

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, SEPTEMBER 9, 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 8:05 P.M. Vice Chairman Mazeski called the meeting to order and the Village Clerk called the roll:

Present: Vice Chairman Mazeski, Janis Menges, Gene McAlester & Bryan McGonigal
Absent: Chairman Warren Nass, John Cifonelli
Also Present: Kathy Nelander, Village Clerk
Linda Starkey, Village President
Harry Burroughs, 533 North Avenue, Barrington
Karen Dealy, 96 Hewes Drive
David & Tracey Hoppe, 488 Pinewoods Drive
Pat Szidon, 103 Carriage Road
Gillian Hampton, 101 Carriage Road
Harold Reinhart, 165 N. Signal Hill Road
Pete Boland, 494 Randolph Court
Karen Nysten/Swidergale, 97 Carriage Road

Vice Chairman Mazeski welcomed the audience to the Zoning Board of Appeals Meeting. Vice Chairman Mazeski explained that Chairman Nass was unavailable this evening so she would be acting as Chairman. Chairman Mazeski asked that any person wishing to speak during the public hearing, stand in order to be sworn in. The witnesses were sworn in by the Clerk.

2. The following variations are requested in the petition submitted by Mr. & Mrs. David Pierce, 636 Signal Hill Road, North Barrington, Illinois 60010.

Chairman Mazeski noted that all the requirements to request a zoning variation had been met by the applicant, and explained that Mr. Pierce was asking for variances from the following sections of the zoning code:

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 the average lot width and width at the front lot line.

ZR-5-1(A): R-1 Residential Zoning District requires that each lot have an average width of at least 300 feet and a width of at least 200 feet at the front lot line.

The subject property has an average width of approximately 145 feet and a width

of 33.23 feet at the front lot line.

ZR-2-1: Accessory structures shall not exceed 250 square feet in area.
The proposed detached screened shelter is 400 square feet in area.

Chairman Mazeski asked if Mr. Pierce or a representative was present. There was no one present. Vice Chairman Mazeski asked if there were any neighbors in the audience that had any questions or concerns.

Harold Reinhart, 165 N. Signal Hill Road, said that he had some concerns about construction at the property. Mr. Reinhart said that he had concerns about a shed that had been erected, as well as the proposed 400 square foot detached screen shelter. He said that he thought the detached shelter was oversized and asked that the Board carefully review the plans before approving the variance requests.

Since there was no representative for the Pierce variance request, the Board decided to continue the public hearing to the next, regularly scheduled meeting on October 14, 2003 at 8:00 p.m.

Motion: Bryan McGonigal moved to continue the Public Hearing to date certain, October 14, 2003 at 8 p.m.; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes:	W. Gene McAlester, Bryan McGonigal, Janis Menges, and Chairman Mazeski
Absent:	Warren Nass, John Cifonelli
Nays:	None
Abstain:	None

Chairman Mazeski declared the motion approved and the Public Hearing continued to date certain, October 14, 2003 at 8 p.m. Chairman Mazeski invited Mr. Reinhardt to the October 14, 2003 Public Hearing.

3. The following variations are requested in the petition submitted by Mr. & Mrs. David Hoppe, 488 Pinewoods Drive, North Barrington, Illinois 60010.

Chairman Mazeski noted that all the requirements to request a zoning variation had been met by the applicant, and explained that Mr. Hoppe was asking for variances from the following sections of the zoning code:

Plat of

Subdivision: 40 foot building line.
The recorded plat of subdivision for East Oaksbury depicts a 40 foot building setback line along Hewes Drive. The existing house and

proposed garage addition are located approximately 26.38 feet from the property line along Hewes Drive representing existing and proposed building line encroachments of approximately 13.62 feet.

ZR-8-2(A)3: From all other public roads or streets the setback shall not be less than sixty (60) feet from the established centerline.

Based on the 50 ft. wide right-of-way established for Hewes Drive, the setback shall not be less than 35 ft. as measured from the property line. The existing house and proposed garage addition are located approximately 26.38 feet from the property line along Hewes Drive representing existing and proposed building setback encroachments of approximately 8.62 feet.

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 the existing building setback encroachment.

Chairman Mazeski note Village Attorney J.W. Braithwaite's memos re: Plat of Subdivision. She noted that the memo states that the property owner needs both a variation from the Village and an endorsement to his title policy regarding the platted building line encroachment. The memo states that ZBA proceed to consider the request, and if the zoning variation is granted, the property has to provide evidence that the title company will insure the title. She also noted that the plans submitted were preliminary architectural plans and that a final architectural drawings would be required for permitting purposes.

Chairman Mazeski also noted the outstanding issues contained in Village Health Officer Natalie Karney's memo such as that a complete site plan showing property lines, existing house structures, decks, etc. and the location of all the septic field components and the existing well location was needed. There were many other concerns contained in the memo. Chairman Mazeski also referred to Village Forester Susan Allman's comments that an accurate tree survey and tree protection plan was necessary, and that on the current plan, some of the trees were misidentified and not accurately mapped. Ms. Allman also notes that the dimensions of the new deck differ on the site plan and the tree protection plan. Ms. Allman also, had many other concerns contained in the memo.

Henry Burroughs, the Architect for the Hoppes, addressed the Board. He explained that there were going to be additions to several areas of the home, including interior remodeling. Mr. Burroughs explained that the existing house was built over the building setback line on Hewes Drive, thus being in conflict with the building line plat restriction, although it was noted on the title. He explained that the home was being expanded to update the home and provide more storage in the garage.

Karen Nylen/Swidergale, 97 Carriage Road, explained that she was the President of the Homeowners Association in Oaksbury, and that neither the Homeowners Association nor the

Oakbury Architectural Committee were informed about the proposed addition. There were several members of the audience who wished to look at the proposed plans. Ms. Swidergale said the Homeowners Association was quite concerned about the addition, as the Hoppe's home, or garage, was one of the first structures viewed when entering the Oakbury Subdivision.

After much debate, the ZBA concluded that the matter be continued due to the many outstanding issues, including meeting with the Oakbury Architectural Committee. The Board said that the Hoppe's had to meet with the Committee, resolve any issues with Village Health Officer Natalie Karney as well as Village Forester Susan Allman, before returning to the ZBA for the variance request.

Motion: Janis Menges moved to continue the Public Hearing to date certain, October 14, 2003 at 8 p.m; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	W. Gene McAlester, Bryan McGonigal, Janis Menges, and Chairman Mazeski
	Absent:	Warren Nass, John Cifonelli
	Nays:	None
	Abstain:	None

Chairman Mazeski declared the motion approved and the Public Hearing continued to date certain, October 14, 2003 at 8 p.m. Chairman Mazeski invited Mr. Reinhardt to the October 14, 2003 Public Hearing.

4. Adjournment

Motion: Bryan McGonigal moved to adjourn the public hearing; seconded by Janis Menges.

Discussion: There was no discussion.

The Voice Vote was unanimous.

At 9:00 p.m. Chairman Mazeski declared the meeting adjourned.

Respectfully submitted,

Kathy Nelander, Village Clerk
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