

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, AUGUST 9, 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, Vice Chair John Cifonelli, Carleen Kreider, W. Gene McAlester, Bryan McGonigal and Janis Menges
Absent: Joe DiPino
Also Present: Kathy Nelander, Village Clerk
Michael Garner, 271 Biltmore Drive
Mr. & Mrs. Clifton Chang, 582 Golfview Drive
Harry Burroughs, 533 North Avenue, Barrington
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 witness was sworn in.

2. Approve Minutes from the July 12, 2005 Public Hearing

The Minutes of the July 12, 2005 Public Hearing were made available to the Board.

Motion: Janis Menges moved that the Minutes of the July 12, 2005 Public Hearing be approved as presented; seconded by Bryan McGonigal.

Discussion: There was no discussion.

Vote on Motion

By Roll Call: Ayes: Chairman Nass, Vice Chair John Cifonelli, W. Gene McAlester, Bryan McGonigal and Janis Menges
Absent: Joe DiPino
Nays: None
Abstain: Carleen Kreider

Chairman Nass declared the Minutes of the July 12, 2005 Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Michael Garner, 271 Biltmore Drive, North Barrington, Illinois 60010.

Chairman Nass explained the variances to the code requested by Mr. & Mrs. Michael Garner.

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 lot area of the subject property (Lots 10, 11 & 12 in Block 12 of Unit No. 1 of Biltmore Country Estates) is approximately 24,000 square feet.

ZR-10-9-2(C): From the rear line, the setback shall not be less than forty feet (40') or twenty percent (20%) of the depth of the lot, whichever amount is larger.

The existing house is located approximately 22 feet from the rear line, representing an existing rear setback encroachment of approximately 18 feet. The proposed wood deck will be located approximately 30 feet from the rear line, representing a rear yard setback encroachment of approximately 10 feet.

ZR-10-9-2(A,3): From all other public roads or streets, the setback shall not be less than sixty feet (60') from the established centerline. Based on the 66 ft. wide road right-of-way established for Biltmore Drive, the required front yard setback shall be 27 ft. as measured from the front property line. The existing house is located approximately 20 ft. from the front property line at its closest point. This represents an existing front yard setback encroachment of approximately 7 ft.

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 on account of lot size and building setback.

Chairman Nass invited the applicant to address the Board and explain his request. Mr. Garner said that he would like to add a deck to the southeast portion of the house. Chairman Nass had some questions for Mr. Garner. Chairman Nass explained that Mr. Garner had submitted a list of materials to be used, as prepared by Menards, but he had concerns about the lack of detail in the plans. Chairman Nass said that he would like a more detailed submittal for the deck, including diagram of the footings, how the footings would be secured, the height of the deck, how the deck will be attached to the home, side views of the construction, spacing between the posts, etc. Chairman Nass explained that the Building Officer would need this, as well as the inspection officer. Chairman Nass noted that he would also prefer that the plans contain a signature, date and number. Chairman Nass also said that the proposed 40 pound per square foot was not a very big load limit for a deck. Chairman Nass suggested that Mr. Garner contact Building and Zoning Officer Kelly Rafferty regarding specifications for the deck, including railings. Chairman Nass said that the matter would be continued to the next, regularly scheduled meeting on Tuesday, September 13, 2005 at 7:30 p.m.

Motion: Janis Menges moved to continue the Public Hearing to date certain, September 13, 2005 at 7:30 p.m.; seconded by Carleen Kreider.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Warren Nass, Janis Menges, Bryan McGonigal, W. Gene McAlester, Vice Chairman John Cifonelli, Carleen Kreider
	Absent:	Joe DiPino
	Nays:	None
	Abstain:	None

Chairman Nass declared the motion approved and matter continued to the September 13, 2005 Public Hearing.

4. The following variations are requested in the petition submitted by Mr. & Mrs. Clifton Chang, 582 Golfview 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. Clifton Chang.

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 on account of lot size and building setback.

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 lot area of the subject property (Lots 23, 24 & 25 in Block 19 of Unit #2 of the Biltmore Country Estates) is approximately 22,500 square feet.

ZR-10-9-2(B): From each side line that does not border a road or street, the setback shall be not less than ten percent (10%) of the average width of the lot, or ten feet (10'), whichever is greater.

Based on an average lot width of 150.0 feet, the required side yard setback shall be not less than 15.0 feet. The existing house is and the proposed addition will be located approximately 14.9 feet from the west side property line, representing an existing and proposed side yard setback encroachment of approximately 0.1 feet. With the addition of brick veneer along the west wall, the 1st floor of the existing house and new addition will be located approximately 14.48 feet from the west property line, representing a side yard setback encroachment of approximately 0.52 feet. The west wall of the 2nd floor addition will project to approximately 12.48 feet from the west property line, representing a side yard setback encroachment of approximately 2.52 feet.

ZR-10-9-2(C): From the rear line, the setback shall not be less than forty feet (40') or twenty percent (20%) of the depth of the lot, whichever amount is larger.

Based on a lot depth of 135 feet, the required rear yard setback shall be not less than 40 feet. The rear wall of the proposed addition will be located approximately 39 feet from the rear line, representing a rear yard setback encroachment of approximately 1 foot. The proposed wood deck will be located approximately 30 feet from the rear line, representing a rear yard setback encroachment of approximately 10 feet.

Chairman Nass invited the applicant to address the Board and explain his request. Mr. Harry Burroughs, the architect for the Chang's, addressed the Board. Mr. Burroughs explained that the existing home was small, approximately 2275 square feet, with small bedrooms, a small kitchen and dining room, and no family room. He explained that the Chang's wished to expand and modernize the house with a larger kitchen, family room and increase the size of the master bedroom, adding approximately 1360 square feet, or a little more than 50%, to the home. He explained that the only area for expansion was on the rear and side yard. Mr. Burroughs also explained that there would be a deck added to the back of the house. Mr. Burroughs also noted that the rear addition would include a basement area to achieve a useable basement. There were questions from the Board for Mr. Burroughs and the Changs. It was noted that there would have to be some tree replacement per the Village Forester.

Motion: W. Gene McAlester to recommend to the Village Board approval of the variance requests for Mr. & Mrs. Clifton Chang to construct additions and alterations to the home at 582 Golfview Drive using the architectural plans as prepared by HBB Architectural, last dated 6/2/05; seconded by W. Gene McAlester.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:	Ayes:	Chairman Nass, Vice Chair John Cifonelli, Carleen Kreider, W. Gene McAlester,	Bryan McGonigal and Janis Menges
	Absent:	Joe DiPino	
	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, August 22, 2005 at 7:30 p.m. and invited Mr. & Mrs. Chang to attend.

5. Adjournment

There being no further business to come before the Board, Vice Chair Cifonelli moved to adjourn the Public Hearing; seconded by W. Gene McAlester.

The voice vote was unanimous in favor.

At 8:00 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held September 13, 2005.

Attest: _____

Kathy Nelander, Village Clerk

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