

*Village of Barrington  
Zoning Board of Appeals  
Minutes Summary*

Date: August 24, 2021  
Time: 7:00 p.m.  
Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Anna Markley Bush, Chairperson  
Daniel Hogan, Vice-Chairperson  
Robert Windon, Commissioner  
David Holtermann, Commissioner

Staff Members: Andrew Binder, Planning & Zoning Coordinator

**Call to Order**

Chairperson Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: David Holtermann, present; Robert Windon, present; Joann Lee, absent; Susan Ferry, absent; 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.

#####

**New Business**

**ZBA 21-02: 148 S Northwest Highway – Special Use**

**PETITIONER:** Nina Newcombe  
148 S Northwest Highway, Suite 103, Barrington, IL 60010

The applicant is seeking approval of a Special Use for the purpose of opening and operating a licensed massage establishment as an accessory use to a Personal Service Establishment.

Chairperson Bush indicated that she and the Commission members have read everything provided.

Rondell Newcombe and Nina Newcombe, owners and operators of Natural Serenity, present the Special Use of a Massage Establishment as an accessory use to 148 S Northwest Highway. Ms. Newcombe indicated that their main service is Halotherapy (Salt) Therapy with other relaxation services. Mr. Newcombe noted that they started in Barrington Commons in 2018. He noted that they originally planned to have a massage establishment, but

decided to hold off until now with their new location. He stated that they are looking to hire two massage therapist to help produce a better wellness package for their businesses.

Chairperson Bush asked if the massage therapists will be licensed.

Ms. Newcombe confirmed that they will be licensed massage therapists.

Mr. Binder presented the Staff Report. He stated that the Petitioner is proposing to add massage therapy as a supplemental service to the Natural Serenity business. He continued that the accessory massage therapy will be a supplemental service and will not be the primary serviced offered as there will be one massage room within the current tenant space for massage therapy. He noted that the existing business has operated successfully in Barrington for several years. He concluded that Staff does recommend approval with the conditions that the approved massage establishment shall only operate as an accessory to the existing Personal Services Establishment and that the approval only applies to the existing Natural Serenity business and is not transferrable to another Personal Service Establishment.

Commissioner Windon asked what the definition of an Accessory Use is.

Mr. Binder stated that an Accessory Use is a use, building or structure located on the same lot as the principal use that is subordinate in area, extent or purpose to, and serves a principal structure and use.

Commissioner Windon indicated that he wants to make clear what the definition of an Accessory Use so if this business does take off, we have some guidance on what we define Accessory and Primary Use.

Vice-Chairperson Hogan moved to approve ZBA 21-02 with the conditions listed in the Staff Report. Commissioner Windon seconded the motion.

*Roll call Vote:*

*Ayes: Holtermann, Windon, Hogan, Bush*

*Nays: None*

*Abstain: None*

*Absent: Lee, Ferry*

*4-0 vote. Motion carried.*

*#####*

### **Minutes**

#### **December 8, 2020 Meeting Minutes**

Vice-Chairperson Hogan moved to approve the minutes from December 8, 2020. Commissioner Windon seconded the motion.

*Roll call Vote: Mr. Holtermann, yes; Mr. Windon, yes; Mrs. Lee, absent; Mrs. Ferry, absent; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 4-0; the motion carried.*

**January 12, 2021 Meeting Minutes**

Vice-Chairperson Hogan moved to approve the minutes from January 12, 2021. Commissioner Holtermann seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

#####

**Adjournment**

Commissioner Ferry made a motion and Commissioner Holtermann seconded to adjourn the meeting at 7:13 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder  
Planning & Zoning Coordinator

Approved: 4/26/2022