

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS PUBLIC HEARING HELD TUESDAY, NOVEMBER 10, 2009 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 Deputy Village Clerk called the roll:

Present in Person: Chairman Warren Nass, Vice Chair Cifonelli, Carleen Kreider
Paru Thondavadi
Absent: Joe DiPino, Bryan McGonigal and W. Gene McAlester
Also Present: Kris Lennon, Deputy Village Clerk
Mr. & Mrs. Ben Andrew

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 October 13, 2009 Meeting

The Minutes of the October 13, 2009 Meeting were made available to the Board.

Chairman Nass asked the Zoning Board of Appeals if there were any revisions to the Minutes. No one wished to speak.

Motion: Vice Chair John Cifonelli moved that the Minutes of the October 13, 2009 Meeting be approved; seconded by Paru Thondavadi.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the October 13, 2009 Meeting approved and put on file.

3. The following variations are requested in the petition submitted by Mr. & Mrs. Ben Andrew, 610 Signal Hill Road, North Barrington, IL 60010:

Chairman Nass explained the variances to the code previously requested by Mr. & Mrs. Ben Andrew.

ZONING VARIATIONS NEEDED:

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

The proposed driveway entry gates will be located in the front yard approximately 30 to 40 feet off the edge of Signal Hill Road.

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.**

The proposed driveway entry gates will have a maximum height of approximately six (6) feet.

Chairman Nass invited the applicants to address the Zoning Board of Appeals (ZBA). Mr. & Mrs. Ben Andrew addressed the Board. Chairman Nass stated that the applicants submitted a letter to the Zoning Board of Appeals explaining their hardship for the request. Safety was noted as the biggest reason for their request. Mr. & Mrs. Andrew additionally submitted a newspaper article referencing a Barrington Hills home invasion in August 2008.

Vice Chairman Cifonelli asked if proper notification was sent to residents located within 250 feet of the property. The Deputy Village Clerk stated that notification was sent from the Village Hall on 10/30/09 to all owners of property located within 250 of subject property.

Chairman Nass noted that Mr. Thomas Herr, 600 Signal Hill Road, contacted the Village on 11/3/09 and stated that he had no objection to the zoning variation.

Mr. Ben Andrew explained that he and his wife are requesting to install a driveway entry gate in the front yard of their property. The gate will be a bi-fold gate and open on each side. Two stone pillars will support the gates. There will be two additional pillars, one on each side, connecting the fence to the gate.

Chairman Nass asked Mr. Andrew to explain the side fence. Mr. Andrew stated that there will be a total of 4 pillars. The side fence will decline from a height of approximately five or six (5-6) feet down to a height of approximately four (4) feet. Mr. Andrew stated that the finalized plans have not been completed however; a picture was submitted to give an impression of what the gate will look like. Mr. Andrew added that the side fence will not be long, but is being added in order to prevent persons from driving around the gate and onto the driveway. Mr. Andrew stated that they may plant additional evergreens upon the gate being installed to add additional protection. Mrs. Andrew noted that there is a Douglas Fir tree on one side of the driveway and a Walnut tree on the opposite side.

Chairman Nass asked about the length of the two side fences. Mr. Andrew stated that the gate will be approximately fourteen (14) feet with each side fence having a length of approximately eight (8) feet for a total of twelve (16) additional feet.

Mr. Andrew noted for the record that their initial request was for the gate to be set back from the edge of Signal Hill Road at a distance of approximately 30 to 40 feet however, after a more thorough review, it is more likely that the gate will be set back approximately 20 to 35 feet from the edge of Signal Hill Road.

Mr. Andrew noted that there is a similar gate constructed on N. Signal Hill Road which the Village approved.

Vice Chairman Cifonelli asked about the materials to be used for the fence. Mr. Andrew stated that fence will be made of wrought iron and connected with stone pillars.

Mr. & Mrs. Andrew stated that they would not be in attendance for the Village Board meeting on 11/18/09. Mrs. Andrew noted that she went before the Board in September to explain their variation request. Chairman Nass stated that he would be in attendance at the November Board meeting.

Chairman Nass requested that Mr. & Mrs. Andrew submit the finalized plans to the Village Hall upon completion.

It was noted that there were no objections from the neighbors.

Motion: Carleen Kreider moved to recommend to the Village Board approval of the variance request for Mr. & Mrs. Ben Andrew to construct an approximate 14 foot wrought iron driveway entry gate in the front yard with two side fences attached to the gate with stone pillars and extending no more than 8 feet on each side of the gate for a total length of 30 sq. feet; the setback of the gate will be approximately 20-35 feet from the edge of Signal Hill Road; for the property located at 610 Signal Hill Road; seconded by Paru Thondavadi.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes:	Chairman Warren Nass, Vice Chair John Cifonelli, Carleen Kreider and Paru Thondavadi
Nays:	None
Absent:	Joe DiPino, W. Gene McAlester, Bryan McGonigal
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 November 18, 2009 at 7:30 p.m.

4. Adjournment

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

The voice vote was unanimous in favor.

At 7:53 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Meeting held February 16, 2010.

Attest: _____
Kris Lennon, Deputy Village Clerk