

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS  
PUBLIC HEARING HELD TUESDAY, MAY 11, 2004 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 Warren Nass, Vice Chairman John Cifonelli, Janis Menges,  
W. Gene McAlester, Joe DiPino, and Bryan McGonigal

Absent: Carleen Kreider

Also Present: Kathy Nelander, Village Clerk  
Lisa LaBute, 223 N. Route 59  
John & Nancy Hoppe, 476 Eton 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. The witness was sworn in.

2. The following variations are requested in the petition submitted by Lisa Labute, 223 N. Route 59, 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 Lisa LaBute.

ZR-9A-2(A): No fence shall be permitted in front yards except ornamental fences.  
The proposed privacy fencing will be located within the front yard of the property.

ZR-9A-2(B): Except as otherwise permitted by this Chapter or otherwise by the Village Code, no fence shall be more than three (3) feet in height.  
The proposed privacy fencing will be eight (8) feet in height.

ZR-9A-2(I): Every fence shall be constructed with at least fifty percent (50%) open space between the elements of which the fence is constructed in order that one may see through the fence when viewed in a direction perpendicular to the fence.  
The proposed fencing is a solid privacy type design.

Chairman Nass noted that there were no objections from neighbors or Village Staff to the proposed fence. Chairman Nass invited Ms. LaBute to address the Board and explain why she was requesting a variance from the Village Code.

Ms. LaBute explained that her house was located north of Golfview Drive on Route 59. Ms. LaBute explained that there was an existing privacy fence in the front of the property, but it was falling down and in disrepair. She explained that they wanted to replace the fence, not only to reduce the noise and visual view of traffic on Route 59, but for the safety of their children and pets. She explained that the fence provides a sense of security on the very busy highway, and as it was important to her and her family that the fence be replaced. Ms. LaBute explained that the fence would be a white, eight foot privacy fence, either made of synthetic materials or wood. Ms. LaBute said that she would prefer the synthetic material for maintenance purposes and she would prefer the color white to match her 1920's Cape Cod style home. She explained that her neighbors on both sides were in support of the fence, as well as the color, and the fence would be in line with the neighbor's fence to the south of the property.

Chairman Nass explained that the Village has always allowed up to eight foot privacy fences on Route 59 and Route 22, with the stipulation that the fence fall within the property lines and that the finished side face the outside of the property. There were questions from the Board and further discussion.

Motion: Janis Menges moved to recommend to the Village Board approval of the requested variances for Ms. Lisa LaBute to replace the exiting wooden privacy fence located along the front of the property adjacent to State Route 59 with approximately 239 lineal feet of 8 foot high cedar or vinyl privacy fencing; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Warren Nass, Vice Chairman John Cifonelli, Janis Menges, W. Gene McAlester, Joe DiPino, and Bryan McGonigal
	Absent:	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, May 24, 2004 at 7:30 p.m. and invited Ms. LaBute to attend.

3. The following variations are requested in the petition submitted by Mr. & Mrs. John Hoppe, 476 Eton 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. John Hoppe.

ZR-8-2(C): Incidental buildings, detached from the main building, shall have a minimum setback of ten (10) feet from the side and rear lot lines.

The proposed detached Pool House will be located approximately 3.25 feet from

the side lot line.

Chairman Nass invited Mr. & Mrs. John Hoppe to address the Board and explain why they were requesting a variance from the Village Code.

Mrs. Hoppe explained that the current pool/pump house was 12 feet by 12 feet, and they wanted to demolish it and replace it with a new pool/pump house, approximately 16'4" by 17'2". Attached to the pool house would be built in grill, refrigerator and fireplace, with a trellis over the grill area for lighting. Mrs. Hoppe explained that the pool house would not contain a shower or toilet.

There were many questions from the Board. A memo as prepared by Village Engineer Andrea Pracht asked that topography be provided to document the location of the floodplain relative to the proposed addition, as well as that proposed grading information be provided to document that no grading or work would occur in the floodplain. Mrs. Hoppe explained that she had talked with CRI Engineering, who had prepared a Septic Repair Plan for the site a few years ago, and they were going to see if the information was secured previously, and if not, complete the requested submittals within a week. There was also discussion about the location of the pool house 3.25 feet from the property line. It was noted that that the existing pool house was not in compliance with the Village's Zoning Code and there were no objections from any neighbors.

There was lengthy discussion about the existing fencing at the property. Chairman Nass explained that when he had visited the property, and not only was the gate to the pool area not secure, he had further concerns about the pool's lack of security fencing. Chairman Nass asked that either the pool area be fenced off, or the entire yard be fenced, for security purposes. Mr. Hoppe agreed that the fence was not secure and they would do something about the fence. The Board asked that the Hoppes meet with Building and Zoning Officer Kelly Rafferty and find out what kind of fencing would be required to bring the area in compliance with Village Code, and that a letter from Mr. Rafferty be secured before the Board was to hear the request at their May 24, 2004 meeting.

Motion: Janis Menges moved to recommend to the Village Board approval of the requested variance for Mr. & Mrs. John Hoppe to demolish an existing pump/pool house and replace it with a new 224 square foot pool house and outdoor cooking/barbeque facilities using the plans prepared by Kaya K. Doyle, AIA, dated 3/15/04, subject to the installation of fencing to comply with Village code provisions and regulations which apply to swimming pools; seconded by John Cifonelli.

Discussion: There was lengthy discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Warren Nass, Vice Chairman John Cifonelli, Janis Menges, W. Gene McAlester, Joe DiPino, and Bryan McGonigal
	Absent:	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, May 24, 2004 at 7:30 p.m. and invited Mr. & Mrs. Hoppe to attend.

4. Adjournment

Motion: W. Gene McAlester moved to adjourn the Public Hearing; seconded by Joe DiPino.

Discussion: There was no discussion.

The Voice Vote was unanimous.

At 8:10 p.m. Chairman Nass declared the meeting adjourned.

Respectfully submitted,

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Kathy Nelander, Village Clerk

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