

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, MAY 9, 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 Warren Nass, Joe DiPino, W. Gene McAlester, Bryan McGonigal and Janis Menges
Absent: Vice Chairman John Cifonelli and Carleen Kreider
Also Present: Kathy Nelander, Village Clerk
Bryan Cooley, 579 Crooked Lane
Trustee Al Pino (arriving at 7:40 p.m.)

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.

Chairman Nass reminded the Board about a Zoning Variation request heard at the April Zoning Board of Appeals meeting from Mr. Jeremy Mates at 231 Crooked Lane. As Mr. Mates had some outstanding issues, including notification of neighbors, the matter was continued to this evening's meeting. Chairman Nass explained that Mr. Mates had since submitted revised plans and the addition did not require a variance, thus the matter was not on tonight's meeting agenda.

2. Approve Minutes from the April 11, 2006 Public Hearing

The Minutes of the April 11, 2006 Public Hearing were made available to the Board.

Motion: W. Gene McAlester moved that the Minutes of the April 11, 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 April 11, 2006 Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Bryan Cooley, 579 Crooked Lane, North Barrington, Illinois 60010.

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

ZR-10-9-4: In all residential districts, accessory buildings and structures shall be located on the rear one-third (1/3) of the plot, but need not be placed more than eighty five feet (85') in back of the front of the lot or right of way.

The proposed accessory structure will be located approximately twenty seven feet (27') from the front of the lot.

Chairman Nass explained that the applicant wished to place a 16 ft. x 10 ft. accessory building in the front of his property on an existing gravel drive off Crooked Lane although the Village Code calls for these structures to be in the rear 1/3 of the lot. Chairman Nass invited the applicant to address the Board and explain the plans for shed. Mr. Cooley explained that they wished to build the accessory structure to house lawn equipment, bicycles, and sports equipment as they did not have enough room in their garage. They felt that the proposed area is the best and most convenient location for their children. Mr. Cooley showed some photographs where the structure would be located and said he felt the existing trees would shield the structure. Mr. Cooley explained that his lot was a pie shape and becomes narrow in the back. He explained that due to the existing septic field, playset, patio, etc. there were no other appropriate locations for the structure. The submitted plat of survey shows an 8 x12 foot shed in the rear of the yard. Mr. Cooley explained that he had secured a permit to install the shed, but never moved forward with it due to the existing trees in the area.

Chairman Nass explained that requests for structures in the front have typically been denied by the ZBA, including a request in 1982 for a property on Wooded Lane, as the location is out of character with the Village. Chairman Nass briefly outlined that request and asked if there was a particular hardship that the structure needed to be in the front or was the location more for convenience. Mr. Cooley said that they felt the location would work best for their purposes. Chairman Nass asked if Mr. Cooley would consider locating the shed in another area of the property. There was further discussion about locating the structure in different areas of the property, including the back corner of the property. Mr. Cooley said he would probably have to remove some trees if it were located in the rear. It was suggested that Mr. Cooley contact the Village Forester to discuss whether or not trees would have to be removed and if so, she could work with him to determine if trees removed would require replacement, etc. Members of the Commission voiced agreement that Mr. Cooley may want to have an alternate plan to present to the Board.

Motion: Joe DiPino moved to recommend to the Village Board denial of the variance request for Mr. & Mrs. Bryan Cooley to construct a 16 ft. x 10 ft. detached accessory structure located 27 feet from the front lot line; seconded by W. Gene McAlester.

Discussion: There was lengthy discussion.

Vote on Motion

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

Chairman Nass declared the motion approved and that the recommendation to deny would be made to the Village Board. He stated that the next Village Board Meeting was scheduled for Wednesday, May 24, 2006 at 7:30 p.m. and encouraged Mr. & Mrs. Cooley to attend.

4. Adjournment

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

The voice vote was unanimous in favor.

At 8:00 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held June 13, 2006.

Attest: _____

Kathy Nelander, Village Clerk

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