

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
"CONTINUED" PUBLIC HEARING HELD TUESDAY, JANUARY 11, 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 7:41 P.M. Chairman Nass called the hearing to order and the Village Clerk called the roll:

Present: Chairman Nass, Vice Chairman Cifonelli, Janis Menges, Bryan McGonigal, W. Gene McAlester, Joe DiPino and Carleen Kreider

Absent: None

Also Present: Kathy Nelander, Village Clerk
Kelly Mazeski, Village Trustee
Wayne Leonardi, 471 Miller Road
Steve & Beth Benck, 301 Glen Circle
Warren Habib, 150 Century Oaks Drive
Steve and Linda DiVito, 140 Century Oaks Drive

2. The following variations are requested in the petition submitted by Ms. Hollis Angus and Mr. Wayne Leonardi, 471 Miller Road, North Barrington, Illinois 60010.

Chairman Nass reminded the Board that that the detached hot tub enclosure structure was constructed on the property without the benefit of a building permit, and an after-the-fact building permit was needed from the Village in order to legally maintain and occupy the accessory structure in its present form and location. Chairman Nass explained that in addition to being constructed without the benefit of a building permit, the location and exterior materials of the accessory structure did not meet or conform to the applicable provisions of the Village Zoning Ordinance. Chairman Nass explained the requested variances from the Village Zoning Ordinance:

Section 10-2-1: The exterior of accessory structures shall be clad in wood, stucco or brick only. Any metal or plastic exterior materials on an accessory structure are prohibited.

The accessory structure has corrugated plastic roof panels and tarpaulin fabric exterior wall panels.

Section 10-9-4: Accessory buildings and structures, except garages and fences, shall be located at least eighty five feet (85') in back of the front of the lot or right of way.

The accessory structure is located approximately forty feet (40') from the front of the lot and road right of way.

Chairman Nass explained that the applicants had been before the ZBA at the December 14, 2004 meeting, where after some discussion, the matter was given a recommendation for approval and the variance request was forwarded to the Village Board for review. At the December Village Board meeting, the request was discussed at length, and ultimately the matter was sent back to the ZBA for further review. The Board felt that the ZBA should work with the homeowners with suggestions for alternate locations for the structure, improving the aesthetics of the structure, as well as looking into methods of shielding the structure from view.

Chairman Nass invited Mr. Leonardi to address the Board. Mr. Leonardi explained that he could plant a hedge around the structure to try to shield the structure from view. Chairman Nass explained that shielding the structure would not fully address the issue. Chairman Nass explained that the structure was in violation of not only materials used, but the location of the structure. Chairman Nass asked if the structure could be moved to a different site. Mr. Leonardi said that the back portion of the property is very wet and there was no other location for the hot tub structure due to water ponding in the backyard. Mr. Leonardi went into a lengthy discussion about drainage problems on the lot. It was noted that the Village Clerk had suggested contacting Environmental Commission member Barb Potter with regard to stormwater matters and drainage issues at the December ZBA meeting, as well providing Mr. Leonardi with the contact information. It was again suggested he contact Ms. Potter with regard to drainage issues.

During lengthy discussion, the ZBA suggested bringing the structure into compliance with materials used to match the design and colors of the existing house, which would give the structure a more finished look. This could include replacing the corrugated plastic roof panels with a traditional, shingled roof to match the home. This roof could include skylights. Also, wooden panels could cover the bottom portion of the structure, from the top of the bench to the base of the structure, again to match the siding of the home. There were also suggestions for removing the tarps and installing screening to make the structure resemble a gazebo. Subsequently, shrubbery could be installed to further shield the structure from view. Mr. Leonardi was instructed to contact Building and Zoning Officer Kelly Rafferty with regard to bringing the structure into compliance with the materials used. Sketches on how the structure could be changed should then be submitted to Kelly Rafferty for review, and then the matter would again be reviewed by the ZBA. The matter would be continued to the February 8, 2005 Public Hearing.

Motion: Janis Menges moved to continue the Public Hearing to date certain, February 8, 2005 at 7:30 p.m; seconded by Vice Chairman Cifonelli.

Discussion: There was lengthy discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the motion approved and matter continued to the February 8, 2005 Public Hearing.

3. Adjournment

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

The voice vote was unanimous in favor.

At 8:35 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held February 8, 2005.

Attest: _____

Kathy Nelander, Village Clerk

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