

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, APRIL 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, W. Gene McAlester,
Bryan McGonigal, Janis Menges and Carleen Kreider
Absent: Joe DiPino
Also Present: Kathy Nelander, Village Clerk
Jeffrey Koblisch, 491 Brookside Road
Mr. & Mrs. Sheldon Van Buren, 490 Eton Drive
Jeremy Mates, 294 N. Rt. 59
Jim Moran, Village Trustee

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 March 14, 2006 Public Hearing

The Minutes of the March 14, 2006 Public Hearing were made available to the Board.

Motion: Carleen Kreider moved that the Minutes of the March 14, 2005 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 March 14, 2006 Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. Jeffrey Koblisch, 491 Brookside Road, North Barrington, Illinois 60010.

Chairman Nass explained the variances to the code requested by Mr. Koblisch:

ZR-10-9-2(A,3): From all other public roads or streets, the setback shall not be less than sixty feet (60') from the established centerline.

Based on a 60 foot wide right-of-way established for Brookside Road, the required front yard setback shall be 30 feet from the front property line. The existing house is located approximately 20.55 feet from the front property line. This represents an existing front yard setback encroachment of approximately 9.45 feet.

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 building is non-conforming on account of the existing front yard building setback encroachment.

Chairman Nass invited the applicant to address the Board and explain the plans for the addition. Mr. Koblisch explained that he had submitted a building permit to convert an existing screen porch and bedroom located at rear of the house, into a family room and construct a new screened porch, which would measure 12 feet by 24 feet, onto the back of the house. Mr. Koblisch explained that the foundation at the back southeast corner of the house, which supports the existing bedroom, is cracked, and there was no basement or crawl space underneath. He explained that the adjacent, existing screen porch was constructed on a slab, and due to settling, etc. the roof over the porch was beginning to sag. Mr. Koblisch said that he was proposing to remove the screened porch and slab, excavate the area where the foundation was cracked and repair and extend the foundation to be underneath the proposed family room. Mr. Koblisch explained that roof line of the existing home would remain the same.

Mr. Koblisch explained that the new screened porch would extend 12 feet from the back of the existing home, and would be 24 feet in length. The porch would be constructed on a treated lumber floor joist which would be supported by ten inch concrete piers; a few inches above grade. Mr. Koblisch answered some questions for the Board, explaining that his property was over an acre, and the distance from the back of the existing home to the back property line was approximately 185 feet. There were questions about any possible flood plain in the rear of Mr. Koblisch's property. It was noted that after viewing to the Village's maps, it did not appear that the FEMA flood plain included Mr. Koblisch's property.

Mrs. Sheldon Van Buren addressed the Board. She explained that they were the property owners to the east and to the south of Mr. Koblisch and had previously submitted a letter to the ZBA opposing the proposed addition. Mrs. Van Buren said that they felt that water run off from the proposed porch would run across their property causing erosion. Mrs. Van Buren suggested that Mr. Koblisch build the porch on the west side of his home instead of the south side. Mrs. Van Buren distributed a letter to the Board outlining additional questions about locations of adjacent septic and wells, water run off, and stormwater retention. Chairman Nass noted that both the Health and Sanitation Officer and the Village Forester had no objections to the addition. Chairman Nass explained to the Van Burens that this was a preliminary stage for Mr. Koblisch, and if the variation process proceeded and a permit was issued, the permit would require that

the standard practices of construction such as tree protection and construction fencing be put in place.

Mrs. Van Buren also distributed a letter previously submitted to the Village from Mr. Koblisch regarding the vacant property to the east of his property, which is owned by the Van Burens. The letter outlined his previous objection to the proposed 2 lot subdivision adjacent to his property. It was noted that there was not a house on the vacant property.

Vice Chairman Cifonelli said that he was taking into consideration the lot size which is over an acre, and the location of the home on the lot, in his determinations. He noted that a variance was required because the home is located approximately 9.45 feet too close to the front property line, and he would recommend approval of the requested variances in order to build a porch on the back portion of the home. Members of the Commission voiced agreement and there was further discussion.

Motion: Vice Chairman John Cifonelli moved to recommend to the Village Board approval of the variance requests for Mr. Jeffrey Koblisch to construct an addition and alterations to the home at 491 Brookside Road using the preliminary plans as submitted and signed by Jeffrey Koblisch dated 4/11/06; seconded by Carleen Kreider

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Nass, Vice Chair John Cifonelli, W. Gene McAlester, Bryan
	Nays:	None
	Absent:	Joe DiPino
	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, April 26, 2006 at 7:30 p.m. and invited Mr. Koblisch as well as the Van Burens to attend.

4. The following variations are requested in the petition submitted by Mr. Jeremy Mates 294 N. Rt. 59, North Barrington, IL 60010 for the property located at 231 Crooked Lane, North Barrington, IL 60010:

Chairman Nass explained the variances to the code requested by Mr. Mates:

ZR-10-1-2(B) and

ZR-10-4-2(A1b): A non-conforming building or use shall not be expanded.

The existing house is non-conforming due to a front yard setback encroachment.

ZR-10-9-2(A3): Front yard setback from all other public roads or streets shall not be less than 60 feet from the established centerline.

Based on the 60 foot right-of-way width established for Crooked Lane, the required front setback shall be 30 feet as measured from the front property line. The existing house and the proposed 2nd floor addition are located 27.66 feet from the front property line.

Chairman Nass noted that the applicant had not provided proof of notification to adjacent neighbors. Chairman Nass also noted that there were several outstanding issues as outlined in memos from the Village Forester and the Village Health Officer. Chairman Nass explained to Mr. Mates that when all outstanding matters were addressed the matter could be heard by the Zoning Board of Appeals.

Motion: Bryan McGonigal moved continue the Public Hearing to date certain, May 9, 2006 at 7:30 p.m.; seconded by Janis Menges.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the motion approved and the matter continued to the May 9, 2006 Public Hearing.

5. Adjournment

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

The voice vote was unanimous in favor.

At 8:45 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held May 9, 2006.

Attest: _____

Kathy Nelander, Village Clerk

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