

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: May 10, 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
Joann Lee, Commissioner
David Holtermann, 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: Chairperson Anna Markley Bush, present; Vice-Chairperson Hogan, present; David Holtermann, present; Susan Ferry, present; Joann Lee, present (late); Robert Windon, absent; Tim Gall, absent.

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 22-02: 233 Raymond Ave – ComEd Special Use & Variation, Antenna Structure
PETITIONER: Commonwealth Edison Company; Shemeka Wesby, 3 Lincoln Center, Oakbrook Terrace, IL 60181

The applicant seeks approval of a Special Use from Chapter 4 Part 1, Section 4.7-B.4 of the Village of Barrington Zoning Ordinance relative to ground-mounted antennas and a variation from Chapter 4, Section 4.4, Subsection A.3-A of the Village of Barrington Zoning Ordinance relative to the maximum height of an accessory structure on the subject property. The subject property is zoned P-L Public Lands District.

Sidley Austin, from Sidley Austin LLP representing ComEd, presented an overview of the project and the structure request on the site at 233 Raymond Ave.

Chairperson Bush asked if they held a meeting with the neighbors.

Mr. Austin confirmed that they held a meeting and one neighbor attended. He stated that the neighbor feared it would like a cell tower, and they confirmed it would be nothing like that.

Commissioner Ferry asked what the tallest tower on the site currently.

Mr. Austin confirmed that the other tower on site is 102' tall.

Commissioner Holtermann asked if there was any consideration to moving the tower to the east.

Mr. Austin indicated that there is other challenge on the site for other locations of the tower.

Mr. Binder presented the Staff Report. He stated the ComEd is requesting a Special Use and a Variation from the Zoning Ordinance to place a 104-foot Antenna Support Structure on their property. The Petitioner seeks approval of a variation from Chapter 4, Section 4.4, Subsection A.3-A of the Village of Barrington Zoning Ordinance relative to the maximum height of an accessory structure on the subject property to allow a 104-foot-tall Antenna Support Structure. He reviewed the variation standards and concluded that Staff does believe the standards have been met and recommends approval of the requested variation.

Commissioner Holtermann asked if they wanted to add a commercial antenna on this structure, they would have to come back for approval.

Mr. Binder confirmed and noted that the Zoning Ordinance does outline areas in the Village where Cellular Towers are permitted and this location is not one of them. He continued that any new commercial antenna on this structure would require a zoning change within the Zoning Ordinance, which would require approval.

Chairperson Bush stated that this tower is really to benefit the community.

Commissioner Lee asked if ComEd is anticipating any other similar antenna structures in the future.

Mr. Austin noted that since there is no other substation in the Village, there is no plans for a similar structure in the village.

Vice-Chairperson Hogan asked if they could provide the other tower structures to the Village Board.

Vice-Chairperson Hogan moved to approve ZBA 22-02 and adopt the finding of fact by the Village Staff. Commissioner Holtermann seconded the motion.

Roll call Vote:

Ayes: Bush, Hogan, Holtermann, Lee, Ferry

Nays: None

Abstain: None

Absent: Windon, Gall

5-0 vote. Motion carried.

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Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Lee seconded to adjourn the meeting at 6:53 p.m.
Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning & Zoning Coordinator

Approved: July 25, 2023