

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS  
PUBLIC HEARING HELD TUESDAY, APRIL 13, 2004 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 hearing to order and the Village Clerk called the roll:

Present: Chairman Warren Nass, Janis Menges, W. Gene McAlester, Joe DiPino  
Absent: Bryan McGonigal and John Cifonelli  
Also Present: Kathy Nelander, Village Clerk  
Cheri Sagehorn, 490 Randolph Court

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. The witness was sworn in.

2. The following variations are requested in the petition submitted by Mr. & Mrs. Thomas Sagehorn, 490 Randolph Court, North Barrington, Illinois 60010 for the property at 632 Signal Hill Road, North Barrington, Illinois.

Chairman Nass noted that all requirements had been met by the applicant and explained the variances to the code requested by Mr. & Mrs. Thomas and Cheri Sagehorn.

ZR-5-1(A): R-1 Residential Zoning District requires that each lot have an average width of at least 300 feet and a width of at least 200 feet at the front lot line. The subject property has an average width of approximately 140 feet and is therefore non-conforming.

ZR-1-2(B) and

ZR-1-7(A,2): A non-conforming building or use shall not be expanded.

The subject property is non-conforming on account of the average lot width.

Chairman Nass noted that there were no objections from neighbors or Village Staff to the proposed addition. Chairman Nass invited Mrs. Sagehorn to address the Board and explain why she was requesting a variance from the Village Code.

Mrs. Sagehorn explained that the variance was needed because the lot was an odd size lot which made the calculation of the average width of the property a disproportionate number. She explained that the front portion of the lot is approximately 3 acres, but the 2-acre flag portion of the lot which extends to Grassy Lake is 85 feet in width by 1000 feet in length. She explained that if the back portion of the lot were not added into the calculation for average lot

width, the variance would not have been required.

Mrs. Sagehorn said that there would be interior remodeling to the 4 bedroom existing ranch house. She explained that three bedrooms would be relocated by the addition, but the bedroom count of the house would not change. She explained that the additions to the home would include a bedroom, a three car garage with a bedroom, and a second floor bonus room, also including a bedroom. Mrs. Sagehorn said that the Village Forester, Susan Allman, as well as the Village Health Officer, Natalie Karney had reviewed the plans, as well as visited the site, and had no objections.

There were questions from the Board and further discussion.

Motion: Janis Menges moved to recommend to the Village Board approval of the requested variances for Mr. & Mrs. Thomas Sagehorn to construct an addition and alterations to the home at 632 Signal Hill Road using the preliminary plans prepared by Muran-Nowak Architects, dated 2/24/04, and that final architectural drawings would be required for review and permitting purposes; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes:	Chairman Warren Nass, Janis Menges, W. Gene McAlester, and Joe DiPino
Absent:	Bryan McGonigal and John Cifonelli
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 26, 2004 at 7:30 p.m. and invited Mr. & Mrs. Sagehorn to attend.

### 3. Adjournment

Motion: Joe DiPino moved to adjourn the Public Hearing; seconded by Chairman Nass.

Discussion: There was no discussion.

The Voice Vote was unanimous.

At 7:50 p.m. Chairman Nass declared the meeting adjourned.

Respectfully submitted,

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Kathy Nelander, Village Clerk

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