

**MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS PUBLIC HEARING HELD TUESDAY, OCTOBER 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 Deputy Village Clerk called the roll:

Present in Person: Chairman Warren Nass, Vice Chair John Cifonelli, Joe DiPino, Carleen Kreider, Bryan McGonigal, and Janis Menges (arriving at 7:32 p.m.)  
Absent: W. Gene McAlester  
Also Present: Kris Lennon, Deputy Village Clerk  
Michael Jackson, 176 Biltmore Drive  
Al Pino, 110 Hillandale Court

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 September 11, 2007 Meeting**

The Minutes of the September 11, 2007 Meeting were made available to the Board.

Motion: Vice Chair Cifonelli moved that the Minutes of the September 11, 2007 Meeting be approved as presented; seconded by Joseph DiPino.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the September 11, 2007 Meeting approved and put on file.

**3. The following variations are requested in the petition submitted by Mr. & Mrs. Michael Jackson, 176 Biltmore Drive, North Barrington, IL 60010:**

Chairman Nass explained the variances to the code requested by Mr. & Mrs. Michael Jackson.

**ZR-10-1-2(B) and**

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

The subject property is non-conforming due to lot size and existing building setback.

**ZR-10-6-3(A): R-3 Residential Zoning District requires that each lot have an area of at least 40,000 square feet.**

The lot area of the subject property is approximately 34,736 square feet.

**ZR-10-9-2A: 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 66 ft. wide right-of-way established for Biltmore Drive, the required setback shall be 27 feet. The northeast corner of the existing house is located 26.64 feet from the front property line.

Chairman Nass invited the applicant to address the Zoning Board of Appeals (ZBA). Chairman Nass asked Mr. Jackson if he was aware of the Memorandum from the Village Forester, Susan Allman which detailed specific tree instructions regarding the addition. Chairman Nass stated that a fence must be installed prior to any building activity and must remain in place during the entire construction process. Mr. Jackson stated that he was aware of the Memorandum and received a copy.

Chairman Nass asked Mr. Jackson to explain their plans for the addition. Mr. Jackson explained that they are planning to construct an addition on the northwest corner of the house. The existing dining room is being converted into a larger room. Above the dining area and converted room, there will be a master suite and master bath. A basement will also be constructed below and will tie into the existing basement. The total square footage of the addition will be approximately 1,200 square feet.

Chairman Nass noted that all the requirements for the variance request have been met. There were no objections from adjoining neighbors and no waste disposal issues with Village Health Officer, Natalie Karney.

Chairman Nass asked if the ZBA had any questions for the petitioner. Janis Menges asked if there would be any additional encroachment as a result of the construction. Mr. Jackson replied that there would be no additional encroachment.

There was discussion about who owns the property located at 184 Biltmore.

Vice Chairman Cifonelli inquired about exterior materials. Mr. Jackson stated that cedar wood would be used and that it will match the existing house.

Motion: Carleen Kreider moved to recommend to the Village Board approval of the variance request for Mr. & Mrs. Michael Jackson to construct a two-story addition to the existing home at 176 Biltmore Drive by using the plans as prepared by Reed Architects, Ltd., last dated 10/3/2007;seconded by Janis Menges.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

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

Chairman Nass 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 October 24, 2007 at 7:30 p.m. and encouraged Mr. & Mrs. Jackson to attend.

**4. Adjournment**

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

The voice vote was unanimous in favor.

At 7:42 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Meeting held November 13, 2007.

Attest: \_\_\_\_\_  
Kris Lennon, Deputy Village Clerk