

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, MARCH 14, 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 Nass, Vice Chair John Cifonelli, W. Gene McAlester, Joe DiPino, Janis Menges, and Carleen Kreider
Absent: Bryan McGonigal
Also Present: Kathy Nelander, Village Clerk
Mr. & Mrs. E. J. Doyle
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 January 10, 2006 Public Hearing

The Minutes of the January 10, 2006 Public Hearing were made available to the Board.

Motion: Joe DiPino moved that the Minutes of the January 10, 2005 Public Hearing be approved as presented; seconded by Janis Menges.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the January 10, 2006 Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. E. J. Doyle, 212 Beachview Lane, North Barrington, Illinois 60010.

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

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 approximately 19,602 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 required rear setback is 40 feet. The existing house is located 10.75 feet from the rear line, representing an existing rear setback encroachment of 29.25 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 area and building setback

Chairman Nass invited the applicants to address the Board and explain the plans for the addition. Mr. Doyle explained that they had lived in the home for the past 30 years, and the second story of the home contained three bedrooms and a small bathroom. Mr. Doyle said that now that there were just the two of them in the home, they wanted to create a master bedroom suite on the second floor. Three dormers would be added to the front of the home which would allow for a view of the lake. The small bathroom and two bedrooms would remain, while the larger bedroom would be remodeled with the addition of the master bath. Mr. Doyle said that the home would be more esthetically appealing from the outside with the dormers breaking up the large expanse of roofing, as well as adding value to the property. He noted that the footprint of the home would not change.

There were questions from the Board and further discussion.

Motion: Vice Chairman John Cifonelli moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. E.J. Doyle to construct an addition and alterations to the 2nd floor of the home at 212 Beachview Lane using the plans as prepared by David Pfeifer III and Associates dated 11/16/05; seconded by Carleen Kreider

Discussion: There was some discussion.

Vote on Motion

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

Nays: None

Absent: Bryan McGonigal

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, March 20, 2006 at 7:30 p.m. and invited Mr.& Mrs. Doyle to attend.

4. Adjournment

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

The voice vote was unanimous in favor.

At 7:45 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held April 11, 2006.

Attest: _____

Kathy Nelander, Village Clerk

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