

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

Date: September 2, 2014

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

In Attendance: Vicky Perille, Commissioner  
William Fitzpatrick, Commissioner  
Kevin Connolly, Commissioner  
Ryan Julian, Vice Chairperson  
Patricia Pokorski, Chairperson

Staff Members: Jennifer Tennant  
Natalie Ossowski  
Jean Emerick

**Call to Order**

Chairperson Pokorski called the meeting to order at 7:01 PM.

Roll Call noted the following: Victoria Perille, present; William Fitzpatrick, present; David Holtermann, absent; Kevin Connolly, present; Kate Duncan, 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.

**New Business**

**ZBA 14-03:** 505 W. Northwest Highway – Public Hearing

**Applicant:** William Nazha  
11 Rose Boulevard  
South Barrington, IL 60010

**Owner:** William Nazha  
11 Rose Boulevard  
South Barrington, IL 60010

The Petitioner (Barrington Auto Specialist) seeks approval of a special use to allow automobile sales at 505 W. Northwest Hwy (Chapter 7, Section 7.2 D). No other variations from the Zoning Ordinance have been requested. The property is zoned B-1 General Business Service District.

Mr. Greg Guth, 2869 Meadow Lane, Schaumburg, said they would like to get approval for a dealership at the old Champion Dodge site, 505 N. Northwest Highway. It has been vacant for 6 years. They would like to sell between 30 and 50 cars a month. They have experience in the car dealer business.

Chairperson Pokorski asked what kind of site work would they have to do.

Mr. Guth said that they have seal coated and restriped the parking lot and have landscaped in the front. There will be a new sign. They plan to clean the outside and paint if necessary.

Ms. Ossowski said ZBA 14-03 is a special use for automobile sales. Bill Nahza owns Barrington Auto Specialists; Greg Guth will be General Manager. It sits on about 3 acres. It has been vacant for six years. The previous use was also auto sales. They will specialize in used cars. Staff believes the standards have been met. It is consistent with the Comprehensive Plan. They have begun improving the site. They are not asking for any additional exceptions. The signage will meet all zoning criteria.

Chairperson Pokorski noted that no members of the public were present for discussion.

Commissioner Connelly asked if all the acreage would be occupied by the business.

Mr. Guth said they seal coated about 2 acres of the property. Their ultimate goal is to bring another new car franchise to Barrington and then they would use the entire property.

Commissioner Connelly asked if this will allow the petitioner to have a new car facility on the premises.

Ms. Ossowski answered yes. If they were to expand, there is a vacant parcel right next to them for which they would need approval. She will look into it but she believes it would be allowed for new or used.

Commissioner Julian asked if they have to be established for a number of years to get the new car franchise.

Mr. Guth it should take probably a year or two at the most. They have to prove themselves to the new car franchise.

Commissioner Perille asked how long would it take to be stocked.

Mr. Guth said that it should only take a couple of weeks.

Chairperson Pokorski asked if there would be more discussion before voting.

Mr. Guth said he thinks he knows what the community is looking for and that is what they plan to provide.

Commissioner Fitzpatrick moved to approve ZBA 14-03, a special use to allow automobile sales at 505 W. Northwest Hwy (Chapter 7, Section 7.2 D) and Commissioner Perille seconded the motion.

Roll Call Vote: Ms. Perille, aye; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, absent; Mr. Connolly, aye; Ms. Duncan, absent; Ms. Pokorski, aye; the vote was 5 to 0. Chairperson Pokorski declared the motion approved.

##[EJ1]###

Chairperson Pokorski asked if the Commissioners could sent the minutes sooner so they could review them while the meeting is fresh in their minds.

#### Approval of Minutes

*March 4, 2014*

A voice vote recorded all ayes to approve the minutes of the March 4, 2014 meeting, as amended. Chairperson Pokorski declared the minutes approved.

#### Planner's Report

Ms. Ossowski said there has been activity with the Plan Commission and Architectural Review Commission, mostly regarding David Weekley Homes. The ARC has done the final approval for the White House. The Village Center's final details have also been approved. They will be breaking ground in the next couple of weeks. ZBA will possibly have a meeting in October.

Commissioner Fitzpatrick asked who was the petitioner for PC 14-02, 1203 S. Northwest Highway.

Ms. Ossowski said she will find out for him.

#### Adjournment

As there was no additional business to come before the Board, Commissioner Fitzpatrick moved to adjourn; Perille seconded the motion. Voice vote recorded all ayes. Chairperson Pokorski adjourned the meeting at 7:41 p.m.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary

A handwritten signature in black ink, appearing to read "Patricia Pokorski", written over a horizontal line.

Ms. Patricia Pokorski, Chairperson  
Zoning Board of Appeals

Approval Date: