

*Village of Barrington  
Zoning Board of Appeals  
Minutes Summary*

Date: May 25, 2021  
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  
Robert Windon, Commissioner  
David Holtermann, 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: David Holtermann, present; Robert Windon, present; 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 21-01: 711 Prospect Avenue – Variation Request**

**PETITIONER &**

**PROPERTY OWNER:** Matt and Nicole Hummel  
711 Prospect Avenue  
Barrington, IL 60010

The applicant is seeking approval of a variation from Chapter 4, Part I, Section 4.2, Table 4.2 (Allowable Obstructions) of the Village of Barrington Zoning Ordinance to allow a covered and unenclosed porch to encroach 7 ft. into the required front setback where a maximum 5 ft. encroachment is otherwise permitted. The subject property is zoned R-6 Single- Family Residential District.

Nicole and Matt Hummel, presented their case for their front porch being a homeowner. They noted that they hired an architect for the porch. Mrs. Hummel indicated that they are requesting a variation from the plat of resubdivision that predates the zoning ordinance and requires a 40' front yard setback.

Commissioner Ferry indicated that she is happy to see the neighbors are supporting of the request.

Vice-Chairperson Hogan asked about how far out will the porch extend out.

Mr. Hummel responded that it will extend out 7 feet.

Commissioner Lee asked about the gable end and the roof, and noted that the porch will look very nice.

Mrs. Hummel responded that the roof will be brought out a couple of feet.

Mrs. Tennant presented the staff report. She noted that the original plat of survey from 1949 shows a 40' setback. She continued that a variation from the encroachment regulations is being requested to allow a covered and unenclosed porch to encroach 7 ft. into the required front setback where a maximum 5 ft. encroachment is otherwise permitted. She noted that the porch is a request of 2 feet from the zoning ordinance. Ms. Tennant went through all of the variation standards. She concluded that staff does recommend approval, with a condition that the porch cannot be enclosed and used as living space.

Chairperson Bush asked if anyone had any questions.

Vice-Chairperson Hogan moved to approve ZBA 21-01; approval of a variation from Chapter 4, Part I, Section 4.2, Table 4.2 (Allowable Obstructions) of the Village of Barrington Zoning Ordinance to allow a covered and unenclosed porch to encroach 7 ft. into the required front setback subject to the conditions presented in the Staff Report. Commissioner Windon seconded the motion.

*Roll call Vote:*

*Ayes: Holtermann, Windon, Lee, Ferry, Hogan, Bush*

*Nays: None*

*Abstain: None*

*Absent: None*

*6-0 vote. Motion carried.*

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**Other Business**

Commissioner Lee asked about the process to amend a plat of subdivision. Mrs. Tennent gave an overview of the process and the Commission discussed.

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**Adjournment**

Vice-Chairperson Hogan made a motion and Commissioner Holtermann seconded to adjourn the meeting at 7:26 p.m.

*Roll call Vote:*

*Ayes:* *Holtermann, Windon, Lee, Ferry, Hogan, Bush*

*Nays:* *None*

*Abstain:* *None*

*Absent:* *None*

*6-0 vote. Motion carried.*

Respectfully submitted,

Andrew Binder  
Planning & Zoning Coordinator

Approved: 11/9/21

DRAFT