

*Village of Barrington  
Zoning Board of Appeals  
DRAFT Minutes Summary*

Date: December 2, 2014

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Vicky Perille, Commissioner  
William Fitzpatrick, Commissioner  
Kathleen Duncan, Commissioner  
Ryan Julian, Vice Chairperson

Staff Members: Natalie Ossowski

*Call to Order*

Vice-Chairperson Julian called the meeting to order at 7:00 PM.

Roll Call noted the following: Victoria Perille, present; William Fitzpatrick, present; David Holtermann, absent; Kevin Connolly, absent; Kate Duncan, present; Vice Chairperson Ryan Julian, present; Chairperson Patricia Pokorski, absent.

*Chairperson's Remarks*

Vice-Chairperson Julian gave the order of business and explained the process and duties of the ZBA. He swore in those members of the audience that may speak during the meeting.

*New Business*

**ZBA 14-05:** 110 Maple Road – Public Hearing

**Applicant:** Sheryl Nelson  
110 Maple Road  
Barrington, IL 60010

The applicant seeks approval of a variation from Chapter 6, Section 6.5, Subsection E, Numbers 3 and 4 (interior side yard/rear yard setback) of the Village of Barrington Zoning Ordinance relative to a variation for a decrease in the required interior side yard setback and rear yard setback for a principle structure. The property is zoned R-4 Single Family Residential.

Ms. Sheryl Nelson, 110 Maple Road property owner, said she is requesting to increase the utility of the current garage on the property. Right now, she cannot open the doors of the car while in

the garage. She wants to keep the depth as well as the eastern lot line. She would like to expand the footprint so that she will be able to open the doors of the car while inside the garage.

Ms. Ossowski said that the petitioner is requesting an approval of a variation for a decrease in the interior side yard setback as well as the rear yard setback. The garage and home are non-conforming. The garage is 2'4.5" inches from the rear property line and the east wall is approximately 4'10" inches from the property line. The residence is about six feet from the rear property line. The petitioner is requesting to connect the detached garage to the principle structure. There will be an addition to the front of the garage, which will not encroach on the thirty foot required setback. There will also be a small second story addition of a closet and mechanical room. Staff feels that the Standards have been met. The petitioner has asked for two exceptions: a reduction in the minimum setback to accommodate what is already, there and 10'2" inches on the side yard setback and 27'7.5" inches on the rear setback. Staff recommends approval of the variation with the two exceptions of the side yard and the rear yard along with the condition that further expansion of the second story would not be able to encroach into the setbacks.

Vice-Chairperson Julian asked if notifications were sent to the neighbors.

Ms. Ossowski said yes and there were no negative responses.

Commissioner Fitzpatrick asked if the access to the mechanical room is only through the master bedroom on the second floor.

The petitioner answered that was correct.

Commissioner Perille moved to recommend approval of ZBA 14-05, 110 Maple Road, according to the findings in the Staff Report, including that the approved variation shall only apply to the current request and further expansion of the second story addition into the setback shall not be permitted. It is a variation from Chapter 6, Section 6.5, Subsection E, Numbers 3 and 4 (interior side yard/rear yard setback) of the Village of Barrington Zoning Ordinance relative to a variation for a decrease in the required interior side yard setback and rear yard setback for a principle structure. Commissioner Fitzpatrick seconded the motion.

Roll Call Vote: Ms. Perille, aye; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, absent; Mr. Connolly, absent; Ms. Duncan, yes; Ms. Pokorski, absent; the vote was 4 to 0. Vice-Chairperson Julian declared the motion approved.

##[EJ1]###

Approval of Minutes

October 8, 2014

A voice vote recorded all ayes to approve the minutes of the October 8, 2014 meeting. Vice-Chairperson Julian declared the minutes approved.

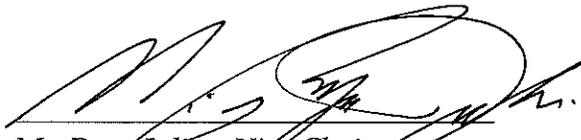
Planner's Report

Adjournment

As there was no additional business to come before the Board, Commissioner Fitzpatrick moved to adjourn; Commissioner Perille seconded the motion. Voice vote recorded all ayes. Vice-Chairperson Julian adjourned the meeting at 7:28 p.m.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary

A handwritten signature in black ink, appearing to read "Ryan Julian", written over a horizontal line.

Mr. Ryan Julian, Vice-Chairperson  
Zoning Board of Appeals

Approval Date: