*Village of Barrington Zoning Board of Appeals Minutes Summary*

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| Date: | November 11, 2025 |
| Time: | 6:30 p.m. |
| Location: | Village Board Room – 200 South Hough Street, Barrington, Illinois |
| In Attendance: | Dan Hogan, Vice-Chairperson<br>Susan Ferry, Commissioner<br>Joann Lee, Commissioner<br>Robert Windon, Commissioner<br>David Holtermann, Commissioner |
| Staff Members: | Jennifer Tennant, Director of Development Services<br>Katie Rivard, Village Planner |

***Call to Order***

Vice-Chairperson Hogan called the meeting to order at 6:30 p.m.

Roll call noted the following: Tim Gall, absent; David Holtermann, present; Robert Windon, present; Joann Lee, present; Susan Ferry, present; Vice-Chairperson Hogan, present.

There being a quorum, the meeting proceeded.

Vice-Chairperson Hogan announced the order of proceedings.

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***New Business***

**ZBA 25-04 – 417 N. Hough Street – Public Hearing**

Mr. Arthur van der Vant, property owner, presented the variation request to the Commission. Mr. van der Vant presented a written response to the staff report to the Commission. Mr. van der Vant said that he does not agree with the staff report and does not agree that the proposed fence will create a wall of fence. Mr. van der Vant said that his property is not visible from 100 ft. away from the property and barely visible from 50 ft. away from the property. The fence will not be installed in line with the front porch; it will be installed in line with the wall of the house. The neighbor will have 13.5 ft. of their driveway remaining.

If the fence is set back, it is for privacy, security and to reduce noise from the street traffic. Setting the fence back 5 ft. would leave the living room and basement windows exposed.

Mr. van der Vant said that no one is against the proposed fence.

Vice-Chairperson Hogan said that they did receive one email against the proposal.

Mr. van der Vant said that that email should be thrown out because that person did not appear in-person and anyone could create a fake email account.

Commissioner Lee asked if the signage was still in the front. Mr. van der Vant said the sign was not on his property, it was on the 421 N. Hough Street property.

Mr. van der Vant said that he would like to have some privacy and security. In September, someone attempted to steal a hose from his property. If I had the fence, this would not have happened.

Commissioner Lee asked Ms. Rivard what the setback is of the house. Ms. Rivard said that the house is setback 22 ft.

Katie Rivard, Village Planner, presented the staff report and summarized the request and findings in the report. Ms. Rivard added that there are no unique conditions or practical difficulties present that would warrant the requested variation.

Commissioner Windon asked how the driveway will be split. Ms. Rivard said that approximately half of the shared driveway is owned by each property owner.

Vice-Chairperson Hogan asked if there was an easement. Ms. Rivard said that there is not an easement or shared access agreement.

Mr. van der Vant said that a 5 ft. setback would be in the middle of his windows. If the windows are exposed then I get more noise from the street traffic. I think this is a very minor request.

Commissioner Lee said that we have to follow the ordinances of the Village, and we do not want to set any precedence.

Commissioner Lee asked if a trellis and landscaping could be installed. Ms. Tennant replied that landscaping is not considered fencing.

Commissioner Ferry asked if you have considered putting in a security system. Mr. van der Vant said that he has a security system.

Mr. van der Vant said that he would prefer that the Commission read the document that he provided tonight and have the Commissioner consider his request at the December meeting

Commissioner Holtermann motioned to continue ZBA 25-04 to December 9, 2025, Commissioner Windon seconded the motion.

***Roll call Vote***

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| *Ayes:* | *Holtermann, Hogan, Ferry, Lee, Windon* |
| *Nays:* | *None* |
| *Abstain:* | *None* |
| *Absent:* | *Gall* |

*5-0 vote. Motion carried.*

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**ZBA 25-05 – 1410 S. Barrington Road – Public Hearing**

Dave Thoma, property owner, presented the requested variation to the Commission. My wife, Marla Thoma, is here with me and we are the owners of 1410 S. Barrington Road and Creative Care Montessori in the building. The school has been in business for 40 years and has early childhood and elementary program. The elementary program has just been expanded. The older kids really need the space to run and stretch out. We have been able to purchase the property between the building and Barrington Road, and we would like to have this playfield for the use of the older kids. We are proposing to install a black aluminum fence. DCFS requires a minimum of a 4'-0" fence and we are asking for a variance to go to 5'-0" or 6'-0" to have additional safety for the children.

Commissioner Holtermann asked how far the fence will be from the roadway. Mr. Thoma said it is setback about 50 ft. from the roadway.

Katie Rivard, Village Planner, presented the staff report and summarized the request and findings in the report. Staff finds that the standards are met and Staff is recommending approval of the requested variation.

Vice-Chairperson Hogan asked how tall the fence is around the existing play area. Mr. Thoma said 4'-0".

Commissioner Windon asked if staff has a position on 5'-0" or 6'-0". Ms. Rivard said that staff supports either height.

Commissioner Windon motioned to approve ZBA 25-05 subject to the findings and conditions listed in the Staff Report. Commissioner Ferry seconded the motion.

***Roll call Vote***

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| *Ayes:* | *Holtermann, Hogan, Ferry, Lee, Windon* |
| *Nays:* | *None* |
| *Abstain:* | *None* |
| *Absent:* | *Gall* |

*5-0 vote. Motion carried.*

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***Minutes***

**October 14, 2025 Meeting Minutes**

There was not a quorum present.

***Adjournment***

Commissioner Holtermann made a motion and Commissioner Windon seconded to adjourn the meeting at 7:05 p.m. Vice-Chairperson Hogan declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Director of Development Services

Approved: December 9, 2025