

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, JULY 8, 2003 AT 8:00 P.M.
AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 8:00 P.M. Chairman Nass called the meeting to order and the Administrative Assistant called the roll:

Present: Chairman Warren Nass, John Cifonelli, Janis Menges, Gene McAlester
Absent: Brian Johnson, Kelly Mazeski
Also Present: Judy Janus, Administrative Assistant
Michael Schneider, 590 Onondaga Drive

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 Mr. & Mrs. Michael Schneider, 590 Onondaga Drive, North Barrington, Illinois 60010.

Chairman Nass noted that all requirements had been met by the applicant and explained the variances to the code requested by Mr. & Mrs. Michael Schneider.

ZR-5-3(A): R-3 Residential Zoning District requires that each lot have an area of at least 40,000 square feet.
The subject property (Lots 11 thru 14 in Block 4 in Unite No. 3 of Biltmore Country Estates) is approximately 27,000 square feet in area.

ZR-1-2(B) and

ZR-1-7(A,2) A non-conforming building or use shall not be expanded.
The subject property is non-conforming on account of lot size.

Chairman Nass noted that there were no objections from neighbors or Village Staff to the proposed addition. Chairman Nass invited Mr. Schneider to address the Board and explain why he was requesting a variance from the Village Code. Mr. Schneider explained currently there was a brick patio in the back of the existing home, but it was in disrepair. Mr. Schneider explained that he wanted to construct a low, wood deck which would not require any railings. He said that the bricks would be removed before construction of the treated wood deck. He also said that there would be protective fencing installed between the septic field and deck during construction of the deck. There were some questions from the Board.

Motion: Janice Menges moved that the Zoning Board recommended to the Village Board

approval of the requested variances for Mr. & Mrs. Michael Schneider to construct a wood deck onto the back of the existing home using the plans as submitted to the Zoning Board of Appeals; seconded by Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Nass, John Cifonelli, Gene McAlester and Janis Menges
Absent: Brian Johnson, Kelly Mazeski
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 July 28, 2003 at 7:30 p.m. and invited Mr. & Mrs. Schneider to attend.

3. Adjournment

Motion: Janis Menges moved to adjourn the public hearing; seconded by Gene McAlester.

Discussion: There was no discussion.

The Voice Vote was unanimous.

At 8:10 p.m. Chairman Nass declared the meeting adjourned.

Respectfully submitted,

Kathy Nelander, Village Clerk
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