

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

**Date:** December 7, 2010

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

**In Attendance:** Victoria Perille, Commissioner  
William Fitzpatrick, Commissioner  
Ryan Julian, Vice Chairperson  
Patricia Pokorski, Chairperson

**Staff Member:** Peg Blanchard, Director of Economic Development  
Jean Emerick, Recording Secretary

**Call to Order**

Chairperson Pokorski called the meeting to order at 7:07 PM.

Roll Call noted the following: Peg Moston, absent; Victoria Perille, present; William Fitzpatrick, present; Michael Sepe, absent; Vice Chairperson Ryan Julian, present; Chairperson Patricia Pokorski, present.

**Chairperson's Remarks**

Chairperson Pokorski waived Chairperson's remarks and went directly to old business.

**Old Business**

**ZBA 10-03:** Cycle Werks Signage, 126 North Cook Street, Variations

**Owner:** Dezso Vinczen

**Applicant:** Jim Baber  
126 North Cook Street  
Barrington, Illinois 60010

**Co-Petitioner:** Jeff Lawler, Village Manager  
Village of Barrington  
200 South Cook Street  
Barrington, Illinois 60010

**Summary:** The applicant seeks two variations from Chapter 4, Part IV, Section 4.16-C (General Regulations for Projecting Signs) of the Village of Barrington Zoning Ordinance relative to the size and illumination of the projecting sign for Cycle Werks of Barrington. The property is zoned B-4 Village Center District and is designated for mixed-use according to the Comprehensive Plan.

Chairperson Pokorski said that the Commission requested compliance with several items when they tabled this application in September. She had requested an attorney's opinion that it was appropriate for

the Village to be a co-petitioner in this matter. She received an email correspondence from Jim Bateman saying that in his opinion it was appropriate and legal. Mr. Bateman also said that the Board specifically authorized the action of the Village in joining as co-petitioner. Ms. Pokorski knew that Ms. Pieroni had entered into an oral agreement with Cycle Werks, but did not think the Commission was told that the Village Board authorized it.

Ms. Blanchard said that when Cycle Werks came to request the sign permit, it did go before the Village Board and at that time the Village Board approved that the Village would be a co-petitioner. The Board was aware of Ms. Pieroni's previous conversation with the applicant. Ms. Blanchard said she was sorry that the Commission did not have this information when this case was opened.

Chairperson Pokorski said that it is pertinent information and she is glad that the Commission is aware of it now.

Chairperson Pokorski asked that the record reflect that since neither the co-petitioner nor anyone from the public was present at tonight's meeting, the Commission dispensing with swearing anyone in and other procedures they normally would engage in.

Chairperson Pokorski pointed out that the September 7, 2010 minutes set out the points that the Commission would like covered in the revised Staff Report.

Commissioner Perille was happy to hear that the Board approved the Village as co-petitioner as opposed to there just being verbal agreement. Ms. Perille is happier with the references regarding the visibility to Lake-Cook Road being taken out and rather having it tied to the change in ownership and the hardship requirements in order to retain a long standing business.

Chairperson Pokorski questioned if the existing location of the business is the unique physical condition.

Commissioner Julian said part of the physical condition is that it is strictly commercial on that street. There is almost no residential impact.

Commissioner Perille maintained that the unique physical condition is the size of the building and the streetscape. The signs still look tiny on the building even though they are oversized. The sign does not seem out of place.

Commissioner Julian agreed that the unique physical condition is the character of the street and the surrounding buildings. If this were a new business, the Commission might feel differently.

Ms. Pokorski said that the second recommendation was worded awkwardly. It should read, "The projecting sign may exceed the maximum permitted size requirement of six square feet but may be a size not to exceed nine square feet.

Commissioner Fitzpatrick moved, and Commissioner Perille seconded, the motion to approve ZBA 10-03, - (a) a variation for the projecting sign that it may be internally illuminated and (b) a variation that the projecting sign may exceed the maximum permitted size requirement of six square feet but may be a size not to exceed nine square feet.

*Roll Call Vote: Ms. Moston – absent; Ms. Perille –aye; Mr. Fitzpatrick – aye; Mr. Julian – aye; Mr. Sepe – absent; Ms. Pokorski – aye; the vote was 4 to 0. Chairperson Pokorski declared the motion approved.*

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**New Business**

With respect to ZBA Chairperson Pokorski said that Mr. Naughton would like the opportunity to present alternate scenarios as well as other documentation that there is no other remedy available.

Ms. Blanchard said that this would probably be on the January or February agenda.

**Other Business**

None

**Approval of Minutes**

**June 1, 2010**

The June 1, 2010 minutes could not be approved at this meeting, as Peg Moston and Mike Sepe were needed for approval.

**September 7, 2010**

Commissioner Fitzpatrick moved to approve the minutes of the September 7, 2010 meeting as amended; Commissioner Perille seconded the motion. Voice vote recorded all ayes. The minutes were approved.

**Zoning Board of Appeals Meeting Schedule 2011**

Commissioner Fitzpatrick moved to approve the 2011 Zoning Board of Appeals Meeting Schedule; Commissioner Julian seconded the motion. Voice vote recorded all ayes. The minutes were approved.

**Planner's Report**

Ms. Blanchard said that we are moving forward with the update of the Comprehensive Plan. They will meet with the Board to go over some of the Special Planning Areas. They hope to adopt the Comprehensive Plan by the end of April. They will revisit the Master Plan that was approved in 1999. They will also revisit the B-4 zoning area. There have been requests for offices on the first floor in the B-4 Business District. There is a restriction that offices cannot be on the first floor. Retail is the core, but offices could become a subarea. Times have changed and new businesses continue to contact the Village. We do not want offices to take up prime retail space. Ms. Blanchard was happy to report that merchants have reported that they are doing well this holiday season.

**Adjournment**

As there was no additional business to come before the Board, Commissioner Perille moved to adjourn; Commissioner Fitzpatrick seconded the motion. Voice vote recorded all ayes.

Chairperson Pokorski adjourned the meeting at 7:35 PM.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary



Ms. Patricia Pokorski, Chairperson  
Zoning Board of Appeals

Approval Date: