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VILLAGE OF NORTH BARRINGTON
ZONING BOARD OF APPEALS
PUBLIC HEARING MEETING MINUTES
Tuesday, June 25, 2024

Call to Order

The meeting was called to order at 7:35 p.m.

Roll Call

Roll Call was answered by Chairperson Christine Bolger, David Dziura (via ZOOM), June Kramer, Marilyn McAlester, Bryan McGonigal. Member Matthew Mason was absent.

Trustee Liaison Kevin Horcher entered the meeting at 8:15 p.m.

Also, present were Petitioner Mr. Mark Childers, Rosanna Klusmeyer, Village Administrator John Lobaito, and Administrative Assistant Sue Murdy.

Pledge of Allegiance

Chairperson Christine Bolger led the Meeting in the Pledge of Allegiance.

Public Comment

There was no public comment.

Minutes Zoning Board of Appeals Public Hearing Meeting December 12, 2023

None

Public Hearing

Motion by June Kramer and seconded by Bryan McGonigal to open the Public Hearing at 7:38 p.m. On roll call vote Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

Village Administrator John Lobaito swore in the witnesses.

Consideration of a petition submitted by Amanda Henkel and Mark Childers of 433 Signal Hill Road, North Barrington, Illinois 60010. The petitioner is requesting a zoning variation to construct a fifty-four (54) inch wrought iron style fence in the front, side, and rear yard of the subject property. Section 10-11-2 (A) of the Village Code provides that no fence shall be located in a front yard except to contain horses in the R-1 Residential Zoning District. Section 10-11-2 (B) of the Village Code sets the maximum height of a fence at forty-two (42) inches except fences to contain horses in the R-1 Residential Zoning District.

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Chairperson Christine Bolger reviewed the standards for recommending approval of a zoning variation with the Commission members. When voting on the petition the Commission should find the Standards to be met. She stated that the Zoning Board of Appeals is a fact-finding body.

Petitioner Mark Childers addressed the Zoning Board of Appeals to state he and his wife have recently purchased the property at 433 Signal Hill, North Barrington, Illinois 60010. He is requesting the ZBA to consider allowing him to install a fence beyond the front corner of their home to enclose the northeast side yard, so they can enjoy their property without safety concerns for their young and pets. The current zoning does not allow a fence in the front yard of a property.

Mr. Childers also requested the ZBA to consider allowing the installation of a 54-inch fence rather than the 42-inch fence allowed by the current Village Code. The petitioner plans to install a pool later and feels that installing a 42-inch foot would require him to remove the fence when a pool is installed to comply with the Village pool fence requirements, also being very costly. The petitioner feels that the requested variances meet all the zoning variation standards necessary. He distributed renderings of the fence. Mr. Childers stated his neighbors were supportive of his project and thanked the Board for their time. He has consulted with the Village Arborist and no trees/shrubs will be removed.

The Board reviewed the materials showing the location of the proposed fence. Bryan McGonigal noted the diagram shows the fence close to Signa Hill Rd. It was noted that the appropriate setback requirements have been satisfied. The Village Code fencing requirements and restrictions were discussed. The Village Code updates will be addressed this fall.

It was confirmed that Notice of the Public Hearing was published in the Daily Herald on June 6, 2024, written notice was delivered by U.S. Mail to all last known taxpayers within 250 feet of the Subject Property and posting of two (2) signs was placed on the Subject Property on June 7, 2024, in compliance with the Village Municipal Code.

The Village has received no written or verbal objections.

Ms. Rosanna Klusmeyer , 127 Hewes Drive, North Barrington, Illinois addressed the Zoning Board of Appeals and stated she supported the petitioner's request.

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The Board reviewed and discussed the variation standards as it related to the petitioner's application. After discussion the Zoning Board of Appeals found that the Standards for granting a variation have been met.

It was noted the proposed fence meets the Village Code requirements of 50% opacity.

Motion by June Kramer and seconded by Brian McGonigal to recommend to the Board of Trustees approval of a variation from of the Village Zoning Code to permit construction of a fifty-four (54) inch wrought iron style fence in the front, side, and rear yard of the subject property. On roll call vote Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

Motion by June Kramer and seconded by Brian McGonigal to close the Public Hearing at 8:24 p.m. On roll call vote Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

Village Administrator John Lobaito asked the Zoning Board of Appeals members if they were amenable to changing the meeting time from 7:30 p.m. to 7:00 p.m. A Municipal Code amendment would be required.

Adjournment

Motion by Bryan McGonigal and seconded by Marilyn McAlester to adjourn. On voice vote all voted AYE. No NAYS. Motion Carried.

The meeting was adjourned at 8: 25 p.m.

Submitted by,



John Lobaito

