

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, APRIL 12, 2005 AT
7:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 7:46 P.M. Chairman Nass called the hearing to order and the Village Clerk called the roll:

Present: Chairman Nass, Vice Chairman Cifonelli, W. Gene McAlester, Joe DiPino, Carleen Kreider, Janis Menges and Bryan McGonigal

Absent: None

Also Present: Kathy Nelander, Village Clerk
Robert Knox, 75 Saddletree Lane

Chairman Nass welcomed the audience to the Zoning Board of Appeals Meeting and asked that any person wishing to speak during the public hearing, stand in order to be sworn in. The witnesses were sworn in.

2. Approve Minutes from the February 8, 2005 Public Hearing and the Two (2) Continued Public Hearings from February 8, 2005

The Minutes of the February 8, 2005 Public Hearing and the Two (2) Continued Public Hearings from February 8, 2005 were made available to the Board.

Motion: Vice Chairman Cifonelli moved that the Minutes of the February 8, 2005 Public Hearing and the Two (2) Continued Public Hearings from February 8, 2005 be approved as presented; seconded by Joe DiPino.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the February 8, 2005 Public Hearing and the Two (2) Continued Public Hearings from February 8, 2005 approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Robert Knox, 75 Saddle Tree Lane, North Barrington, Illinois 60010.

Chairman Nass noted that all requirements had been met by the applicants and explained the variance to the code requested by Mr. & Mrs. Robert Knox.

Section 10-9-4: Accessory buildings and structures, except garages and fences, shall be

located at least eighty five feet (85') in back of the front of the lot or right of way.

The Village Zoning Ordinance provides that the front lot line shall be the line which abuts the private easement for ingress and egress. In the case of 75 Saddle Tree Lane, the north property line abuts the ingress and egress easement. The storage barn is proposed to be located 57.50 feet off of the front (north) lot line rather than the 85.0 required by the Village Zoning Ordinance.

Chairman Nass invited the applicant to address the Board and explain his request. Mr. Knox explained that he wanted to have a storage barn built on his property. He did note that there would not be a driveway accessing the barn, although the plans indicate that there would be a driveway. Mr. Knox said that he was asking for the Zoning Variance for the placement of the barn due to soil conditions. Mr. Knox said that if the barn were located at the 85 foot mark, the soils would not support the barn, and the proposed location was the only buildable place for the barn.

Chairman Nass explained that he had instructed the Village Engineer to review the soil boring results to provide the ZBA with a professional opinion as to whether the soil borings substantiate the statement relative to the location of the barn. According to a memo from Village Engineer Andrea Pracht, dated April 6, 2005, the barn could be constructed at either set back location, 57.5 feet or 85 feet, but the further set back location would increase the barn construction cost due to removal and replacement of unsuitable soils.

According to the Boring Location map as submitted by Foundation Engineering, Inc. dated 2/3/05, borings from location 1, 2 and 3 would require that 8 feet, 9 feet, and 7 feet, respectively, of unstable soils be removed and replaced. At locations 4 and 5, only 2 feet of unstable soils would have to be removed and replaced. After lengthy discussion, the ZBA suggested locating the barn approximately 15 feet further south of the proposed location in order for the back of the barn to line up with soil boring location 4. This would show a good faith effort on the part of Mr. Knox to locate the barn closer to the required setbacks without substantially increasing the costs to construct the barn. Mr. Knox was agreeable to the location change.

Motion: Carleen Kreiter moved to recommend to the Village Board approval of the variance request for Mr. & Mrs. Robert Knox to construct a 23 ft. x 30 ft. storage barn at 75 Saddle Tree Lane using the architectural plans as prepared by Psenka Architects Inc. dated 3/5/03, but that the barn be located approximately 72.5 feet off the front lot line with the back side of the barn being located at soil boring number 4 as located on the soil boring location map as submitted by Foundation Engineering, Inc. dated 2/3/05, rather than the submitted location of 57.5 feet off the front lot line; seconded by Joe DiPino.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Nass, Vice Chairman Cifonelli, W. Gene McAlester,
Joe DiPino, Carleen Kreider, Janis Menges and Bryan McGonigal
Absent: None
Nays: None
Abstain: None

Chairman Nass declared the motion approved and that the recommendation would be made to the Village Board. He stated that the next Village Board Meeting was scheduled for Monday, April 25, 2005 at 7:30 p.m. and invited Mr. Knox to attend. Mr. Knox was instructed to have his builder submit an amended site plan with the new location of the barn for the Village Board Meeting.

4. Adjournment

There being no further business to come before the Board, Vice Chairman John Cifonelli moved to adjourn the Public Hearing; seconded by Joe DiPino.

The voice vote was unanimous in favor.

At 8:15 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held May 10, 2005.

Attest: _____
Kathy Nelander, Village Clerk