

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS  
CONTINUED PUBLIC HEARING HELD WEDNESDAY, NOVEMBER 12, 2003  
AT 8:00 P.M. AT THE NORTH BARRINGTON VILLAGE HALL,  
111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 8:05 P.M. Vice Chairman Mazeski called the meeting to order and the Village Clerk called the roll:

Present: Chairman Warren Nass, Vice Chairman Kelly Mazeski, Janis Menges,  
Bryan McGonigal, John Cifonelli

Absent: W. Gene McAlester

Also Present: Kathy Nelander, Village Clerk  
Dave Pierce, 636 Signal Hill Road

Vice Chairman Mazeski welcomed the audience to the Zoning Board of Appeals Meeting and stated that the hearing was a continuation of the October 14, 2003 hearing, which had been continued from the September 9, 2003 hearing. Vice Chairman Mazeski explained that she would be chairing the meeting. Acting Chairman Mazeski asked that any person wishing to speak during the public hearing, stand in order to be sworn in. The witnesses were sworn in by the Clerk.

2. The following variations are requested in the petition submitted by Mr. & Mrs. David Pierce, 636 Signal Hill Road, North Barrington, Illinois 60010.

Acting Chairman Mazeski noted that all the requirements to request a zoning variation had been met by the applicant. Acting Chairman Mazeski reminded the Board that Mr. Pierce had not been at the September Meeting, and the matter was continued to the October meeting, which could not be held due to lack of quorum, and that the matter was before the Board at this time. She explained that originally Mr. Pierce was seeking a variation to three of the provisions of the Village Zoning Ordinance. Subsequently, Mr. Pierce submitted revised plans for the detached screened shelter, which reduced the size and thus the square footage of the shelter, and as a result, the shelter conformed to the Zoning Ordinance and no longer required a variation. Chairman Mazeski stated that Mr. Pierce was seeking variances from the following sections of the Zoning Code:

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 and width at the front lot line.

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 145 feet and a width of 33.23 feet at the front lot line.

Chairman Mazeski asked Mr. Pierce why he had reduced the size of the screened shelter. Mr. Pierce explained that he changed the size for esthetics, and that he did not realize that the shelter was now in compliance with the Village's Zoning Ordinances. Chairman Mazeski referred to three memos from Health Officer Natalie Karney, noting that in time, all of her concerns had been met, but that an existing shower in the basement needed to be removed. The Village Forester had submitted two memos regarding the residence, and stressed the adherence to the Village's Tree Protection and Preservation Ordinance. Chairman Mazeski reported that the Village Engineers had reviewed the septic modification drawings as submitted by PAF and Associates, and that all previous concerns had been met with respect to site grading and drainage issues. There had also been concerns about the fill Mr. Pierce had dumped in the rear of the property, and Acting Chairman Mazeski referred to a memo from the Village Engineer stating that measures for erosion should be put in place, including the installation of silt fencing.

Chairman Mazeski explained that Mr. Pierce had already secured a building permit for the construction of a shed on the property, as well as the interior remodeling of the existing home. She explained that the family room addition, and 2nd floor bedroom/bath addition required zoning variations from the Village Code and she invited Mr. Pierce to address the Board and explain why he was requesting the variations.

Mr. Pierce explained that he would be adding 24 feet onto the back of the home to accommodate a new family room off the existing family room; to include a vaulted ceiling. He explained that a new bedroom/bathroom would be constructed above the existing two-car garage. This would provide a new roofline from the addition over the garage to the new family room. Mr. Pierce explained that the goal for the addition was to increase the living area of the home as well as to update for a more modern floor plan. He also said that there would be a covered porch on the back of the house, and that 2 new septic tanks had been installed as part of the septic modification. There were additional questions from the Board for Mr. Pierce.

Motion: Janis Menges moved that the Zoning Board recommend to the Village Board approval of the requested zoning variations from Sections ZR-1-2(B) and ZR-1-7(A,2), and ZR-5-1(A) for Mr. & Mrs. David Pierce to construct a family room addition, and 2nd floor bedroom/bath addition to the home at 636 Signal Hill Road, using the plans as prepared by Direct Design Ltd. Architects with final revisions dated 9/19/03; seconded by Bryan McGonigal.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Acting Chairman Mazeski, Chairman Nass, Bryan McGonigal, Janis Menges, and John Cifonelli
	Absent:	W. Gene McAlester
	Nays:	None

Abstain: None

Acting Chairman Mazeski declared the motion approved and that the recommendation would be made to the Village Board. She stated that the next Village Board Meeting was scheduled for November 24 at 7:30 p.m. and invited Mr. & Mrs. Pierce to attend.

3. The following variations are requested in the petition submitted by Mr. & Mrs. David Hoppe, 488 Pinewoods Drive, North Barrington, Illinois 60010.

Acting Mazeski noted that all the requirements to request a zoning variation had been met by the applicant, and explained that Mr. Hoppe was asking for variances from the following sections of the zoning code:

Plat of

Subdivision: 40 foot building line.  
The recorded plat of subdivision for East Oaksbury depicts a 40 foot building setback line along Hewes Drive. The existing house and proposed garage addition are located approximately 26.38 feet from the property line along Hewes Drive representing existing and proposed building line encroachments of approximately 13.62 feet.

ZR-8-2(A)3: From all other public roads or streets the setback shall not be less than sixty (60) feet from the established centerline.  
Based on the 50 ft. wide right-of-way established for Hewes Drive, the setback shall not be less than 35 ft. as measured from the property line. The existing house and proposed garage addition are located approximately 26.38 feet from the property line along Hewes Drive representing existing and proposed building setback encroachments of approximately 8.62 feet.

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 existing building setback encroachment.

Acting Chairman Mazeski said that the applicant was not ready at this time and the matter would be continued to the December 9, 2003 Public Hearing.

Motion: Janis Menges moved to continue the Public Hearing to date certain, December 9, 2003 at 8 p.m; seconded by John Cifonelli.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Acting Chairman Mazeski, Chairman Nass, Bryan McGonigal, Janis Menges, and John Cifonelli

Absent: W. Gene McAlester

Nays: None  
Abstain: None

Acting Chairman Mazeski declared the motion approved and matter continued to the December 9, 2003 Public Hearing.

4. Adjournment

Motion: John Cifonelli moved to adjourn the public hearing; seconded by Acting Chairman Mazeski..

Discussion: There was no discussion.

The Voice Vote was unanimous.

At 8:25 p.m. Acting Chairman Mazeski declared the meeting adjourned.

Respectfully submitted,

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Kathy Nelander, Village Clerk

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