

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

Present: Chairman Warren Nass, Vice Chairman John Cifonelli, Janis Menges,  
W. Gene McAlester, Joe DiPino, Bryan McGonigal, Carleen Kreider  
Absent: Trustee Mazeski  
Also Present: Sue Manko, Deputy Village Clerk  
David S. Carlson & Tony Rotolante, 283 Kimberly Road  
Dean & Jeanne Grant, 466 N. Hill Drive  
Larry Heuvelmann, P.O. Box 642, Antioch

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. The following variations are requested in the petition submitted by David Carlson and Tony Rotolante, 283 Kimberly Road, North Barrington, Illinois 60010.

Chairman Nass noted that all requirements had been met by the applicants and explained the variances to the code requested by Messrs. David Carlson and Tony Rotolante.

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 on account of its setback off of Rugby Road.

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

Based on the 60 foot right-of-way established for Rugby Road, the required setback shall be 30 feet as measured from the property line. The existing house is located approximately 18 feet from the property line representing an existing encroachment of approximately 12 feet.

Chairman Nass noted that there were no objections from neighbors or Village Staff to the proposed addition. Chairman Nass explained that the proposed garage and dining room

additions complied with all setback and other zoning requirements, although other areas of the existing house did not comply with the required setback off Rugby Road; thus the house was considered non-conforming. Chairman Nass invited Messrs. David S. Carlson & Tony Rotolante, 283 Kimberly Road to address the Board and explain why they are requesting variances from the Village Code.

Mr. Carlson explained the addition to the Board. He said that they wanted to add a 2.5 car garage to the front of the existing, detached 1.5 car garage, making one side of the garage two-car-deep, while the other bay one-car-deep. There is an additional, existing one car garage which is attached at the front of the house. This would be remodeled into an entertainment room. Also, a dining room addition would be built between the existing detached garage and the kitchen. Mr. Carlson explained that there would be remodeling on the second story of the home, incorporating the fourth bedroom into the master bedroom, creating a master suite. Chairman Nass referred to Health Officer Natalie Karney's memo requiring a site plan showing the location of the septic tank, septic field and well, as well as a Property Alteration Permit from the Lake County Health Department. There were some concerns about the lack of a septic plan. Mr. Carlson did produce a septic plan dated 6/3/63, but the Village did not have a copy. Chairman Nass asked that Mr. Carlson contact Ms. Karney regarding all outstanding septic issues. Chairman Nass also pointed out that the plans submitted were preliminary plans and that final plans would be required for review and approval prior to the issuance of a Building Permit. There questions from the Board and further discussion.

Motion: Janis Menges moved to recommend to the Village Board approval of the requested variances for Messrs. David S. Carlson & Tony Rotolante to construct additions and alterations to the home at 283 Kimberly Road, using the preliminary plans prepared by Harry Swihart Architype, dated 5/25/04, with the requirement that a site plan showing the location of the septic tank, septic field and well, as well as a Property Alteration Permit from the Lake County Health Department be submitted, and that final architectural drawings would be required for review and permitting purposes; seconded by John Cifonelli.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Warren Nass, Vice Chairman John Cifonelli, Janis Menges, W. Gene McAlester, Joe DiPino, Bryan McGonigal, Carleen Kreider
	Absent:	None
	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, July 26, 2004 at 7:30 p.m. and invited Messrs. David S. Carlson & Tony Rotolante to attend.

3. The following variations are requested in the petition submitted by Dean & Jeanne

Grant, 466 North Hill Drive, North Barrington, Illinois 60010.

Chairman Nass noted that all requirements had been met by the applicants and explained the variances to the code requested by Mr. & Mrs. Dean Grant.

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 subject property (Lots 12, 13, 14, and 27 in Block 19 in Unit No. 1 of Biltmore Country Estates) has an area of approximately 29,913 square feet.

ZR-10-1-2(B) and

ZR-10-4-2(A1b):

A non-conforming building or use shall not be expanded.

The subject property constitutes a legal non-conforming use on account of its lot area.

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

Based on the 60 foot right-of-way established for North Hill Drive, the required setback shall be 30 feet as measured from the front property

line.

The proposed covered porch will be located approximately 25 feet

from

the front property line, representing an encroachment of

approximately 5

feet.

Chairman Nass noted that there were no objections from neighbors or Village Staff to the proposed addition. Chairman Nass explained that the home was considered non-conforming because of lot area and required a zoning variance for any addition or reconstruction work. Chairman Nass invited Mr. and Mrs. Dean Grant to address the Board and explain why they are requesting variances from the Village Code.

Larry Heuvelmann, the contractor for the Grants addressed the Board. He explained that the Grant's wanted to construct a copper roof over an existing concrete stoop, which is on an existing full footing and foundation. A wrought iron railing would be installed between the supporting columns. Mr. Heuvelmann explained that this was not to enclose the porch, but merely to shed water and protect guests while at the front door. Windows at the front and the side of the home would also be replaced. There questions from the Board and further discussion.

Motion: John Cifonelli moved to recommend to the Village Board approval of the requested variances for Mr. & Mrs. Dean Grant to construct a covered porch addition onto the front of the home at 466 North Hill Drive using the plans prepared by Lynde Anderson & Associates Architects, last dated 5/8/04; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Warren Nass, Vice Chairman John Cifonelli, Janis Menges, W. Gene McAlester, Joe DiPino, Bryan McGonigal, Carleen Kreider  
Absent: None  
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, July 26, 2004 at 7:30 p.m. and invited Mr. & Mrs. Grant to attend.

4. Adjournment

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

Discussion: There was no discussion.

The Voice Vote was unanimous.

At 7:53 p.m. Chairman Nass declared the meeting adjourned.

Respectfully submitted,

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Kathy Nelander, Village Clerk

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