

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS PUBLIC HEARING
HELD TUESDAY, JANUARY 9, 2007 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 7:30 P.M. Chairman Nass called the Public Hearing to order and the Village Clerk called the roll:

Present: Chairman Warren Nass, Vice Chair John Cifonelli, Joe DiPino, Carleen Kreider,
W. Gene McAlester, and Janis Menges

Absent: Bryan McGonigal

Also Present: Kathy Nelander, Village Administrator

Kris Lennon, Deputy Village Clerk

Trustee Al Pino

Kaya Doyle, AIA, 803 Summit Road, Lake Zurich

Matthew Leahy, 604 Sioux Drive

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

2. Approve Minutes from the October 10, 2006 Meeting

The Minutes of the October 10, 2006 Meeting were made available to the Board.

Motion: Vice Chair John Cifonelli moved that the Minutes of the October 10, 2006 Meeting be approved as presented; seconded by Janis Menges.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the October 10, 2006 Meeting approved and put on file.

3. The following variations are requested in the petition submitted Mr. & Mrs. John Hoppe, 476 Eton Drive, North Barrington, IL 60010:

Chairman Nass explained the variances to the code requested by Mr. & Mrs. Hoppe:

ZR-10-1-2B and

ZR-10-4-2A,1,b: A non-conforming building or use shall not be expanded.

The subject property is non-conforming due existing building setback violations.

ZR-10-9-2A.3: From all roads or streets, the setback to any building or structure shall not be less than sixty (60) feet from the established centerline of the road right-of-way.

Based on the 60 ft. wide right-of-way established for Eton Drive, the required front yard setback shall be 30 feet. The existing house is located 22.18 feet from the front property line.

ZR-10-9-2B: From each side line, the setback shall not be less than ten percent (10%) of the average width of the lot, or ten feet (10'), whichever is greater.

Based on the average lot width of approximately 216 feet, the required side yard setback is 21.6 feet. The existing house is located 10.50 feet from the side property line.

Chairman Nass explained that Mr. & Mrs. Hoppe were unable to attend the meeting and that their Architect, Kaya Doyle, would be representing the Hoppes. Chairman Nass invited Kaya Doyle, to address the Board and explain the plans to construct an addition.

Chairman Nass asked Vice President Cifonelli to chair the remaining portion of the meeting.

Ms. Doyle explained that the existing residence is a non-conforming structure and that there is a 6 foot over hang along the front of the house. Ms. Doyle explained that the over hang is part of the basic roof structure and the plans are not encroaching on the side, front or rear yards. The remodeling plans include extending out two feet for a bay window area in the kitchen area. In addition, Doyle explained the plans are not expanding, enlarging, or encroaching further on any setbacks; that the original setbacks will be maintained which are non-conforming.

Vice Chairman Cifonelli asked if there would be foundation. Ms. Doyle responded that there will be foundation and the roof line will be maintained and temporary shoring will be put up.

There were questions about construction vehicles and the protection of four large oak trees on the property. Ms. Doyle affirmed that the trees in question will be protected due to the size and location of the driveway. Construction vehicles will be able to work from the paved drive and will not affect any tree roots.

Ms. Doyle explained that the main goal is to remodel the kitchen and create an eating area. The addition is 48 square feet. She also noted that there will be no impact on drainage.

A question was raised about changes in the dining area. Ms. Doyle explained that the dining area will remain, however, will be smaller due to a pantry/mud room that is being created.

Motion: Carleen Kreider moved to recommend to the Village Board approval of the variance

requests for Mr. & Mrs. John Hoppe to construct an addition to the kitchen and eating area to the existing home at 476 Eton Drive, using the plans prepared by Kaya K. Doyle, AIA, last dated 12/29/06; seconded by Joseph DiPino.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes: Chairman Warren Nass, Vice Chair John Cifonelli, Joe DiPino, Carleen Kreider, W. Gene McAlester and Janis Menges

Nays: None

Absent: Bryan McGonigal

Abstain: None

Vice President Cifonelli declared the motion approved and that the recommendation for approval would be made to the Village Board. He stated that the next Village Board Meeting was scheduled for January 22, 2007 at 7:30 p.m. and encouraged Mr. & Mrs. Hoppe to attend.

4. Adjournment

There being no further business to come before the Board, Janis Menges moved to adjourn the Public Hearing; seconded by W. Gene McAlester.

The voice vote was unanimous in favor.

At 7:45 p.m. Vice President Cifonelli declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Meeting held April 10, 2007.

Attest: _____
Kris Lennon, Deputy Village Clerk