

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
PUBLIC HEARING HELD TUESDAY, JANUARY 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. Vice Chairman Cifonelli called the Public Hearing to order and the Village Clerk called the roll:

Present: Vice Chair John Cifonelli, W. Gene McAlester, Joe DiPino Janis Menges,
Carleen Kreider and Bryan McGonigal
Absent: Chairman Nass
Also Present: Kathy Nelander, Village Clerk
Jeremy & Rebecca Mates, 294 N. Highway 59
Al Pino, Village Trustee

Vice Chairman Cifonelli 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 November 8, 2005 Public Hearing

The Minutes of the November 8, 2005 Public Hearing were made available to the Board. There were some changes made to the minutes.

Motion: Janis Menges moved that the Minutes of the November 8, 2005 Public Hearing be approved as amended; seconded by Joe DiPino.

Discussion: There was no discussion.

Vote on Motion

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

Vice Chairman Cifonelli declared the Minutes of the November 8, 2005 Public Hearing approved and put on file.

3. The following variations are requested in the petition submitted by Mr. Jeremy Mates, 294 N. Highway 59, North Barrington, Illinois 60010.

Vice Chairman Cifonelli explained the variances to the code requested by Mr. Jeremy Mates:

Section 10-11-2(A): No fence shall be located in a front yard.

The proposed fencing, pillars and gates will be located in the front yard.

Section 10-11-2(B): Except as otherwise permitted or required by this chapter or by this code, no fence shall be more than forty two inches (42") in height at any point, including vertical posts, columns and pillars.

The proposed fencing, pillars and gates will be eight feet (8') in height.

Section 10-11-2(F): 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, fence with zero percent (0%) open space between the elements of which the fence is constructed.

Section 10-11-2(H): No column, pillar, post or other supporting element of a wall or fence shall exceed twelve inches (12") in width.

The proposed stone pillars are 24" square.

Vice Chairman Cifonelli invited the applicant to address the Board and explain the plans for the fence. Jeremy Mates addressed the Board and explained that he had recently purchased the property at 294 N. Highway 59 and wanted to erect approximately 370 feet of eight-foot cedar privacy fence along the entire Highway 59 frontage of the property. The driveway entrance would consist of a wrought iron double gate and two stone pillars. He explained that the fence and gate were for safety concerns as well as to provide a sound and visual buffer from Highway 59. Mr. Mates explained the details of the fence and gates, including that the stone pillars would be 10 feet in height. It was noted that in June of 1998 the then property owner at 294 N. Highway 59 was granted a Zoning Variation to install a six-foot solid cedar fence along a portion of Hwy. 59 and around to the side of the property to shield the pool from neighbors and Hwy. 59. Mr. Mates said that he would be removing a portion of the existing fencing. Mr. Mates mentioned the addresses of several other homes on Highway 59 which have fences using similar construction methods as well as heights.

There were many questions from the Board. Vice Chairman Cifonelli asked if Mr. Mates would consider installing a six-foot fence in lieu of the eight-foot fence. Mr. Mates said that he would prefer the additional screening and privacy with the eight-foot height. Mr. Mates said that the fencing would be the first step in improving the residence. Vice Chairman Cifonelli explained that the Board has historically allowed privacy fencing on certain properties on Highway 59 to address esthetic, safety and noise concerns. The Board had concerns about the large expanse of fencing and asked if Mr. Mates would agree to plant vegetation, in the form of trees or bushes, which at maturity, would help to screen the fencing. Mr. Mates said that he would be willing to do this in order to help screen the fencing.

Vice Chairman Cifonelli also mentioned the existing pool fencing at the property, and the recent enactment of legislation in the Village which governs pool fencing. The Board felt that the existing pool fencing should be brought into code compliance, as a condition of granting the zoning variation. There was lengthy discussion. Mr. Mates was instructed to contact Building and Zoning Officer Kelly Rafferty to obtain specifics on the fencing regulations as well as to see if additional permitting was necessary. It was noted that the additional pool fencing for the pool would not require a zoning variation

Motion: Carleen Kreider moved to recommend to the Village Board approval of the variance requests for Mr. Jeremy Mates to erect an eight foot high cedar privacy fence, wrought iron double driveway gates and stone pillars along the entire Highway 59 frontage of the property at 294 N. Highway 59 with the following stipulations: 1) that vegetation be planted along the frontage side of the fencing, which at maturity would reach approximately six to eight feet in height in order to help screen the fencing, and 2) that the existing pool fencing be brought into compliance with Village Code, subject to the determination of the Building and Zoning Officer; seconded by Janis Menges.

Discussion: There was lengthy discussion.

Vote on Motion

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

Vice Chairman Cifonelli 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, January 23, 2006 at 7:30 p.m. and invited Mr. Mates to attend. It was suggested that Mr. Mates contact Building and Zoning Officer Kelly Rafferty with regards to the pool fencing and that a rough landscaping proposal be submitted in prior to the Village Board meeting.

4. Adjournment

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

The voice vote was unanimous in favor.

At 8:12 p.m. Vice Chairman Cifonelli declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Hearing held March 14, 2006.

Attest: _____

Kathy Nelander, Village Clerk

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