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

Call to Order

The meeting was called to order at 7:40 p.m.

Roll Call

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

Also, present were Village Administrator John Lobaito, Petitioner Mr. and Mrs. Joel Klopstein, and Administrative Assistant Sue Murdy.

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 10, 2023

Motion by David Dziura and seconded by Marilyn McAlester to approve the October 10, 2023, ZBA Public Hearing Meeting Minutes. On roll call vote Christine Bolger, David Dziura, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

Public Hearing

Motion by June Kramer and seconded by Bryan McGonigal to open the Public Hearing at 7:43 p.m. On roll call vote Christine Bolger, David Dziura, June Kramer, 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 Joel Klopstein, 231 Beachview Lane, North Barrington, Illinois, 60010, PIN 13-13-119-010 for a variation from section 10-9-4; of the Village Zoning Regulations which requires "in all residential districts, accessory buildings, and structures and accessory vehicular storage structures, except garages and fences, shall be located on the rear one-third (1/3) of the plot, but need not be placed more than eighty five (85') back of the front of the lot or right of way."

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Acting Chairperson Christine Bolger reviewed the Standards for recommending approval of a zoning variation with the Commission members. When voting on the petition the Commission should find the Standards to be met.

Petitioner Joel Klopstein addressed the Zoning Board of Appeals to state he and his wife have recently purchased the property at 231 Beachview Lane, North Barrington, Illinois 60010, PIN 13-13-119-010. They recently completed a new patio and would like to add to their outdoor enjoyment space by building a pergola. Mr. Klopstein stated their neighbors have expressed no objections.

It was noted that the word “not” was missing from section 10-9-4 regulation stated on the Variation Application.

Village Administrator John Lobaito stated that the Village Building and Zoning Officer Kelly Rafferty was consulted to interpret the Zoning Code cited in this variation request.

There was discussion about the size of the proposed structure, the proximity to the neighbor’s property lines and the uniquely configured lot at 231 Beachview Lane. The Commission acknowledged there is no alternative location for the pergola, and the patio has already been permitted and installed.

It was confirmed that Notice of the Public Hearing was published in the Daily Herald on November 22, 2023, written notice was delivered by U.S. Mail to all last known taxpayers within 250 feet of the Subject Property and posting of two (2) signs was placed on the Subject Property November 21, 2023, in compliance with the Village Municipal Code.

Mr. Joel Klopstein confirmed there are no existing plans or drawings for an outdoor fireplace at this time. Acting Chairperson Christine Bolger confirmed additional landscaping will be placed along the road to provide additional privacy.

The Village Administrator commented that the Village did not receive any verbal or written objections, but that one resident called to inquire the reason for the Zoning Variation sign posted on the property.

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The Board reviewed the role of the Zoning Board of Appeals as well as the requirements and justification for the petition being considered. After discussion the Zoning Board of Appeals found that the Standards for granting a variation have been met.

Motion by Bryan McGonigal and seconded by June Kramer to recommend to the Board of Trustees approval of a variation from section 10-9-4 of the Village Zoning Code to permit the construction of a pergola in a location as depicted on the Plat of Survey prepared by Thomas R. Krohn dated September 27, 2016. On roll call vote Christine Bolger, David Dzuira, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

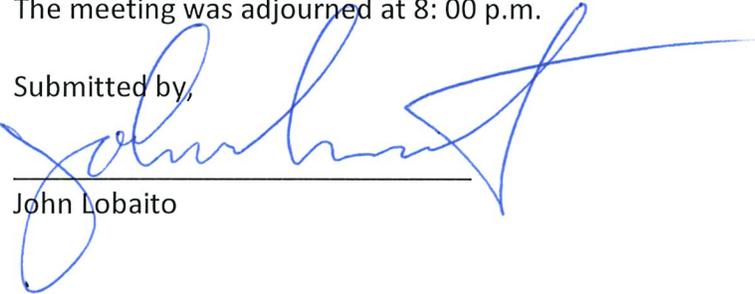
Motion by June Kramer and seconded by David Dzuira to close the Public Hearing at 7:57 p.m. On roll call vote Christine Bolger, David Dzuira, June Kramer, Marilyn McAlester, and Bryan McGonigal voted AYE. No NAYS. Motion Carried.

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: 00 p.m.

Submitted by,



John Lobaito

