

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, JUNE 10, 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 Clerk called the roll:

Present: Chairman Warren Nass, John Cifonelli, Brian Johnson, Janis Menges,
William Buecking, Kelly Mazeski, Gene McAlester

Absent: None

Also Present: Kathy Nelander, Village Clerk
Linda Starkey, Village President
Mr. & Mrs. Tim Beechick, 254 Woodland 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. Timothy Beechick, 254 Woodland 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. Timothy Beechick.

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 6 thru 10 in Block 20 in Unit No. 2 of the Biltmore Country Estates) is approximately 34,307.9 square 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 lot size.

Chairman Nass noted that there were no objections from neighbors or Village Staff to the proposed addition. Chairman Nass invited Mr. Beechick to address the Board and explain why he was requesting a variance from the Village Code. Mr. Beechick referred to the Plat of Survey to illustrate how the footprint of the home would change. He said that the total area added on to the house would be about 220 square feet, as they were only extending out the rear of the home four feet in one location and 8.6 feet in an adjoining location. Mr. Beechick explained the reason for the jogged layout was to protect a large Oak tree in the backyard. Mr. Beechick said that he was going to hire professional landscapers to prune the roots of the tree in order to

adequately protect the root structure and make sure the tree survived. Mr. Beechick explained that they were going to relocate the galley style kitchen and create a kitchen with an island and a great room. He explained that the current flat roof would be replaced with a pitched roof to be in symmetry with the rest of the house. He said that the addition would be in the same materials as the existing home. There was further discussion and questions from the Board. Chairman Nass noted that the architectural plans submitted were only preliminary plans. Mr. Beechick said that Building & Zoning Officer Kelly Rafferty had said that if the preliminary plans were fine for the Zoning Variation Request, and that the final architectural drawings would be reviewed as part of the permitting process. There was further discussion and questions from the Board.

Motion: Kelly Mazeski moved that the Zoning Board recommended to the Village Board approval of the requested variances for Mr. & Mrs. Timothy Beechick to construct an addition and alterations to the home at 254 Woodland Drive, that the materials used on the exterior of the home would match the existing exterior materials, that the roots of the tree would be pruned by a professional landscape contractor, and that a final architectural drawing would be required for permitting purposes; seconded by Brian Johnson.

Discussion: There was some discussion.

Vote on Motion

By Roll Call: Ayes:	Chairman Nass, Brian Johnson, John Cifonelli, Gene McAlester Kelly Mazeski, Gene McAlester and Janis Menges
Absent:	None
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 June 23, 2003 at 7:30 p.m. and invited Mr. & Mrs. Beechick to attend.

4. President Linda Starkey Presentation

President Starkey addressed the Plan Commission. She thanked all the members of the Zoning Board of Appeals for their time and service to the Village. She explained that she was making a presentation to all the Commissions/Boards to update them regarding their role in Village government as well as the responsibilities that accompanied the role. She passed out the recently adopted Code of Conduct for Village Officials, the Functional Responsibilities as they applied to each Commission/Board, the Trustee Assignments for Fiscal Year 2004, the Goals for Fiscal Year 2004, as well as the Budget for Fiscal Year 2004. Each item was discussed following a question and answer period. The Zoning Board asked that after the Zoning Board passes recommendations along to the Village Board for review, that the final vote from the Board be relayed to the Zoning Board for reference. There was further discussion.

5. Adjournment

Motion: Brian Johnson moved to adjourn the public hearing; seconded by William Buecking.

Discussion: There was no discussion.
The Voice Vote was unanimous.

At 8:45 p.m. Chairman Nass declared the meeting adjourned.

Respectfully submitted,

Kathy Nelander, Village Clerk
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