

VILLAGE OF NORTH BARRINGTON
ZONING BOARD OF APPEALS
PUBLIC HEARING MEETING MINUTES
Tuesday, September 12, 2023

Call to Order

The meeting was called to order at 7:30 p.m.

Roll Call

Roll Call was answered by Acting Chairperson Christine Bolger, David Dziura, Matthew Mason, Marilyn McAlester, and Bryan McGonigal. Chairperson John Cifonelli was absent.

Also present were Village Administrator John Lobaito, Village Trustee Liaison Kevin Horcher, Petitioner Siobhan Barrett, Kevin Meese, and Administrative Assistant Sue Murdy.

Zoning Board of Appeals member June Kramer entered the meeting at 7:34 p.m.

Pledge of Allegiance

Acting Chairperson Christine Bolger led the Meeting in the Pledge of Allegiance.

Public Comment

There was no public comment.

Minutes Zoning Board of Appeals Public Hearing Meeting October 11, 2022

Motion by David Dziura and seconded by Marilyn McAlester to approve the October 11, 2022, ZBA Public Hearing Meeting Minutes. On roll call vote Christine Bolger, David Dziura, June Kramer, and Marilyn McAlester voted AYE. No NAYS. Bryan McGonigal and Matthew Mason abstained. Motion Carried.

Public Hearing

Motion by June Kramer and seconded by Bryan McGonigal to open the Public Hearing at 7:35 p.m. On roll call vote Christine Bolger, David Dziura, June Kramer, Matthew Mason, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

Village Administrator John Lobaito swore in the witnesses.

Consideration of a petition submitted by Siobahn Barrett for a variation from Ordinance section 10-2-1(B), which provides that Accessory Vehicular Storage Structure shall have a maximum building height of fifteen (15) feet, with a maximum area of seven hundred fifty (750) square feet. Petitioners request a variation and such other relief as may be necessary in connection with the petition to allow for the construction of an ancillary structure to be used for vehicular storage with a building height of seventeen, (17) feet, nine and three quarters (9-3/4) inches with a maximum area of two thousand four hundred (2,400) square feet to be located at 130 Arrowhead Lane, North Barrington, IL 60010, PIN 13-12-300-015.

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Acting Chairperson Christine Bolger explained the role of the Zoning Board of Appeals as well as the requirements and justification for the petition being considered.

Petitioner Siobhan Barrett addressed the Zoning Board of Appeals to state she and her husband have recently purchased the property at 130 Arrowhead Lane, North Barrington, IL. There are two garages presently on the property in total disrepair. Rather than repair the structures, the petitioner would like to rebuild a new structure and remove the existing structures. They are proposing a larger structure due to their vehicular storage need and size. Ms. Barrett explained they have a 28 ft. enclosed trailer, ComEd bucket truck and two large pickup trucks that do not fit in the existing garages due to overhead clearance and depth. The new structure will house these vehicles as well as leave room for some storage and workspace. The structure will be located towards the rear of the property, not visible from the street, and will be appropriately landscaped.

There was clarification about the wording in response to number six (6) of the Findings that the granting of the variation will not, "Diminish or impair the values of property within the surrounding area." The petitioner stated that the proposed structure would not impair the value of the property.

Mr. Kevin Meese of 135 Arrowhead Lane addressed the Board and expressed his concern about the size of the proposed structure.

There was discussion about the size of the proposed structure, the proximity to the neighbor's property lines and possible other options such as several smaller structures. Ms. Barrett explained that her husband enjoys working on cars and would prefer the additional space the proposed structure would provide. When asked about lighting and electrical requirements, she stated she had not applied for a building permit yet.

It was noted there are numerous structures on the Wandering Tree property across the street.

There was discussion about the vehicles to be stored in the proposed structure, the characteristics of the property and whether there is a hardship for the petitioner based on the current zoning. Ms. Barrett explained that her husband works for ComEd and is frequently on call. Since there is no ComEd substation parking located nearby, he is required to bring the ComEd bucket truck home after hours. The current structures do not provide the required height for the truck to clear the threshold. The trailer the petitioner would like to park in the proposed structure is strictly recreational in nature.

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There was discussion about downsizing the proposed structure to accommodate the work vehicle, and not the recreational vehicles. The Village Administrator clarified the Village Code states recreational and work vehicles are required to be 100% screened from public streets and adjoining properties if they are not housed in a structure.

There was discussion about the number of structures allowed on a property under the current zoning code as well as the size of the structures. The Board asked if the petitioner would consider a smaller building, or multiple buildings, noting they are not as concerned about the proposed height of the structure. It was noted by the petitioner that one of the bays of the proposed structure would be allocated for a work area.

The ZBA expressed their concern about a precedent being set that would allow large structures to be built on various sized lots, and whether such a structure fits with the Village Comprehensive Plan. The Building and Zoning Officer for North Barrington will also be consulted regarding the number of structures allowed on the property.

It was recommended that the petitioner consult with her husband and return with a proposal that would reduce the size of the proposed structure.

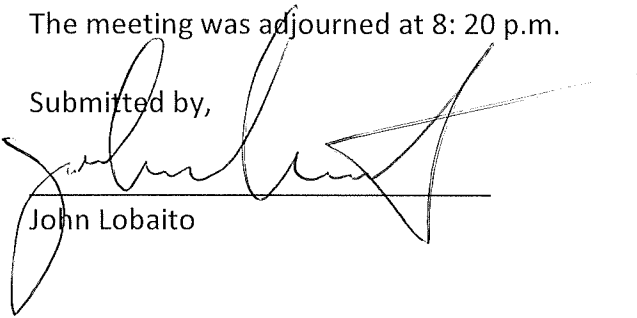
Motion by Bryan McGonigal and seconded by David Dziura to continue the Public Hearing to a Tuesday, October 10, 2023, at 7:30 p.m. On roll call vote Christine Bolger, David Dziura, June Kramer, Matthew Mason, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

Adjournment

Motion by Bryan McGonigal and seconded by Marilyn McAlester to adjourn. On voice vote all voted AYE. No NAYS. Motion Carried.

The meeting was adjourned at 8: 20 p.m.

Submitted by,


John Lobaito

