

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: April 26, 2022
Time: 6:30 p.m.
Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Markley Bush, Chairperson
Daniel Hogan, Vice-Chairperson
Susan Ferry, Commissioner
Robert Windon, Commissioner
Tim Gall, Commissioner

Staff Members: Andrew Binder, Planning & Zoning Coordinator

Call to Order

Chairperson Bush called the meeting to order at 6:30 p.m.

Roll call noted the following: Tim Gall, present; David Holtermann, absent; Robert Windon, present; Joann Lee, absent; 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 22-03: 729 S Country Drive – Public Hearing; Fence Variation
PETITIONER: Jonathan Goetz, 729 S Country Drive, Barrington, IL 60010

The Petitioner seeks approval of a variation from Chapter 4, Section 4.5, Subsection A.1 and C.3 of the Village of Barrington Zoning Ordinance to allow a five-foot-tall privacy fence to be placed within the front yard of the property. The subject property is zoned R-3: Single-Family Residential.

Jonathan Goetz, property owner and petitioner, gave an overview of the request and the proposed remove and replacing of fence on the property.

Mr. Binder presented the Staff Report. He stated Petitioner is seeking approval of a variation from Chapter 4, Section 4.5, Subsection A.1 and C.3 of the Village of Barrington Zoning Ordinance relative to a variation for fence requirements in the front yard. He the subject property has an existing fence located in the property's front yard that encloses the side yard to create a private backyard. The existing wood fence height is six-foot-tall and in poor condition. He stated the existing fence exceeds the maximum height of a fence in the front yard and the Petitioner is proposing to remove and replace the existing fence in the same footprint. The proposed fence will be a five-foot-tall solid wood fence in the front yard.

Mr. Binder reviewed the variation standards and concluded that Staff believes the request is not the minimum required. Staff believes the minimum variation required to alleviate the hardship caused by the unique physical condition on the subject property is to allow the fence height to match the allowable fence height in the rear yard of the adjacent property to the east. Staff is recommending to meet the minimum required, the fence should be setback 15' from the front property line to match the required corner side yard setback of the adjacent property at 730 Dundee Avenue.

Vice-Chairperson Hogan asked about the difference of between what the Petitioner is proposing and what staff is recommending.

Commissioner Windon indicated that it would reduce the area by approx. 240 sqft.

Vice-Chairperson Hogan indicated that it would be more than a third removed from the existing fence area, which is a significant reduction.

Mr. Goetz stated that they are limited on their grass area, and the reduction in the fence would reduce the private backyard area on the property. He indicated that he would ask the Commission to consider also that the removal and changing of the fence location would require extensive re-landscaping on the property.

Commissioner Gall asked what the height of the fence is currently.

Mr. Goetz stated that the fence is 5' currently, and they would be replacing the fence with a similar 5' fence.

Mr. Binder clarified that the reason Staff is recommending approval for an exception for a 6' fence so there is no confusion in the future to help match the permitted height of a fence in the interior and rear yard of a residential property.

Commissioner Gall indicated that if the fence is removed and replaced in the same footprint, it would help screen the existing shed on the adjacent property to the east.

Commissioner Ferry asked what if they were to replace the panels of the fence and not the post or the entire existing fence.

Mr. Binder explained that per the zoning ordinance, a repair up to 50% is permitted without moving or changing the fence. He noted that anything further than 50% repair, would require the fence to come into compliance of the Zoning Ordinance.

Commissioner Windon stated that he doesn't have an issue with the Petitioner replacing their fence in the same footprint as the existing fence. All Commissioners agreed.

Vice-Chairperson Hogan noted the walks past this property all the time and the tall trees on the property helps screen the existing fence.

Mr. Binder read a public comment that was submitted by John & Susan Yound of 730 Dundee Ave (Attached to the minutes).

Vice-Chairperson Hogan moved to approve ZBA 22-03, as requested by the Petitioner to allow remove and replace the fence in its current location with a maximum height up to 6'. Commissioner Ferry seconded the motion.

Roll call Vote:

Ayes: Gall, Windon, Ferry, Hogan, Bush

Nays: None

Abstain: None

Absent: Holtermann, Lee

5-0 vote. Motion carried.

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Minutes

August 10, 2021 Meeting Minutes

Commissioner Ferry moved to approve the minutes from August 10, 2021. Commissioner Windon seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

August 24, 2021 Meeting Minutes

Vice-Chairperson Hogan moved to approve the minutes from August 24, 2021. Commissioner Windon seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

November 9, 2021 Meeting Minutes

Vice-Chairperson Hogan moved to approve the minutes from November 9, 2021. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Planner's Report

Mr. Binder provided an overview of the upcoming meeting and agenda items.

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Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Windon seconded to adjourn the meeting at 7:54p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning & Zoning Coordinator

Approved: July 25, 2023