

1 MINUTES OF PLAN COMISSION & ZONING BOARD OF APPEALS
2 OF THE VILLAGE OF SOUTH BARRINGTON
3 Held at 30 South Barrington Road - William R Rose Hall
4 Tuesday, April 21, 2015
5 7:30 P.M.
6

7 CALL TO ORDER

8 The meeting was called to order at 7:32 p.m. by Commission Chairman Michael McCombie.
9

10 ROLL CALL

11 Roll call was taken. Present: Commissioners White, Gillis, Kwasek, Chairman McCombie.

12 Absent: Commissioner Decker, Fox, Murarka.
13

14 Chairman McCombie declared a quorum present.
15

16 Also present: Village Building Officer Mike Moreland, residents Joe and Carol Helsing of 58
17 Revere Drive, resident Adam Broszczak of 56 Revere Drive, and resident Tracy Sadoff of 2
18 Beechnut Drive.
19

20 APPROVAL OF MINUTES

21 Commissioner Kwasek motioned to accept the minutes of the February 18, 2015 meeting as
22 written. Commissioner McCombie seconded; Commissioner White and Commissioner Gillis
23 abstained. Motion carried by voice vote.
24

25 CITIZENS COMMENTS

26 Resident Joe Helsing asked to see the architectural drawings of the property at 56 Revere
27 Drive. Commissioner McCombie stated that they were not available this evening but that
28 Mike Moreland will make them available tomorrow. Mr. Helsing stated that he does not have
29 any objections to granting a variance to the existing building but wanted to see the
30 homeowner's designs and colors planned for the home now. He asked that, as the next door
31 neighbor to the property at 56 Revere, should he not have an input on what design elements
32 and plans are for the house. Commissioner Kwasek replied that the homeowner's plan must
33 meet the criteria set by the Village and the Homeowner's Association, and once approved,
34 individual neighbors' input is not considered. Commissioner Kwasek reiterated that the plans
35 for 56 Revere Drive have passed the Architectural Control Committee in accordance with
36 Village code and the plans have met the Homeowners Association's covenants.

37 Commissioner McCombie stated that Mr. Helsing is welcome to view the drawing if he
38 chooses and that Building Officer Moreland will make them available to him during Village
39 Hall business hours.
40

41 **PUBLIC HEARING**

42 **REQUEST FOR FRONT AND SIDE YARD VARIANCES AT 56 REVERE DRIVE**

43 The Public Hearing had been noticed in the newspaper as required by law and property
44 owners within 250 feet of the property in question were sent notices by certified mail.
45

46 Motion by Commissioner Kwasek to open the public hearing; seconded by Commissioner
47 Gillis. Roll call: Commission McCombie, Commissioner White, Commissioner Gillis, and
48 Commissioner Kwasek present. Absent: Commissioner Fox, Commissioner Decker, and
49 Commissioner Murarka. A quorum was present.

50 Also present: Village Building Officer Mike Moreland, Petitioner Adam Broszczak,
51 homeowner at 56 Revere Drive, and residents Joe and Carol Helsing, homeowners at 58
52 Revere Drive.

53 The Public Hearing was called to order at 7:33 pm.

54

55 Commissioner McCombie stated that at issue is the fact that when the house at 56 Revere
56 Drive was built some 30 years ago it did not conform to Village setbacks. This was
57 discovered recently. The home was recently acquired by a new owner. The present owner,
58 Adam Broszczak, requests a variance of 0.4 feet to allow the corner of the garage to be at
59 59.60 feet from the front property line as it is constructed, instead of the 60 feet designated
60 by Village code; and, a side yard variance of 1.83 feet, allowing the south side of the
61 fireplace chimney to be 23.17 feet from the side yard property line as constructed, instead of
62 the 25 feet as designated by Village code.

63

64 Commissioner McCombie stated that the plans for the house have been reviewed by the
65 Architectural Control Committee on several occasions and have been approved. He stated
66 that the plans for the home work well with the neighborhood.

67

68 Commissioner Kwasek motioned to accept the front yard variance of 0.4 feet thus allowing
69 the northeast corner of the garage to be at 59.60 feet from the front property line in lieu of the
70 60.0 feet; and to accept the side yard variance of 1.83 feet from the side yard property line in
71 lieu of the 25 feet; and to recommend the variances be accepted by the full Village Board of
72 Trustees. Commissioner White seconded the motion; roll call taken.

73 Commissioner McCombie yes

74 Commissioner White yes

75 Commissioner Gillis yes

76 Commissioner Kwasek yes

77 Motion carried by roll call vote.

78

79 Motion was made by Commissioner Kwasek to close the Public Hearing at 7:50 pm.

80 Seconded by Commissioner Gillis; motion carried by voice vote.

81

82 **PUBLIC HEARING**

83 **REQUEST FOR FRONT YARD AND POOL LOCATION VARIANCES AT 2**

84 **BEECHNUT DRIVE**

85 The Public Hearing had been noticed in the newspaper as required by law and property
86 owners within 250 feet of the property in question were sent notices by certified mail.

87

88 Commissioner Kwasek motioned to open the Public Hearing at 7:51 pm to consider variances
89 requests at 2 Beechnut Drive. Seconded by Commissioner Gillis, roll call was taken. Present:
90 Commission McCombie, Commissioner White, Commissioner Gillis, and Commissioner
91 Kwasek present. Absent: Commissioner Fox, Commissioner Decker, and Commissioner
92 Murarka. A quorum was present.

93 Also present: Village Building Officer Mike Moreland; Petitioner Tracy Sadoff, homeowner
94 at 2 Beechnut Drive.

95

96 The petitioner and her husband are constructing a pool in their back yard at 2 Beechnut
97 Drive. Commissioner McCombie stated that the petitioners are requesting a variation from
98 the south front yard 60 foot setback requirement to 54 feet to accommodate the proposed
99 fence and pool deck. The petitioners are also requesting a variance so that the pool location
100 be 30 feet, 1 inch from the principle structure in lieu of the Village ordinance requiring the
101 that the water's edge start no further than 12 feet from the principle structure.

102

103 The Commissioners and Petitioner Tracy Sadoff looked at pictures of the plans together.

104 Commissioner McCombie asked her why the pool could not be rotated 2 feet so as to comply

105 with the Village ordinance. Petitioner Tracy Sadoff explained that she wished to make room
106 for a patio between the pool and the house that will accommodate chairs and requested a
107 variance to make room for it. They also discussed the various landscape designs around the
108 deck and fence.

109

110 Commissioner White asked whether there will be issues with the location of the septic
111 system. Building Officer Moreland stated the Petitioners are committed to relocate the septic
112 tanks and lines as needed to satisfy the Village.

113

114 Motion was made by Commissioner White to recommend to the full Board of Trustees to
115 install the pool deck within the existing 60 foot building setback line; and to accept the
116 variance from the pool location ordinance requiring that the water's edge start no further than
117 12 feet from the principle structure; the variance would allow the location to be at 30 feet, 11
118 inches from the principle structure. Seconded by Commissioner Kwasek, roll call was taken.

119 Commissioner McCombie yes

120 Commissioner White yes

121 Commissioner Gillis yes

122 Commissioner Kwasek yes

123 Motion carried by roll call vote.

124

125 Motion was made by Commissioner Kwasek to close the public hearing at 8:07 pm.

126 Seconded by Commissioner Gillis, motion carried by voice vote.

127

128 **OLD BUSINESS**

129 None.

130

131 **NEW BUSINESS**

132 None.

133

134 **ADJOURNMENT**

135 Motion was made by Commissioner Kwasek to adjourn the meeting. Seconded by

136 Commissioner Gillis; the motion carried by voice vote. Meeting adjourned at 8:08 pm.

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138 The minutes of the April 21, 2015 Plan Commission & Zoning Board of Appeals of the
139 Village of South Barrington are respectfully submitted.

140

141

Mary Lampugnano, Recording Secretary