

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS PUBLIC HEARING
HELD TUESDAY, JULY 11, 2006 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, W. Gene McAlester and Bryan McGonigal

Absent: Carleen Kreider and Janis Menges

Also Present: Kathy Nelander, Village Clerk

Ana Dynak, 440 Miller Road

Barb Riedel, 450 Miller Road

Bonnie Miske, Zurich Custom Homes, Inc., Lake Zurich

M/M Mike Jackson, 176 Biltmore Drive

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 June 13, 2006 Public Hearing

The Minutes of the June 13, 2006 Public Hearing were made available to the Board.

Motion: Joe DiPino moved that the Minutes of the June 13, 2006 Public Hearing be approved as presented; seconded by W. Gene McAlester.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the June 13, 2006 Public Hearing 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. Jackson:

ZR-10-2-1: Accessory vehicular storage structures shall have a maximum area of seven hundred fifty (750) square feet.

The proposed detached garage is 984 square feet in area.

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 34,700 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 NE corner of the existing house is located 26.64 feet from the front property line. Note: The proposed detached garage complies with all building setback requirements.

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. The proposed detached garage and associated driveway construction are an expansion of the non-conforming building or use.

Chairman Nass invited the applicant to address the Board and explain the plans to demolish an existing 448 square foot detached garage and construct a new 984 square foot detached garage and expanded driveway area. Mr. Jackson explained that they would like to have a larger garage, to house three cars as well as store yard equipment, toys, etc. Mr. Jackson explained that they had bought the house five years ago from Mr. & Mrs. Edward Tilly, who also had plans to replace the garage. The Tilly's shared their plans with the Jackson's, and the new submittal is nearly identical to those submitted in 1998 by the Tilly's. The Tilly's sought and were granted the necessary variations from the Village Board of Trustees after the requisite hearings before the Village Health & Sanitation Commission and the Village Zoning Board of Appeals. A building permit was then issued but never secured in 1998. The garage was never constructed and the variations have expired.

Mr. Jackson explained that he had appeared before the Health and Sanitation Commission on July 5th and received a favorable recommendation from sections 4-5-3 allowing for a mound type system to be installed on top of the existing trench system, and 4-5-3 requiring a 75 foot separation between the well and septic treatment area. Mr. Jackson explained that currently, without any expansion, there is no clear area for a 100% replacement field, and with the expansion of the garage and driveway, there is less space available. If there were the need for the expansion field, the Jackson's have agreed to install a mound septic system and a Class I or comparable aerator system above the existing septic field and a new well would be installed to maintain the 75-foot separation between well and septic treatment area.

There were some questions from the Board as to whether or not there had been any significant changes to the Village's Zoning Code since 1998 which would affect this request. It was noted that there were no changes that would affect this particular request. Mr. Jackson explained that the garage would mostly be open, although the third bay would have an attic storage area. It was noted that there were no concerns from the Village Forester, although there needed to be tree protection during the entire construction process. It was also noted that there were no

objections from neighbors.

Motion: Vice Chairman Cifonelli moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. Michael Jackson construct a new 984 square foot detached garage and associated driveway expansion, using the plans prepared by Reed Architects Ltd., dated 4/24/06; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes: Chairman Warren Nass, Vice Chair John Cifonelli, Joe DiPino, W. Gene McAlester and Bryan McGonigal

Nays: None

Absent: Carleen Kreider and Janis Menges

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 Wednesday, July 26, 2006 at 7:30 p.m. and invited Mr. & Mrs. Jackson to attend.

4. The following variations are requested in the petition submitted by Ms. Barbara Riedel, 450 Miller Road, North Barrington, IL 60010:

Chairman Nass explained the variances to the code requested by Ms. Riedel:

ZR-10-2-1: Accessory vehicular storage structures shall have a maximum building height of fifteen feet (15'), with a maximum area of seven hundred fifty (750) square feet.

The proposed garage has a building height (measured to the mid-point of the roof) of approximately 17'-6" and a total floor area of approximately 1,444 s.f. (900 s.f. ground floor + 544 s.f. attic storage floor level).

Chairman Nass invited the applicant to address the Board and explain the plans for the addition. Bonnie Miske, Zurich Custom Homes, Inc., Lake Zurich, explained that she was the general contractor for the project, and passed out some photographs of the existing garage and adjacent barn; the barn being much larger than the garage. Ms. Miske explained that the parcel was over five acres, and the farmhouse, which dates from the 1800's, had recently been restored, although the basement of the home is hardly habitable, even for storage. She explained that the existing garage is dilapidated and has deteriorated so much that it is not worth salvaging. She explained that Ms. Riedel wants to maintain a two-car garage but to have it deeper for storage, as well as the addition of an upper attic area to allow for additional storage as the basement in the house cannot be utilized. Ms. Miske feels that architecturally, the proposed garage is more esthetically compatible with the existing property. The garage would be a framed structure, utilizing hardy board siding, a composite material which mimics cedar, but without the cost or maintenance. There are some trees that are required to be removed for

construction purposes on the north and south side of the garage. The Village Forester is requiring that the homeowner plant replacements and Ms. Miske said that she would be working with the homeowner with regard to this requirement.

There were some questions from the Board about the size of the adjacent barn. Ms. Miske said that the barn is over 30 feet high, which would put the midpoint at approximately 20', which still is much taller than the proposed 17'6" garage. There would be electrical service to the garage with its own circuit box, but no plumbing. There was further discussion.

Chairman Nass reported that there were no concerns from the Health Officer, or adjacent neighbors, and that proper notification procedures had been met.

Motion: Jo DiPino moved to recommend to the Village Board approval of the variance request for Ms. Riedel to construct a new 30 ft. x 30 ft. detached garage using the plans as prepared by MM Design LTD dated 8/24/05; seconded by Vice Chairman Cifonelli.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes: Chairman Warren Nass, Vice Chair John Cifonelli, Joe DiPino, W. Gene McAlester and Bryan McGonigal

Nays: None

Absent: Carleen Kreider and Janis Menges

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 Wednesday, June 28, 2006 at 7:30 p.m. and invited Ms. Riedel and Ms. Miske to attend.

5. The following variations are requested in the petition submitted by the Village of North Barrington, 111 Old Barrington Road, North Barrington, IL 60010:

Chairman Nass explained the variances to the code requested by the Village of North Barrington

ZR-10-10-5(A): No signs are permitted in any residentially zoned district except exempt signs.

The Village Hall is a Special Use in the R-1 Zoning District. A sign identifying the Village Hall is not an exempted sign.

ZR-10-10-9(I, 1): The minimum setback for all freestanding signs shall be seventy five percent (75%) of the applicable front yard setback.

Based on an assumed 66 ft. wide right-of-way for Old Barrington Road, the applicable front yard setback is 27 ft. The minimum required setback for freestanding signs shall therefore be 20'-3". The proposed sign is located at the front property line with no setback.

ZR-10-10-9(I, 2): No freestanding sign shall be nearer than forty feet (40') to any sign, building, structure, front, side or rear property line.

The proposed sign is located at the front property line with no setback.

ZR-10-10-11(A): Total sign area permitted in residential areas shall not exceed 5 square feet in area.

The proposed sign has a sign area approximately 15 square feet.

Village Clerk Kathy Nelander explained that the sign located on the north side of the entrance drive to the Village Hall recently rotted and fell apart and the Village President and Board of Trustees would like to erect a new sign in the same location. In January of 2004, the Village amended the sign regulations, and while the Village Hall sign was lawful at the time it was erected, it did not conform to the provisions of the amended sign regulations. The legal status of the original sign terminated when the sign rotted and fell apart. In order to erect a new sign in the same location, the Village needs to seek and secure a variation from the Zoning Ordinance. Also in accordance with the Ordinance, the sign shall also be reviewed and approved by the ZBA during an appearance review. The proposed 2"x3'x5' sign was designed by Roman Signs of Barrington. The sandblasted sign will be stained in a natural finish, and oil-based paint with reflective glass beads will be used for the off-white lettering. The sign will be installed on cedar posts which will be installed in concrete, and the sign has a three year warranty. The Clerk also provided examples of sandblasted signs made for area businesses. There was some discussion.

Motion: W. Gene McAlester moved to recommend to the Village Board approval of the variance requests for the Village of North Barrington to replace the existing Village Hall sign located on the north side of the entrance drive to the Village Hall as depicted on the drawing prepared by Roman Signs of Barrington; seconded by Bryan McGonigal.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes: Chairman Warren Nass, Vice Chair John Cifonelli, Joe DiPino, W. Gene McAlester and Bryan McGonigal

Nays: None

Absent: Carleen Kreider and Janis Menges

Abstain: None

Chairman Nass declared the motion approved and that the recommendation would be made to the Village Board.

6. Adjournment

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

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 Meeting held August 8, 2006.

Attest: _____
Kathy Nelander, Village Clerk

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