

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: June 7, 2016

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

In Attendance: Victoria Perille, Commissioner
William Fitzpatrick, Commissioner
Kate Duncan, Commissioner
Kevin Connolly, Commissioner
Ryan Julian, Vice-Chairperson
Patricia Pokorski, Chairperson

Staff Members: Natalie Ossowski

Call to Order

Chairperson Pokorski called the meeting to order at 7:00 p.m.

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.

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

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New Business

ZBA 16-03: 819 Harriet Lane - Public Hearing

Applicant: Kevin & Megan Hebert
819 Harriet Lane
Barrington, IL 60010

The applicant seeks approval of a variation from Chapter 6, Section 6.6, Subsection E, Number 3 (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 for a principle structure. The property is zoned R-5 Single Family Residential.

Mr. Kevin Hebert, the petitioner, said they have a one-car garage and a split-level house. It is 14 feet from the property line. To expand to a two-car garage they need six feet, which would put them two feet into the setback. They have looked at other options, but none was a good solution. Five years ago, they asked for a variance of five feet and were turned down, but they had not been working with an architect. There are two other split-level houses on their street that have two-car garages, which also go into the setback (that were built before the ordinance changed). The garage will only be 18 feet wide, which is the minimum for a two-car garage.

Ms. Ossowski reviewed the standards. The petitioner is proposing to expand their one-car garage to a two-car garage. They are requesting an encroachment of two feet, which reduces the required setback from 10 feet to 8 feet. The petitioner had requested a larger variance five years ago. Staff had supported it but the ZBA denied it. Staff believes there is no better remedy. Many Barrington residents are choosing to modernize their homes to two-car garages. The petitioner could, without requesting a variance, convert their one-car garage into living space, build a two-car garage in the back of the home and bring a driveway up the side to the new garage. This would create more impervious surface that would directly affect some other properties downstream from them. Staff believes that the Standards have been met and recommends approval of this petition.

Ms. Joan Hoffman, 820 Harriet Lane, who lives across the street from the Heberts, she said her setback is smaller between herself and her neighbor and it has not presented a problem. She thinks their solution will fit in fine in the neighborhood.

Vice-Chairperson Julian said he does not think anyone has a right to a two-car garage, but he thinks it is highly desirable and it makes our community more attractive. He believes there are other remedies, but none as reasonable.

Chairperson Pokorski said last time they were asking for 50% of the setback, which is a high percentage. She agrees that a two-car garage is desirable, but does not think it is a substantial right. She believes that some of the Standards are still not met.

Vice-Chairperson Julian said fortunately, the petitioner did not build the garage behind their home, as they could have accomplished with only a building permit, as it would have resulted in additional impervious surface.

Commissioner Duncan said two-car garages are commonly enjoyed by the surrounding neighborhood, so a variance would be reasonable.

Commissioner Perille noted that other neighbors are commonly enjoying two-car garages. She is in support of the petitioner.

Commissioner Connolly said he can support the setback, but not the impervious surface issue.

Commissioner Duncan moved to approve ZBA 16-03, granting an exception of two feet from the normally required ten-foot interior side yard setback to allow a setback of eight feet, subject to the condition that the approved variations shall only apply to the current request. Further expansion of the second story into the interior side yard setback shall not be permitted.

Commissioner Fitzpatrick seconded the motion.

Roll Call Vote: Ms. Perille, aye; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, absent; Mr. Connolly, aye; Ms. Duncan, aye; Ms. Pokorski, aye; the vote was 6 to 0. Chairperson Pokorski declared the motion approved.

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Minutes

February 2, 2016

The February 2, 2016 meeting minutes were approved by a voice vote, which recorded all ayes. Chairperson Pokorski declared the minutes approved.

Planners Report

Ms. Ossowski said the Village has two new projects: a multi-family apartment building on Hough Street and a new subdivision in the Roslyn neighborhood.

Adjournment

Commissioner Fitzpatrick moved to adjourn the meeting and Commissioner Perille seconded. Chairperson Pokorski adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Jean M. Emerick
Recording Secretary

Approval Date: August 2, 2016