

*Village of Barrington  
Zoning Board of Appeals  
Minutes Summary*

Date: December 8, 2020

Time: 7:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Anna Markley Bush, Chairperson  
Dan Hogan, Vice-Chairperson  
Susan Ferry, Commissioner  
Joann Lee, Commissioner  
David Holtermann, Commissioner  
Anna Kesler, Commissioner

Staff Members: Jennifer Tennant, Assistant Director of Development Services  
Andrew Binder, Planning & Zoning Coordinator

**Call to Order**

Chairperson Bush called the **virtual** meeting to order at 7:00 p.m.

Roll call noted the following: Anna Kesler, present (late); David Holtermann, present; Robert Windon, absent; Joann Lee, present; Susan Ferry, present; Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings and swore in those wishing to address the Commission.

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**New Business**

**ZBA 20-04:**                               **707 Sycamore Road – Variation**

**PROPERTY OWNER:**               Corryn Flahaven & Jason Lohmeyer  
707 Sycamore Road  
Barrington, IL 60010

The applicant seeks approval of a variation from Chapter 4, Part I, Section 4.2, Table 4.2 (Allowable Obstructions (Required Yards)) of the Village of Barrington Zoning Ordinance related to an encroachment of a ground-mounted generator into the required interior side yard setback. The subject property is zoned R-4 Single-Family Residential District.

Jason Lohmeyer and Corryn Flahaven, the subject property owner, presented their request to the Zoning Board of Appeals. Mr. Lohmeyer indicated that the request is based off a practical hardship and a practical difficulty. He stated that the proposed generator location is the only location that does not contain a window or door within the 6 ft. separation required by code. He continued that the generator is important to their family as they have experienced many power outages in the past.

Chairperson Bush asked the Commissioners if they had any questions for the Petitioner.

Commissioner Lee asked how big is the generator pad and the generator itself.

Mr. Lohmeyer stated that it is a 24 kilowatt generator.

Mr. Binder stated that the generator is approx. two feet by three or four feet. He stated that the plat of survey provided has a scaled drawing of the generator in the requested location.

Mr. Binder presented the Staff Report. The Petitioner is seeking approval of a variation from the Zoning Ordinance related to an encroachment of a ground-mounted generator into the required interior side yard setback. He noted that the Zoning Ordinance does not permit ground-mounted equipment to encroach into the required front, corner, or interior side yards. As for the property at 707 Sycamore Road, the interior side yard setback requirement is fifteen (15) feet as the property is zoned R-4. The existing house is currently set back approx. ten (10) feet from the north property line. He stated that like many houses in the Village, the house was constructed before the existing Zoning Ordinance was adopted, making the existing house a legal nonconforming structure, as it does not meet the required side yard setback along the north property line. He continued that in addition, the building code requires generators to be separated by at least six (6) feet from any opening or vent, such as a window, door or air vents for health and safety reasons.

Mr. Binder stated that with the setback of the house being only approx. ten (10) feet, this creates a unique situation because it is not possible to place any new ground-mounted equipment in a compliant location on the subject property due to the applicable zoning and building code restrictions. Staff does not believe that there is an alternative location that is in harmony with the general intent of the Zoning Ordinance while meeting the requirements of the building code. He stated that Staff does find that all the variation standards have been met. Mr. Binder concluded that Staff recommends approval of ZBA 20-04.

Vice-Chairperson Hogan asked if the Village is aware of the frequency of power outages in Jewel Park.

Mr. Lohmeyer stated that the power outages are on again, off again.

Ms. Tennant stated that she is aware that some of the older areas in the Village experience occasional power outages.

Ms. Tennant asked if anyone in the public would like to make a public comment. Mr. Binder noted that he did not receive any public comments prior to the meeting.

Vice-Chairperson Hogan moved to approve ZBA 20-04; approval of a variation from Chapter 4, Part I, Section 4.2, Table 4.2 (Allowable Obstructions (Required Yards)) of the Village of Barrington Zoning Ordinance related to an encroachment of a ground-mounted generator into the required interior side yard setback. Commissioner Holtermann seconded the motion.

*Roll call Vote: Mrs. Kesler, yes; Mr. Holtermann, yes; Mr. Windon, absent; Mrs. Lee, yes; Mrs. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6-0; the motion carried.*

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**Other Business**

**2021 Zoning Board of Appeals Meeting Schedule**

Vice-Chairperson Hogan made a motion to approve the November 12, 2019 meeting minutes. Commissioner Holtermann seconded the motion.

*Roll call Vote: Mrs. Kesler, yes; Mr. Holtermann, yes; Mr. Windon, absent; Mrs. Lee, yes; Mrs. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6-0; the motion carried.*

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**Minutes**

**November 12, 2019**

Vice-Chairperson Hogan made a motion to approve the November 12, 2019 meeting minutes. Commissioner Lee seconded the motion.

*Roll call Vote: Mrs. Kesler, abstain; Mr. Holtermann, abstain; Mr. Windon, absent; Mrs. Lee, yes; Mrs. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 4-0; the motion carried.*

**October 27, 2020**

Vice-Chairperson Hogan made a motion to approve the October 27, 2020 meeting minutes. Commissioner Holtermann seconded the motion.

*Roll call Vote: Mrs. Kesler, abstain; Mr. Holtermann, yes; Mr. Windon, absent; Mrs. Lee, yes; Mrs. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 5-0; the motion carried.*

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**Adjournment**

Vice-Chairperson Hogan made a motion and Commissioner Holtermann seconded to adjourn the meeting at 7:16 p.m.

*Roll call Vote: Mrs. Kesler, yes; Mr. Holtermann, yes; Mr. Windon, absent; Mrs. Lee, yes; Mrs. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6-0; the motion carried.*

Respectfully submitted,

Andrew Binder  
Planning & Zoning Coordinator

Approved: 08/24/2021