Todd Rieke

On Sep 28, 2023, at 10:06 AM, Matt Vondra wrote:

Thanks, I will be there at the meeting to represent BACT.

Your application needs to state when the fence was built (if you know) and also why this is a unique situation (helps the Village keep from creating a precedent). Pre-existing non-conforming is also a good thing to point out, if possible.

Did you build or was it existing when you bought?

From: todd rieke
Date: Thursday, September 28, 2023 at 10:01 AM
To: Matt Vondra
Subject: <no subject>

Fwd:

1 message

todd rieke

To: Nikki Panos <npanos@barringtonhills-il.gov>

Fri, Oct 6, 2023 at 1:29 PM

Todd Rieke

Begin forwarded message:

From: Graham Whalen
Date: October 6, 2023 at 1:09:08 PM CDT
To: todd rieke
Subject: Re:

To whom it may concern,

The Whalens of [36 Ridge Rd, Barrington Hills](#) have received letter and all appropriate communication from Riekens regarding their fence along Ridge Rd. We find NO issues with their fence or other aspects of their property if any in question.

Thank you,
Graham Whalen
36 Ridge Rd

Sent from my iPhone

On Oct 6, 2023, at 11:09 AM, todd rieke wrote:

Graham,

Sorry to be a pest but please respond to this email saying you got the letter I sent you. The village wants it via email instead of text!!

Thanks,

Todd

Todd Rieke

Zoning Board of Appeals - Special Meeting Agenda Item Report

Meeting Date: October 24, 2023

Submitted By: Nikki Panos

Submitting Department:

Item Type: Vote

Agenda Section: PUBLIC MEETING

Subject:

~~[Vote] Appeal: Veterinary Clinic Use in B3 General Business District~~

Suggested Action:

Attachments:

[APaul Memo.pdf](#)

[32W939 Algonquin Rd Appeal.pdf](#)

Memo

To: Zoning Board of Appeals
From: Anna Paul, Director of Administration
Date: October 19, 2023
Re: Appeal of Zoning Enforcement Officer Decision

The Village of Barrington Hills received an inquiry from a property owner whether a veterinary clinic was allowed per Village Code on B3-zoned property. The understanding of the owner was that it would be permitted under the allowed “medical and dental clinic” use outlined in the code.

After review, the Zoning Enforcement Officer made a written determination, here to attached, that a veterinary clinic was not allowed, stating that

“While medical/ dental services allowed may be similar in nature, the difference between client population and the individual needs of the population served, result in my conclusion that such use is dissimilar to and incompatible with uses allowed in the B3 General Business District.”

Per Village Code 5-10-5, the resident had the right to appeal this decision to the Village's Zoning Board of Appeals. The resident has submitted an appeal of this decision to the ZBA.

The ZBA’s role is outlined below in the pasted section of the Village code.

5-10-5 (B) Findings On Appeals:

...

The board may affirm or may, upon the concurring vote of five (5) members, reverse, wholly or in part, or modify the order, requirement, decision or determination, as in its opinion ought to be done, and to that end shall have all the powers of the officer from whom the appeal is taken.



112 Algonquin Road
Barrington Hills, IL 60010
847.551.3000
village@vbhil.gov
www.vbhil.gov

May 12, 2022

RE: Veterinary Clinic at
32W939 Algonquin Road
Barrington Hills, IL 60010
(PIN 03-01-100-022)

TO WHOM IT MAY CONCERN:

I have been provided information wherein a question has been raised as to whether the above-referenced property could be used as a Veterinary Clinic.

As you know, the property is located in the B3 General Business District. The use “veterinary clinic” is neither a permitted, nor special use in the B3 General Business District. I understand that a suggestion has been made that the use “veterinary clinic” should be allowed based on the fact that “medical and dental clinic” are permitted in the B3 General Business District, and that a veterinary clinic would not be incompatible with or different from those uses. While medical/dental services allowed may be similar in nature, the difference between client population and the individual needs of the population served, result in my conclusion that such use is dissimilar to and incompatible with uses allowed in the B3 General Business District.

Per Village Code 5-10-5, you have the right to appeal this decision to the Village’s Zoning Board of Appeals. An appeal must be filed with the Village Clerk in writing, with any applicable forms or fees, directed to my attention at the address herein, within 45 days of receipt of this decision. The Notice must specify the grounds for your appeal. Please contact the Building Department at (847) 551-3000 with any questions you may have.

Sincerely,

Donald Plodzien
Zoning Enforcement Officer
Village of Barrington Hills



MCKENNA LAW PC

June 12, 2023

Mr. Donald Plodzien
Zoning Enforcement Officer
Village of Barrington Hills
112 Algonquin Road
Barrington Hills, IL 60010

VIA REGULAR MAIL & EMAIL

Re: Veterinary Clinic at 32W939 Algonquin Road, Barrington Hills, Illinois 60010
PIN: 03-01-100-022 (the "Property")
Our File No.: 21626.003

Dear Mr. Plodzien:

As you may be aware, our firm represents Blue Beast LLC, an Illinois limited liability company ("Owner") which is the owner of the above-captioned Property. This letter shall serve as Owner's Notice of Appeal, pursuant to Section 5-10-5 of the Village Code of Barrington Hills, Illinois, to the determination set forth in your letter of May 12, 2022, which concludes that the use of the Property as a Veterinary Clinic is dissimilar and incompatible with the uses allowed in the B3 General Business District.

As indicated on the Barrington Hills website, Barrington Hills is an equestrian-loving community. The website confirms that "animal-loving residents can also raise creatures not allowed in other villages in the Chicago area. Barrington Hills residents are free to enjoy raising chickens, ducks, goats, alpacas, bees and all other animals allowed by the state." While investigating the Village for the location of her Veterinary Clinic, Owner's due diligence investigations revealed that, in addition to keeping horses and other large animals, most of the residents of Barrington Hills have at least one household pet, and in many instances, more than one household pet. With the number and variety of animals and pets kept by the residents of Barrington Hills, there is clearly a need in the area for a Veterinary Clinic to care for such animals and pets.

The 2021 zoning map for Barrington Hills clearly indicates that the majority of the Village is comprised of five-acre or larger home sites. There are only four small business districts within the Village which, together, constitute less than one percent of the total area of the Village. The Property is located in the B3 General Business District. The Zoning Ordinance states that the B3 General Business District is designed to cater to the needs of a relatively larger consumer population than served by the restrictive Business District, and so a wide variety of business uses are permitted. As such, the B3 General Business District permits "medical and dental clinics." Despite the fact that the Village promotes and encourages its residents to keep animals and pets, nowhere in the Zoning Ordinance is there a specific mention of a Veterinary Clinic.

Owner asserts that the Veterinary Clinic should be permitted in the B3 General Business District due to the fact that medical and dental clinics are permitted in the B3 General Business District. A Veterinary Clinic is a



medical office. Dr. Alexis Rosanova, one of the Members of Owner is a Doctor of Veterinary Medicine. To operate a veterinary office, she must have an advanced medical doctorate degree, just as a physician operating a medical or dental clinic. In your letter, you allege that “the difference between client population and the individual needs of the population served” result in your conclusion that a Veterinary Clinic is dissimilar to and incompatible with a medical or dental office. The clients and the population served by a Veterinary Clinic are one and the same as the clients and the population served by medical and dental offices. The clients served are still the residents of the Village. The only difference is that instead of bringing themselves or their children to the medical or dental clinic, they are bringing their beloved pets to the Veterinary Clinic.


Given the emphasis that the Village puts on its residents’ ability to keep and raise animals and pets and the conspicuous absence from the Zoning Ordinance of “Veterinary Clinic” as a specific use, it is reasonable to assume that, when the Zoning Ordinance was drafted, Veterinary Clinics were considered as part of the definition of medical/dental office. It seems unlikely that the Village would promote the raising of animals on one hand and specifically prohibit the location within the Village of a Veterinary Clinic. If we were to assume that your reading of the Zoning Ordinance is correct and that Veterinary Clinics are not included within the definition of Medical/Dental Clinics, the absence of any mention of a Veterinary Clinic in the Zoning Ordinance would result in a Zoning Ordinance that prohibits Veterinary Clinics from operating within the Village. That is incongruous with the values espoused by the Village on its website, and conflicts with the provisions in the Village Code that requires dogs kept in Barrington Hills to have a rabies vaccination administered by a licensed veterinarian.

A survey of surrounding communities yields the following: Lake Barrington specifically allows veterinary clinics in the same zoning districts where medical and dental clinics are permitted. The zoning ordinances of Barrington, Lake Zurich, Hoffman Estates, Wauconda, Fox River Grove, and Palatine each allow Veterinary Clinics with a special use in the same zoning districts that medical and dental offices are allowed. Accordingly, it is clear that these seven nearby communities consider a Veterinary Clinic use to be consistent as medical and dental clinic uses. As it is unlikely that the framers of the Barrington Hills zoning ordinance sought to prohibit the operation of a Veterinary Clinic within Village limits, it is logical to conclude that the Veterinary Clinic should be permitted as a matter of right in the B3 General Business District as it is consistent with a medical/dental clinic.

Owner respectfully requests that the conclusion raised in your May 12, 2022 letter be rescinded and that a Zoning Compliance Letter issue in favor of Owner confirming that the Property can be used as a Veterinary Clinic within the B3 General Business District.

Very truly yours,

McKENNA LAW PC



Terrence J. McKenna

TJM/sl

pc: Blue Beast LLC (via email)

Zoning Board of Appeals - Special Meeting Agenda Item Report

Meeting Date: October 24, 2023

Submitted By: Nikki Panos

Submitting Department:

Item Type: Vote

Agenda Section: PUBLIC MEETING

Subject:

[Vote] Variation Application Pursuant to Section 5-3-9(F)1 of the Village Code allowing a solid fence six feet in height at 32 Oak Knoll Road

Suggested Action:

See documents under agenda item 2.1.

Attachments:

Zoning Board of Appeals - Special Meeting Agenda Item Report

Meeting Date: October 24, 2023
Submitted By: Nikki Panos
Submitting Department:
Item Type: Discussion
Agenda Section: PUBLIC MEETING

Subject:
Code Modification Discussion - Recreational Vehicles and Renewable Energy

Suggested Action:

Attachments: