

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS PUBLIC HEARING  
HELD TUESDAY, OCTOBER 10, 2006 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 Public Hearing to order and the Village Clerk called the roll:

Present: Chairman Warren Nass, Vice Chair John Cifonelli, Joe DiPino, Bryan McGonigal and Janis Menges

Absent: W. Gene McAlester and Carleen Kreider

Also Present: Kathy Nelander, Village Clerk

Mark and Amy Vandenberg, 229 Orchard Road  
Trustee Al Pino

Chairman Nass welcomed the audience to the Zoning Board of Appeals Public Hearing and asked that any person wishing to speak during the meeting, stand in order to be sworn in. The witnesses were sworn in.

2. Approve Minutes from the August 8, 2006 Meeting

The Minutes of the August 8, 2006 Meeting were made available to the Board.

Motion: Joe DiPino moved that the Minutes of the August 8, 2006 Meeting be approved as presented; seconded by Vice Chair Cifonelli.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the August 8, 2006 Meeting approved and put on file.

3. The following variations are requested in the petition submitted Mr. & Mrs. Mark Vandenberg, 229 Orchard Road, North Barrington, IL 60010:

Chairman Nass explained the variances to the code requested by Mr. & Mrs. Vandenberg:

ZR-10-1-2(B) and

ZR-10-4-2(A,1,b): A non-conforming building or use shall not be expanded.

The subject property is non-conforming due to 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 is 25,450.66 square feet (.58 acres).

ZR-10-9-2(C): From the rear property line, the setback shall not be less than 40 feet.

The existing house is located 23.15 feet from the rear property line and the existing wood deck is located approximately 15 feet from the rear property line and therefore non-conforming.

(Note: Although the existing house and wood deck is less than the required distance from the rear lot line, no portion of the proposed addition lies within the non-conforming setback area.

Chairman Nass invited the applicants to address the Board and explain their plans for the addition. The Vandenberg's explained that they wished to construct a master bedroom and master bath addition to the existing home over the existing garage space. The addition would not expand the footprint of the home, eliminate green space or impact any trees on the property. Amy Vandenberg explained that the three bedroom count for the home would remain the same as they were converting a smaller bedroom into a study, removing the closets from the room, as well as removing an existing door and reconfiguring walls per the recommendations of the Village Health Officer. If the architectural plans were not changed, the submittal would have required an expansion of the septic system to accommodate the additional bedroom.

Mrs. Vandenberg explained that the addition would blend with the existing architecture of the home and would not look "added on"; the existing roof line would be extended over the addition. They also plan on dressing up the front entrance with a covered entryway. There were some questions from the Board. Chairman Nass noted that all the requirements for the variance request had been met and there were no objections from neighbors or Village Staff.

Motion: Bryan McGonigal moved to recommend to the Village Board approval of the variance requests for Mr. & Mrs. Mark Vandenberg to construct a master bedroom and master bath addition to the existing home at 229 Orchard Road using the plans prepared by Muran-Nowak Architects, Ltd., last dated 9/19/06; seconded by Vice Chair Cifonelli.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes: Chairman Warren Nass, Vice Chair John Cifonelli, Joe DiPino, Bryan McGonigal and Janis Menges

Nays: None

Absent: W. Gene McAlester and Carleen Kreider

Abstain: None

Chairman Nass declared the motion approved and that the recommendation for approval would be made to the Village Board. He stated that the next Village Board Meeting was scheduled for Wednesday, October 25, 2006 at 7:30 p.m. and encouraged Mr. & Mrs. Vandenberg to attend.

4. Adjournment

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

The voice vote was unanimous in favor.

At 7:50 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Meeting held January 9, 2007.

Attest: \_\_\_\_\_

Kris Lennon, Deputy Village Clerk