

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

Date: October 2, 2012

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

In Attendance: Peg Moston, Commissioner  
Vicky Perille, Commissioner  
William Fitzpatrick, Commissioner  
Ryan Julian, Vice Chairperson  
Patricia Pokorski, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator  
Jean Emerick, Recording Secretary

*Call to Order*

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

Roll Call noted the following: Peg Moston, present; Victoria Perille, present; William Fitzpatrick, present; Michael Sepe, absent; David Holtermann, 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.

*Old Business*

*New Business*

**ZBA 12-02:** 255 N. Valley Road - Variation

**Owner:** Steve & Beth Sherman  
255 N. Valley Road  
Barrington, IL 60010

The applicant seeks approval of a variation from Chapter 4, Part I, Table 4.2 [Allowable Obstructions (Required Yards)] of the Village of Barrington Zoning Ordinance, a variation for a

decrease in the required interior side yard setback for a generator. The property is zoned R-3 Single Family Residential.

Mr. Steve Sherman, owner of 255 N. Valley Road, Barrington, said that their goal is to install a whole house generator to the house. The plan was to put it next to the air conditioner on the south side of the house. When they checked the zoning, they found that there was not enough setback to put the generator there. They had to look at alternative locations. The first alternative location is the front yard on the side of the garage. They would have to replace the window with one that would not open or permanently seal it. They do not feel the front yard is an ideal location. They would have to trench the utilities all the way around the house to the front yard and the cost would be significant, over \$4,000. The second alternative is in the furthest south part of the back yard. This location is not desirable for the next-door neighbors, as it is viewable from their outside seating and their three-season room. Their backyard is right on the creek and viewable to walkers. It would be more hidden in the front yard. If they could get a variance, between the houses and next to their air conditioner would be the best solution. The neighbors will not be able to see it unless they walk around the garage. The generator will only run when the power is out, so noise will not be a major problem. The side yard is easier to hide with landscaping. It is more convenient to the gas and electric. It is not visible from Surrey Street or from across the lake. They have a unique situation since they have a corner lot that is visible on two streets. If the generator is located in their side yard, it would face only their neighbor's garage. They hope to put the equipment where it is less obtrusive. Mr. Sherman provided photos of their property and the neighboring properties.

Ms. Tennant said that Staff supports this variation because the generator will be located in the least obtrusive location. Staff visited the property, looked at all the locations, and did not identify any other alternatives. The Zoning Ordinance was rewritten in 2001. Many properties were rezoned. Some properties were not affected. This property lost part of their side yard setback. They have the unique condition of being a corner lot, which was compounded when the zoning was changed. The variation will not have a negative effect. The neighbor fully supports this variation. Staff thinks front yard is not desirable and locating it in the back creates many problems. There are only 30 feet between houses. The minimum required is a 5-foot variation to meet building code. Staff supports the 5-foot variation. The petitioner will install landscaping to screen the generator from Valley Road.

Chairperson Pokorski said the law cannot take into account every situation. This is what a variance is for. She has no problem with this variance.

Commissioner Fitzpatrick said he noticed that the survey that was included in the petition is from 1998 and asked if anything has changed since then. Is the footprint the same?

Mr. Sherman said there have been no changes

Commissioner Perille said she agrees with the variance. She questions if the Commission really needs to require the landscaping.

Ms. Tennant said it would be up to the Board to decide. It would keep future homeowners in compliance.

Commissioner Julian said he is not big on variances, but he thinks this is reasonable. He thinks it is worth adding the landscaping as a requirement.

Commissioner Perille moved and Commissioner Fitzpatrick seconded the motion to approve staff recommendations for ZBA 12-02, a variation from Chapter 4, Part I, Table 4.2 of the Village of Barrington Zoning Ordinance relative to a variation for a decrease in the required interior side yard setback for a generator and to require landscaping.

*Roll Call Vote: Ms. Moston – aye; Ms. Perille – aye; Mr. Fitzpatrick – aye; Mr. Julian – aye; Mr. Sepe – absent; Mr. Holtermann – absent; Ms. Pokorski – aye; the vote was 5 to 0. Chairperson Pokorski declared the motion approved.*

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**Approval of 2013 Schedule**

Commissioner Julian moved to approve the 2013 ZBA Schedule; Commissioner Perille seconded the motion. Voice vote recorded all ayes. The schedule was approved.

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**Other Business**

None

**Approval of Minutes**

**June 1, 2010**

The minutes of the June 1, 2010 meeting were not approved as the appropriate commission members were not present.

**September 4, 2012**

Commissioner Fitzpatrick moved to approve the minutes of the September 4, 2012 meeting as amended; Commissioner Moston seconded the motion. Voice vote recorded all ayes. The minutes were approved.

Planner's Report

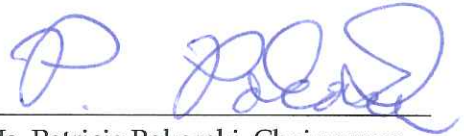
Ms. Tennant said that the Ace Hardware store is in underway. They are planning a soft opening in November. The Plan Commission has approved a bicycle plan for the Comprehensive Plan and it will go before the Board on October 8, 2012. The Hough/Main Redevelopment Project will go to the Plan Commission in November. There are no new cases for the Zoning Board at this time.

Adjournment

As there was no additional business to come before the Board, Commissioner Fitzpatrick moved to adjourn; Commissioner Julian seconded the motion. Voice vote recorded all ayes. Chairperson Pokorski adjourned the meeting at 7:44 PM.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary



Ms. Patricia Pokorski, Chairperson  
Zoning Board of Appeals

Approval Date: