

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, JUNE 14, 2005 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 hearing to order and the Village Clerk called the roll:

Present: Chairman Nass, Joe DiPino, Bryan McGonigal and Janis Menges
Absent: Vice Chairman Cifonelli, W. Gene McAlester, Carleen Kreider
Also Present: Kathy Nelander, Village Clerk
Alice Geis, 1463 W. Pensacola, Chicago
Cathy & Bill Howes, 219 Biltmore Drive
Barry Altshuler, 211 Biltmore Drive
Al Pino, Village Trustee

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. Approve Minutes from the May 10, 2005 Public Hearing and the May 10, 2005 Continued Public Hearing

The Minutes of the May 10, 2005 Public Hearing were made available to the Board.

Motion: Joe DiPino moved that the Minutes of the May 10, 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 May 10, 2005 Public Hearing approved and put on file.

The Minutes of the May 10, 2005 "Continued" Public Hearing were made available to the Board. There was a change made to the Minutes.

Motion: Joe DiPino moved that the Minutes of the May 10, 2005 "Continued" Public Hearing be approved as amended; seconded by Bryan McGonigal.

Discussion: There was some discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the May 10, 2005 "Continued" Public Hearing approved as amended and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Bill Howes, 219 Biltmore Drive, North Barrington, Illinois 60010.

Chairman Nass noted that all requirements had been met by the applicants and explained the variance to the code requested by Mr. & Mrs. Bill Howes.

ZR-10-6-3(A): R-3 Residential Zoning District requires that each lot have an area of at least 40,000 square feet.

The subject property (Lots 4, 5, 6 and 7 in Block 8 of Unit No. 1 of Biltmore Country Estates) is approximately 36,000 square feet in area.

ZR-10-1-2(B) and

ZR-10-4-2(A1b): A non-conforming building or use shall not be expanded.
The subject property is non-conforming due to lot size.

Chairman Nass invited the applicant to address the Board and explain his request. Bill Howes addressed the Board. Mr. Howes explained that they were requesting a zoning variance in order to tear down an existing detached garage. Mr. Howes explained that the existing garage is falling apart and that roots from a nearby tree have destroyed the garage floor. He also noted that the existing garage is in violation of the Village's setback requirements on the rear lot line. He explained that they would like to add an attached three-car garage, with additional space for a mudroom and a powder room. Mr. Howes explained that the existing house does not have a basement, thus the desire for the mudroom, extra storage areas and bonus room which the addition would provide. Mr. Howes explained that the garage would be side-loading; the driveway would be expanded, and the proposed garage would be code compliant with regard to building setbacks. There were questions from the Board. Mention was made of the Village's Forester's memo outlining the Village's tree replacement standards, stating that the homeowner would be required to replace the removed trees with a total of 8 inches of trees.

Alice Geis, 1463 W. Pensecola, Chicago addressed the Board. She explained that her family owns the vacant property behind the Howes property, on Orchard Lane. She had some questions for the Howes with regard to hardship and possible future zoning variation requests. Mr. Howes explained that they were asking for the variation to remodel their existing home which would also bring the existing garage into code.

Chairman Nass noted that there were no objections from neighbors or Village Staff. There was further discussion.

Motion: Janis Menges moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. Bill Howes to construct an addition to the home at 219 Biltmore Drive using the architectural plans as prepared by Harry Swihart Architype, last dated 3/21/05; seconded by Joe DiPino.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Nass, Joe DiPino, Bryan McGonigal and Janis Menges
	Absent:	Vice Chairman Cifonelli, W. Gene McAlester, Carleen Kreider
	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 Monday, June 27, 2005 at 7:30 p.m. and invited Mr. & Mrs. Howes to attend.

4. Adjournment

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

The voice vote was unanimous in favor.

At 7:45 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held July 12, 2005.

Attest: _____

Kathy Nelander, Village Clerk