

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, NOVEMBER 8, 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 Public Hearing to order and the Village Clerk called the roll:

Present: Chairman Nass, Vice Chair John Cifonelli, W. Gene McAlester, Joe DiPino and Janis Menges
Absent: Carleen Kreider, Bryan McGonigal
Also Present: Kathy Nelander, Village Clerk
Alan & Jackie Briggs, 295 Border Lane
Robert Snyder, 280 N. Hwy 59
Jim Colella, 290 Lakeview Place
William Weidner, 412 Foster 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 witnesses were sworn in.

2. Approve Minutes from the September 13, 2005 Public Hearing

The Minutes of the September 13, 2005 Public Hearing were made available to the Board.

Motion: Janis Menges moved that the Minutes of the September 13 2005 Public Hearing be approved as presented; seconded by Gene McAlester.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Nass, Vice Chair John Cifonelli, W. Gene McAlester, Joe DiPino and Janis Menges
Absent: Carleen Kreider, Bryan McGonigal
Nays: None
Abstain: None

Chairman Nass declared the Minutes of the September 13, 2005 Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Harvey Silets, 125 Arrowhead Lane, North Barrington, Illinois 60010.

Chairman Nass explained the variances to the code requested by Mr. & Mrs. Harvey Silets:

ZR-10-2-1: Accessory structures, except barns, shall not exceed two hundred fifty (250) square feet in area; barns shall not exceed seven hundred fifty (750) square feet in area. Accessory vehicular storage structures shall not exceed seven hundred fifty (750) square feet in area.

The existing accessory structure is approximately 1,722 square feet in area (1,209 s.f. studio/barn + 513 s.f. garage = 1,722 s.f.). The proposed greenhouse addition will add approximately 1,120 square feet. Upon completion of the addition, the accessory structure will be approximately 2,842 square feet in area.

ZR-10-1-2(B) and

ZR-10-4-2(A,1,b): A non-conforming building or use shall not be expanded.

The existing accessory structure is non-conforming due to its square footage.

ZR-10-9-4: Accessory buildings and structures shall be located at least eighty-five feet (85') from the front of the lot or right-of-way.

The proposed greenhouse addition will be located approximately 84 feet from the front of the lot or right-of-way.

Chairman Nass explained invited the applicant to address the Board and explain the plans for the greenhouse addition. William Weidner introduced himself as Mr. & Mrs. Silets general contractor and explained that the greenhouse would be constructed using a modular system which utilized white aluminum and glass panels on a concrete slab foundation. Mr. Weidner explained that the greenhouse was to be attached to an existing structure, which already is serviced with gas, electric and water, and these services would be extended into the greenhouse after construction. Mr. Weidner explained that the Silets wished to have a larger greenhouse, in this case 1,120 square feet, than the code allowed in order to "over winter" exotic plants as well as to start seedlings for their extensive gardens in early spring. Mr. Weidner noted that the Silets' property was approximately 10 acres and located in the five-acre zoning district.

Mr. Weidner explained that the existing building which the greenhouse would be attached to had been constructed before the property was incorporated into the Village of North Barrington and thus in non-code compliant. He also explained that he was going to place the greenhouse approximately 84 feet from the front of the lot right-of-way instead of the required 85 feet. Mr. Weidner explained that due to the configuration of the greenhouse, if they were to comply with the required 85' setback he would lose as much as six feet from the length of the greenhouse.

There were many questions from the Board. Chairman Nass requested that additional information, a photo of the proposed greenhouse, as well as construction specs, be included in the Board's packet. Chairman Nass also asked Mr. Weidner to sign the submitted preliminary plans. It was noted that final architectural drawings would be required for permitting purposes.

Motion: Joe DiPino moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. Harvey Silets to construct a greenhouse addition onto an existing accessory structure at 125 Arrowhead Lane using the plans prepared and signed by William Weidner dated November 8, 2005; seconded by John Cifonelli

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Nass, Vice Chair John Cifonelli, W. Gene McAlester, DiPino and Janis Menges
Joe	Absent:	Carleen Kreider, Bryan McGonigal
	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, November 21, 2005 at 7:30 p.m. and invited Mr. & Mrs. Silets or a representative to attend.

4. The following variations are requested in the petition submitted by Mr. & Mrs. James Colella, 290 Lakeview Place, North Barrington, Illinois 60010.

Chairman Nass explained the variances to the code requested by Mr. & Mrs. James Colella:

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 23,868 square 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 property is non-conforming on account of lot size.

Chairman Nass explained invited the applicant to address the Board and explain the plans for the second floor Master Bedroom Suite addition. The homeowner, Jim Colella introduced himself to the Board and said that his plans involved enlarging one of the existing bedrooms and converting it to a master bedroom with the addition of a bathroom. Mr. Colella said that an existing 7 x 9' bedroom would be expanded over the garage to make a master bedroom with bathroom. He explained that the house was currently approximately 2050 square feet and the addition would add approximately 350 square feet to the home. Mr. Colella said that as part of the addition, the entire home would be updated with new siding, a new roof and new windows.

He displayed a preliminary drawing of the front elevation as well as a current photo of the home to give perspective to the plans and noted that he did not want the home to appear like it had an addition. It was noted that the footprint of the home would not change.

There were questions from the Board and further discussion. Chairman Nass asked Mr. Colella to sign the submitted preliminary plans. It was noted that final architectural drawings would be required for permitting purposes.

Motion: Gene McAlester moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. James Colella to construct a 2nd floor Master Bedroom Suite addition to the home at 290 Lakeview Place using the preliminary plans prepared by Salvatore Ganello and signed by the homeowner, dated 9/7/05; seconded by Joe DiPino.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Nass, Vice Chair John Cifonelli, W. Gene McAlester, Joe
	Absent:	Carleen Kreider, Bryan McGonigal
	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, November 21, 2005 at 7:30 p.m. and invited Mr. & Mrs. Colella to attend.

5. Adjournment

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

The voice vote was unanimous in favor.

At 8:07 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held January 10, 2006.

Attest: _____

Kathy Nelander, Village Clerk

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