

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

Date: March 3, 2015

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

In Attendance: Vicky Perille, Commissioner
William Fitzpatrick, Commissioner
David Holtermann, Commissioner
Kevin Connelly, Commissioner
Kathleen Duncan, Commissioner
Ryan Julian, Vice Chairperson
Patricia Pokorski, Chairperson

Staff Members: Natalie Ossowski

Call to Order

Chairperson Pokorski called the meeting to order at 7:09 PM.

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

Chairperson's Remarks

Chairperson Pokorski gave the order of business and explained the process and duties of the ZBA. She swore in those members of the audience that may speak during the meeting.

New Business

ZBA 15-01: 124 Walton Street – Public Hearing

Applicant: Jack Pickup
112 E. Liberty
Barrington, IL 60010

The applicant seeks approval of a variation from Chapter 6, Section 6.7, Subsection F, Numbers 1 and 3 (front yard/interior side 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-6 Single Family Residential.

Mr. Jack Pickup, 112 E. Liberty Street, owns the house at 124 Walton. The house was built lot line to lot line and has a single car garage. They would like to expand the garage. His granddaughter has muscular dystrophy and is confined to a wheel chair. They would like to make the garage large enough to accommodate the wheel chair, the lift, and a ramp. They will also be building an addition to the house to accommodate a handicapped bathroom. In order to expand the garage they will need to encroach on the interior side yard and front yard setbacks.

Ms. Ossowski said they are requesting a variation for the front yard setback, which is 30 feet, and the side yard setback, which is 7 feet. The petitioner would like to expand the garage to make it handicap accessible. The garage will be retrofitted with a ramp and it will be able to accommodate the van with the wheel chair lift. It will also include a fully handicap accessible entryway into the house. The garage is 200 square feet, 11' x 18'. The van is over 11' x 18' with the lift. The house will also be retrofitted to be fully handicap accessible.

Ms. Ossowski explained each of the variation standards. In order to expand the garage they will need to encroach on the setbacks. There is no other remedy. If they build a detached garage there would not be safe covered access to the house and there is no space on either side of the house for a driveway. If they built an attached garage in the rear, they cannot put a driveway in the back.

Ms. Ossowski said the current attached garage is 18 feet deep. The van is 18.06 feet long. The ramp is 7 feet and the handicap accessible entry is 5 feet. It will bump into the setback about 2.35 feet. The width of the van is 6.62 feet and the extended lift adds another 4.5 feet. They need to make the garage large enough to accommodate the van, the lift, and the ramp. It will go into the side yard setback about 3.9 feet.

There will also be a small addition in the rear of the residence. It will meet all other requirements. Staff recommends that there be a condition if the variation is approved that further expansion of the second story will not be permitted. Staff recommends granting a variation of 2.35 feet in the front yard setback and 3.9 in the side yard setback.

Commissioner Fitzpatrick said it looks like the north side of the house is already encroaching on the seven-foot setback, so there is already a non-conforming situation currently. How many square feet will the interior be after the addition? He also asked what the distance would be between the south wall and the house to the south.

Mr. Pickup said the home is just under 1700 square feet.

Ms. Ossowski said the house to the south is a little closer. It encroaches into the setback, but it will be over 10 feet.

Chairperson Pokorski asked if when the property was purchased, did they know it would not work for their needs.

Mr. Pickup said that his granddaughter was not wheel chair bound when they bought the property. She has since deteriorated.

Ms. Pokorski said that throughout the Staff Report there are references to a handicap accessible garage. She assumes handicap accessible is what is meant. She thinks that it should read that way to make it more clear.

Commissioner Holtermann asked if the measurement of the encroachment is from the roofline rather than the wall.

Ms. Ossowski said it is from the wall. They allow eaves to encroach into the setback 18 inches on a permitted structure.

Commissioner Perille said the new construction would be bound by the ordinance; the eaves can be no more than 18 inches.

Chairperson Pokorski noted for the record (regarding the fact that the petitioner did not have the returned green cards as is customary, but does have proof of delivery through tracking from the Post Office) that the Commission thinks that this meeting is in accordance with the current ordinance. Ms. Ossowski will speak with Attorney Bateman Wednesday morning to confirm that there is not an impediment. They will proceed according to Attorney Bateman's advice to make this petition compliant.

** Subsequent to the meeting, the Commissioners were advised that the proof of delivery through tracking was adequate to proceed according to Village Attorney Bateman.

Commissioner Fitzpatrick moved to recommend approval of ZBA 15-01, 124 Walton Street, granting an exception of 2.35 feet in the required front yard 30 foot setback to allow a setback of 27.65 feet and granting exception of 3.9 feet in the required 7 foot interior side yard setback to allow a setback of 3.1 feet with the following condition: the approved variation shall only apply to the current request. Further expansion of the front yard setback or interior side yard setback shall not be permitted. Commissioner Holtermann seconded the motion.

Roll Call Vote: Ms. Perille, aye; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, aye; Mr. Connolly, aye; Ms. Duncan, aye; Ms. Pokorski, aye; the vote was 7 to 0. Chairperson Pokorski declared the motion approved.

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Approval of Minutes

December 2, 2014

A voice vote recorded all ayes to approve the minutes of the December 2, 2014 meeting. Chairperson Pokorski declared the minutes approved.

Planner's Report

Ms. Ossowski distributed a memo that explained the recent zoning ordinance text amendment. There will be no special meeting next week. There will probably be a meeting in April.

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. Chairperson Pokorski adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Jean M. Emerick
Recording Secretary

A handwritten signature in cursive script, appearing to read 'Pokorski', written over a horizontal line.

Ms. Pokorski, Chairperson
Zoning Board of Appeals

Approval Date: