

VILLAGE OF NORTH BARRINGTON

ZONING BOARD OF APPEALS MEETING

111 Old Barrington Road
North Barrington, IL 60010
Wednesday, June 3, 2026
7:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Comment

Any person shall be permitted an opportunity to speak on any matter of public concern. Remarks of any person speaking shall be limited to five (5) minutes. The total time allotted for addressing the Zoning Board of Appeals shall be thirty (30) minutes at any meeting.

5. Minutes

Motion to approve the May 13, 2026 Zoning Board of Appeals meeting minutes.

6. Findings of Fact

Motion to approve the Findings of Fact for Petition for Zoning Variation at 212 Kimberly Road.

7. Adjournment

The Village of North Barrington is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at (847) 381-6000 promptly to allow the Village to make reasonable accommodations for those persons.

Posted by:\_\_\_\_\_ Date:\_\_\_\_\_ Time:\_\_\_\_\_

↑  
**VILLAGE OF NORTH BARRINGTON**  
**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING MEETING MINUTES**  
**Wednesday, May 13, 2026**

**Call to Order**

The meeting was called to order at 7:06 p.m.

**Roll Call**

Roll Call was answered by Chairperson Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal. Matthew Mason was absent.

Also present were Petitioners Dustin and Janine Sasso, Gery Herrmann, Darcy Herrmann, Paul Nearing, Trustee Jim Colella, Village Administrator John Lobaito, and Administrative Assistant Sue Murdy.

**Pledge of Allegiance**

Chairperson Christine Bolger led the Meeting in the Pledge of Allegiance.

**Public Comment**

There was no public comment.

**Minutes Zoning Board of Appeals Meeting, September 9, 2025**

Motion by Bryan McGonigal and seconded by David Dziura to approve the Minutes of September 9, 2025, Zoning Board of Appeals Meeting. On roll call vote Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

**A. Open the Public Hearing**

Motion by June Kramer and seconded by David Dziura to open the Public Hearing at 7:09 p.m. On roll call vote Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

The witnesses were sworn in by Village Administrator John Lobaito.

**Public Hearing Notice:**

Notice of the Public Hearing was published in the Daily Herald on April 28, 2026. A copy of the Certificate of Publication was provided to the Zoning Board of Appeals.

Written notice was delivered by U.S. Mail to all last known real estate taxpayers within 250 feet of the Subject Property. Mailing was postmarked on April 28, 2026.

↑  
**VILLAGE OF NORTH BARRINGTON**  
**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING MEETING MINUTES**  
**Wednesday, May 13, 2026**

Posting of one (1) sign on the Subject Property was placed April 27, 2026, in compliance with the Village Municipal Code.

**Public Hearing-212 Kimberly Road, Zoning Variation Petition Submitted by Dustin Sasso**

The zoning petition submitted by Dustin Sasso is requesting a zoning variation to construct a 1,600 sq. ft. Accessory Vehicular Storage Structure. The definition can be found in Section 10-2-1(A) & (B) of the Municipal Code and is repeated here, ***“Accessory Vehicular Storage Structure: (A). includes, but is not limited to, structures for storage of: All-terrain vehicles, Boats, Buses, Cars, Go-carts, Golf-carts, Jet skis, Motor homes, Motorcycles, Snowmobiles, Tent campers, Tractors, Travel trailers, Truck trailers, (B). These structures shall have a maximum building height of fifteen (15’), with a maximum area of seven hundred fifty (750) square feet”.***

Petitioner Dustin Sasso addressed the Zoning Board of Appeals to explain he and his wife Janine Sasso purchased their home due to its 1949 historical architecture and historical background. They wish to preserve the integrity of the home while simultaneously making improvements to make it livable to today’s standards. It is not possible to add on to the home without destroying its historical architecture. The home has limited storage area due to the flat roof of the home and the fact that the home does not have a basement. Additionally, the garage will not accommodate modern-sized vehicles due to the low ceiling height.

Janine Sasso addressed the Zoning Board of Appeals and explained there is currently no space to park their family vehicles. She is concerned that parking them outside is unattractive to their neighbors. It is not possible to enlarge the house without destroying its historical character. Constructing a garage will enable them to park their family vehicles and provide some storage for their personal belongings.

Dustin Sasso explained to the Zoning Board of Appeals that he is in the construction business primarily renovating historic buildings and homes. He works extensively with the Village of Barrington to preserve existing historical landmark homes.

Mr. Sasso stated he fully understands the importance of building a structure that will be aesthetically pleasing to the neighbors as well as preserve the historical integrity. He mentioned the house has been on recent historical home walks and was built by a well-known architect. Mr. Sasso stated that he plans to construct the accessory structure with matching materials cohesive to their home as well as the neighborhood and has worked extensively with an architect and engineer to design the structure. He stressed his desire to build a structure that would be pleasing to his neighbors and consistent with the character of the Biltmore

↑  
**VILLAGE OF NORTH BARRINGTON**  
**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING MEETING MINUTES**  
**Wednesday, May 13, 2026**

neighborhood. Mr. Sasso stated he keeps no equipment at his home and maintains a storage unit for various items.

It was noted that the property at 212 Kimberly Road is a (7) seven-acre parcel.

Village Administrator Lobaito commented that Village Health & Sanitation Officer Natalie Karney reviewed the plans and had no objections to the Accessory Vehicular Storage Structure location and that it did not impact the well and septic field.

**B. Public Comment on Petition**

Chairperson Christine Bolger invited the public to speak.

It was noted that the Village has received six (6) written letters of objection included in the meeting packet and one (1) additional letter was submitted after delivery of the meeting packet and is on the dais. A copy of the 7<sup>th</sup> letter was provided to the petitioners. Below is the list of addresses that submitted a letter of objection to the Zoning Board.

1. 209 Kimberly Road
2. 475 E. Oxford Road
3. 265 Brookside Road
4. 471 E. Oxford Road
5. 204 Kimberly Road
6. Anonymous letter dated May 7, 2026
7. 265 Brookside Road (second letter)

Mr. Paul Nearing, 204 Kimberly Rd. addressed the Zoning Board of Appeals with his concerns. He resides next door to the petitioner and the proposed location of the Accessory Vehicular Storage Structure is 20 feet from the adjoined property line. His home was constructed below the level of the street and currently, rain water flows down his driveway and into his garage. He expressed concern that the addition of the structure will aggravate the problem. Mr. Nearing's other concerns include the following:

1. Soil permeability on his property will not absorb the additional storm water caused by the new structure.
2. Water from Mr. Sasso's property generally drains towards Honey Lake. Near the bottom of the hill the storm water turns toward his property. The proposed structure may exacerbate this water flow.

↑  
**VILLAGE OF NORTH BARRINGTON**  
**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING MEETING MINUTES**  
**Wednesday, May 13, 2026**

3. Due to his home being constructed down the hill from the street, the proposed structure will be visible from every window of his home. Mr. Nearing noted the proposed structure would negatively impact his views.

Mr. Nearing explained to the Board his professional career has been in the water hydrology field and realizes the importance of addressing such issues.

Mr. Gery Herrmann inquired about the gravel driveway at 212 Kimberly Road being an impermeable surface. There was a discussion about the Village Code calculations for impermeable and permeable surfaces. It was noted that prior to the construction of an Accessory Structure the owner must submit a building permit application that includes, among other things, a site engineering plan prepared by an Illinois Licensed Professional Engineer. The Village Engineer reviews these plans.

Ms. Darcy Herrmann stated to the Board that the Biltmore neighbors were concerned about the size of the proposed Accessory Vehicular Storage Structure.

Ms. Janine Sasso stated she and Mr. Sasso would like to have happy neighbors and are aware of the importance of the aesthetics of the proposed structure.

**C. Questions and Comments by the Zoning Board of Appeals**

Chairperson Christine Bolger reviewed the standards for recommending approval of a zoning variation with the Commission members. When voting on the petition the Commission should find the Standards to be met. She stated that the Zoning Board of Appeals is a fact-finding body and makes recommendations to the Board of Trustees.

The members of the Zoning Board of Appeals acknowledged the hardship of living without a usable garage, and the practical difficulty of modifying the petitioner's present home.

It was noted that the code allows for multiple 750 sq. ft. Accessory Vehicular Storage Structures if the property meets the Lot Coverage Ratio requirements.

The lot at 212 Kimberly Road is long and narrow. There was discussion about whether the structure could be built behind the home. Mr. Sasso explained this was not possible due to the location of the well and septic system.

↑  
**VILLAGE OF NORTH BARRINGTON**  
**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING MEETING MINUTES**  
**Wednesday, May 13, 2026**

The Board reviewed and discussed the variation standards as it related to the petitioner's application. After discussion, the Zoning Board of Appeals found that the Standards for granting a variation have been met (reference attached Findings of Fact).

Motion by Bryan McGonigal and seconded by David Dziura to recommend to the Board of Trustees approval of a zoning variation from the Village Code Section 10-2-1(B) to permit construction of a 1,600 square foot Accessory Vehicular Storage Structure at 212 Kimberly Road, North Barrington, Illinois in the approximate location depicted on sheet C-1 of the submitted plans prepared by Kathleen R. Glynn architect subject to the following conditions:

1. The garage doors on the Accessory Vehicular Structure may not exceed eight (8) feet in height.
2. A landscape Plan must be submitted and approved by the Village that considers the visual impact from the adjacent property at 204 Kimberly Rd. and Kimberly Rd.
3. A site engineering plan must be prepared and submitted by an Illinois Licensed Professional Engineer that considers the existing storm water and drainage concerns expressed by the property owner at 2024 Kimberly Rd.

On roll call vote Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

**Close the Public Hearing**

Motion by June Kramer and seconded by Bryan McGonigal to close the Public Hearing at 8:55 p.m. On roll call vote Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

**Adjournment**

Motion by Bryan McGonigal and seconded by June Kramer to adjourn the Zoning Board of Appeals Meeting. On voice vote all voted AYE. No NAYS. Motion Carried.

The meeting was adjourned at 9:00 p.m.

Submitted by,

---

John A. Lobaito  
Village Clerk

## FINDINGS OF FACT

**Regarding the Petition for Zoning Variation to  
Section 10-2-1(B)  
Of the Village Code  
To Construct a 1,600 sq. ft.  
Accessory Vehicular Storage Structure**

---

**Property Location:** 212 Kimberly Road  
**PIN:** 13-13-400-005  
**Public Hearing Date:** May 13, 2026  
**Property Zoning:** R-3 Single Family Residential

### **Village Code Zoning Variation Standards [10-12-3(C)]**

*Based upon the evidence presented to the Zoning Board of Appeals (ZBA) at the public hearing on May 13, 2026, the ZBA finds the proposed variation meets the standards for a variation as outlined in the Village Code and the ZBA makes the following specific Findings of Fact:*

- 1. Reduce or increase unreasonably the minimum or maximum areas or dimensions.**

**Finding:** The ZBA finds that the construction of an Accessory Vehicular Storage Structure will not unreasonably reduce or increase the maximum areas or dimensions. The structure height will not exceed the maximum height of 15 feet and all building setbacks from property lines will be met.

- 2. Impair an adequate supply of light and air to adjacent property.**

**Finding:** The ZBA finds that the construction of the Accessory Vehicular Storage Structure will not diminish or impair adequate supply of light and air to adjacent property. The ZBA finds that the setback distance to the property lines is adequate and exceeds minimum requirements and will not negatively impact adjacent properties.

**3. Increase the congestion in public streets unreasonably.**

**Finding:** The ZBA finds that there will be no unreasonable increase in congestion on public streets. The structure will be used for storage of personal property and is accessory to the single-family dwelling for convenience.

**4. Increase the hazard of fire.**

**Finding:** The ZBA finds that the construction of the 1,600 sq. ft. structure will not increase the fire hazard and that the construction will comply with all applicable building codes.

**5. Endanger the public safety.**

**Finding:** The ZBA finds that the Accessory Vehicular Storage Structure will not endanger the public safety. The storage of personal property in the structure will not be detrimental or endanger public safety.

**6. Diminish or impair the values of property within the surrounding area.**

**Finding:** The ZBA finds that the construction of the Accessory Vehicular Storage Structure will not negatively impact surrounding property values. The structure design will be aesthetically similar in design and color to the single-family dwelling on the subject property.

**7. In any other respect, impair the public health, safety, comfort, morals and welfare of the people.**

**Finding:** The ZBA finds that in no other respect will the structure impair the public's health, safety, and welfare. The petitioner has demonstrated practical difficulties exist, namely the lack of storage for personal property due to the design of the home without an attic or basement. In addition, the current size of the attached garage does not permit the storage of modern sized vehicles. The storage of personal property in a 1,600 sq. ft. detached structure will not increase or impair the public's welfare. In addition, storage of vehicles indoors minimizes unsightly conditions in the neighborhood.

Further, the property has unique characteristics; the home on the property was designed by Don Tosi and, therefore, has architectural and historical significance. However, there is no attic or adequate basement, and the existing garage does not store modern sized vehicles. The code would permit multiple accessory structures to be

erected, or a 1,600 square foot addition. However, requiring strict compliance with the code in either case creates an unreasonable hardship on the property owner when weighed against the property owner's and the community's interest in preserving the architectural and historical significance of the property. The current design of one accessory structure, in conformance with the home's architectural design, eliminates the need for multiple accessory structures and provides a reasonable alternative to a 1,600 square foot addition that would unreasonably affect the architectural integrity and historical significance of the property. Preservation of the historical and architectural significance of properties in the community is not contrary to the public interest or welfare. It is in the interest of the community to preserve the architectural integrity of its historical homes.