

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS
AND PLAN COMMISSION JOINT PUBLIC HEARING HELD
TUESDAY, JANUARY 14, 2003 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 7:35 P.M. Zoning Board of Appeals Chairman Nass called the meeting of the Zoning Board of Appeals to order and the Deputy Clerk called the roll:

Present: Zoning Board of Appeals: Chairman Warren Nass, John Cifonelli, Brian Johnson, Kelly Mazeski, Janis Menges, W. Gene McAlester
Absent: William R. Buecking

Plan Commission Chairman Jack McEnroe then called the meeting of the Plan Commission to order and the Deputy Clerk called the roll:

Present: Plan Commission: Chairman Jack McEnroe, Daniel Nass, Jeff Overton, Denis Taillon
Absent: Alt. Jim Archer, Sidney Bartlett, Eleanor McDonnell, Martin Pais

Also Present: Kathy Nelander, Deputy Clerk
Melissa Roth, Trustee
Linda Starkey, Village President
Bo & Renee Jaremus, 581 Signal Hill Road
Peter Economos, 70 S. Wynstone Drive
Natalie P. Karney, Village Health Officer
Mike Barko, 575 Signal Hill Road
Roy & Roberta Svacha, 581 Onondaga Drive
Susan Allman, Village Forester
Virginia Venning, 109 Seminole Drive
Evelyn Richer, 135 Mohawk Drive
Terry Cahill, 2099 Stonington Ave., Hoffman Estates
Louis Werderitch, 220 E. N.W. Hwy., Palatine
Mike Werderitch, 220 E. N.W. Hwy., Palatine
Andrea Pracht, Baxter & Woodman
Kelly Rafferty, Building & Zoning Officer
Steven M. & C. Pontikes, 22910 N. Hwy. 59, Barrington
Jim Scoville, 21277 Lake Zurich Road, Barrington
J. W. Braithwaite, Village Attorney

2. Requested Variance: Louis Werderitch for the property at 22920 N. Hwy. 59

Chairman Nass requested that a copy of the published notice of the public hearing be incorporated into record.

Chairman Nass welcomed the audience to the Zoning Board of Appeals Meeting and explained the variance to the code requested by Mr. Werderitch:

ZR-5-2: To allow the development and construction of three (3) single family residences in an R-2 District (2 acre) area. In addition, the petitioner seeks minimum average lot width variations for two (2) lots as follows: proposed Lot 2 from 150 feet to 142.53 feet; and proposed Lot 3 from 150 feet to 141.86 feet. The property comprises approximately 5 acres. The Petitioner wishes to construct three (3) single family residences on lots containing 1.40 acres, 1.46 acres and 1.61 acres, respectively.

Plan Commission Chair Jack McEnroe explained to the audience that the Plan Commission's involvement with the proposed subdivision was with the issue of the preliminary and final plats. He explained that the purpose of the Joint Public Hearing was for both the Zoning Board of Appeals as well as the Plan Commission to get the introduction of the testimony just once, with interested citizens in the neighborhood also only having to attend one hearing.

Chairman Nass asked that any person wishing to speak during the public hearing, stand in order to be sworn in. The witnesses were sworn in.

Chairman Nass explained that Mr. Werderitch had complied with all the requirements necessary for the variance request and invited Mr. Werderitch to address the Board/Commission and explain the request for the variances.

Mr. Peter Economos introduced himself to the Board/Commission as an attorney representing Mr. Louis Werderitch. He explained that Mr. Werderitch is the owner of Werd Construction. He said that Mr. Werderitch is a real estate developer, a builder of custom homes, and the owner of the property at 22920 N. Hwy. 59 in the Oak Ridge Subdivision. Mr. Economos explained that the five acre parcel land was vacant, currently in un-incorporated Lake County and contiguous to the Village of North Barrington. He said that Mr. Werderitch was petitioning the Village for annexation subject to the approval of a zoning variance to develop the property as three single family residences. Mr. Economos said that his client wanted ingress and egress to the property through Unit No. 3 of the Biltmore subdivision, and that it was in the public interest not to have access via Route 59. Mr. Economos explained that variance requests involved a "hardship" and that the Route 59 access defined that "hardship". He also noted that Iroquois Drive was a dedicated road right of way available for public use.

Mr. Louis Werderitch approached the Board/Commission. He said that he has been in business for 45 years, and listed areas where he had built homes. He passed out to the Board/Commission comparable homes sales in the area of Biltmore, and gave a brief

description of the homes to be built on the property. He said the three homes would range in sale price from \$650,000 to \$750,000, and that each home would have approximately 3500 to 4000 square feet with 4 bedrooms and 4 car garages. He said that he had appeared before the Health & Sanitation Commission to request a variance from the Village Code regarding percolation rate. He explained that the percolation tests exceeded the maximum permitted rate of 60 minutes per inch on the properties, and that a variation from the Village Code was required. Mr. Werderitch explained that he intended to use the Wisconsin Mound System, and that the Health & Sanitation Commission recommended approval of the variance request.

There was lengthy explanation of the septic and land use by Terry Cahill, engineer for Mr. Werderitch. There were many questions regarding drainage, stormwater management, erosion and possible wetlands on adjacent properties

There was lengthy discussion about traffic and roads in the area. Topics such as fire & rescue access, school bus access, and increased traffic were discussed at length.

Views on the proposed subdivision were expressed by:

Jim Scoville, 21277 Lake Zurich Road, Barrington, the property owner to the south objected to the proposed subdivision.

Steven M. Pontikes, 22910 N. Hwy. 59, Barrington, the property owner to the east expressed concerns about the ingress and egress via his shared driveway and Route 59.

Roy Svacha, Onadaga Drive, expressed concerns about emergency vehicle access, as well as other vehicular access.

Virginia Venning, 109 Seminole, expressed concerns about traffic and said that she was opposed to the proposed subdivision.

Bo & Renee Jaremus, 581 Signal Hill Road, expressed concerns about mound system.

Evelyn Richer, 135 Mohawk Drive, expressed concerns about traffic and said that she was opposed to the proposed subdivision.

Plan Commission Chairman Jack McEnroe thanked the audience for their remarks and explained that the evening's joint hearing was a starting point for both the Zoning Board of Appeals as well as the Plan Commission regarding the proposed subdivision. Chairman McEnroe said that meeting agendas would be posted regarding future meetings on the topic of the proposed subdivision.

3. Adjournment

Motion: Plan Commission member Daniel Nass moved to close and adjourn the public hearing before the Plan Commission; seconded by Plan Commission member Jeff Overton.

Discussion: There was no discussion.

The Voice Vote was unanimous.

Chairman McEnroe declared the Public Hearing and the meeting adjourned.

Zoning Board of Appeals Chairman Warren Nass declared the Public Hearing before the Zoning Board of Appeals closed and adjourned the Public Hearing.

At 9:15 p.m. Chairman Nass declared the meeting adjourned.

Respectfully submitted,

Kathy Nelander, Deputy Village Clerk

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