

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, JULY 12, 2005 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 Village Clerk called the roll:

Present: Chairman Nass, Vice Chair John Cifonelli, Joe DiPino, W. Gene
McAlester, Bryan McGonigal and Janis Menges
Absent: Carleen Kreider
Also Present: Kathy Nelander, Village Clerk
Erling Halle, 462 Rugby Road
Al Pino, 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 witness was sworn in.

2. Approve Minutes from the June 14, 2005 Public Hearing

The Minutes of the June 14, 2005 Public Hearing were made available to the Board.

Motion: W. Gene McAlester moved that the Minutes of the May 10, 2005 Public Hearing be approved as presented; seconded by Bryan McGonigal.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the June 14, 2005 Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Erling Halle, 462 Rugby Road, North Barrington, Illinois 60010.

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 (Lots 13, 14 & 15 in Block 20 of Unit No. 1 of Biltmore Country Estates) is approximately 28,500 square feet.

ZR-10-9-2(C): From the rear line, the setback shall not be less than forty feet (40') or

twenty percent (20%) of the depth of the lot, whichever amount is larger.

The existing house is located approximately 25 feet from the rear line, representing an existing rear setback encroachment of approximately 15 feet. The proposed wood deck will be located approximately 18 feet from the rear line, representing a rear yard setback encroachment of approximately 22 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 is non-conforming on account of lot size and building setback.

Chairman Nass invited the applicant to address the Board and explain his request. Erling Halle addressed the Board. Mr. Halle explained that they were requesting a zoning variance in order to construct a wood deck and hot tub. Mr. Halle explained that the deck would be a cedar to match the house, and would include a 7x7 Jacuzzi with a cover. He explained that he had notified all his neighbors and that the neighbors did not have any concerns about the proposed deck.

Chairman Nass noted that there were no objections from neighbors of Village Staff. There were some questions from the Board.

Motion: Vice Chair Cifonelli moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. Erling Halle to construct a wood deck and hot tub to the home at 462 Rugby Road using the architectural plans as prepared by Home Depot, last dated 6/13/05; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Nass, Vice Chair John Cifonelli, Joe DiPino, W. Gene McAlester,
Bryan McGonigal and Janis Menges

Absent: Carleen Kreider

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 25, 2005 at 7:30 p.m. and invited Mr. & Mrs. Halle to attend.

4. Adjournment

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

The voice vote was unanimous in favor.

At 7:40 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held August 9, 2005.

Attest: _____

Kathy Nelander, Village Clerk

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