

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

Date: June 2, 2015

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

In Attendance: Vicki Perille, Commissioner  
William Fitzpatrick, Commissioner  
Kevin Connelly, Commissioner  
Ryan Julian, Vice Chairperson  
Patricia Pokorski, Chairperson

Staff Members: Natalie Ossowski  
Jean Emerick

**Call to Order**

Chairperson Pokorski called the meeting to order at 7:04 PM.

Roll Call noted the following: Victoria Perille, present; William Fitzpatrick, present; David Holtermann, recused; Kevin Connolly, present; Kate Duncan, absent; 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 15-04:** 800 S. Cook Street - Public Hearing

**Applicant:** David Holtermann  
800 S. Cook Street  
Barrington, IL 60010

The applicant seeks approval of a variation from Chapter 4, Section 4.4, Subsection A, Number 4 of the Village of Barrington Zoning Ordinance relative to a variation for the placement of an accessory structure. The petitioner is additionally requesting approval of a variation from Chapter 6, Section 6.6, Subsection E, Numbers 1, 3 and 4 (front, interior side yard, and rear yard

setback) for a decrease in the required front yard setback, interior side yard setback, and rear yard.

Ms. Katja Stonebraker, petitioner from 800 S. Cook Street, said they are interested in replacing the detached two-car garage. They want to build a new two-car garage that is slightly larger than the old garage (14 square feet larger) and will be built on the same basic location. There are zoning issues because of their address. Currently the house and garage do not conform to the zoning laws. The yard is too shallow to build within the required setbacks, so they are requesting a variation. It is not practical to repair the garage.

Ms. Ossowski said that the property is surrounded by residential. The first variation is for the placement of an accessory structure. Accessory structures are intended to be in the rear yard; there is no rear yard. The second variation is for the front yard setback, interior side yard setback and the rear yard setback. The primary structure and detached garage are both legal non-conforming. Staff believes that the house and detached garage originally faced Cook Street and over time, it has developed a front façade on Wisconsin Avenue. The lot is only about 57 feet deep and there is no place for compliant structures within the setbacks. The proposed new detached garage is the only option for them. Staff recommends granting the exception of 7.4 feet from the required 30-foot front yard setback of 22.6 feet, 9.78 feet from the required 22.08-foot interior side yard setback to allow a setback of 12.3 feet, and 16.2 feet from the required 30-foot rear yard setback to allow a setback of 13.8 feet. This would include the condition that the detached garage cannot expand in the future.

Mr. Peter Stearney is a neighbor to the south of 800 South Cook Street. He has no objection to the new garage.

Vice-Chairperson Julian said in general, people need garages. It is an important part of owning a home.

Commissioner Fitzpatrick moved to recommend approval of ZBA 15-04, a variation from Chapter 4, Section 4.4, Subsection A, Number 4 of the Village of Barrington Zoning Ordinance, granting an exception of 7.4 feet from the required 30 foot front yard setback of 22.6 feet, 9.78 feet from the required 22.08 foot interior side yard setback to allow a setback of 12.3 feet, and 16.2 feet from the required 30 foot rear yard setback to allow a setback of 13.8 feet. The variations shall only apply to the current request; further expansion will not be permitted. Commissioner Perille seconded the motion.

Roll Call Vote: Ms. Perille, aye; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, recused; Mr. Connolly, aye; Ms. Duncan, absent; Ms. Pokorski, aye; the vote was 5 ayes to 0 noes, and 1 recused. Chairperson Pokorski declared the motion approved.

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Approval of Minutes

April 7, 2015

A voice vote recorded all ayes to approve the minutes of the April 7, 2015 meeting, as amended. Chairperson Pokorski declared the minutes approved.

Planner's Report

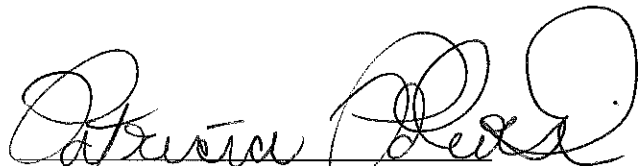
The petitioner for 124 Walton Street has submitted for building permits. The Board approved a special use for the tavern, Alley 59, on May 11. David Weekley Homes will be breaking ground soon.

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 7:28 p.m.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary

A handwritten signature in black ink, appearing to read 'Ms. Pokorski', written over a horizontal line.

Ms. Pokorski, Chairperson  
Zoning Board of Appeals

Approval Date: