

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: December 6, 2016

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

In Attendance: William Fitzpatrick, Commissioner
David Holtermann, Commissioner
Kevin Connolly, Commissioner
Kate Duncan, Commissioner
Ryan Julian, Vice-Chairperson
Patricia Pokorski, Chairperson

Staff Members: Natalie Ossowski

Call to Order

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

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 might speak during the meeting.

Roll Call noted the following: Victoria Perille, absent; William Fitzpatrick, present; David Holtermann, present; Kevin Connolly, present; Kate Duncan, present; Vice-Chairperson Ryan Julian, present; Chairperson Patricia Pokorski, present.

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New Business

ZBA 16-05: 1445 S. Barrington Road - Public Hearing

Owner/Applicant: 1445 B-R, LLC
1445 S. Barrington Road
Barrington, IL 60010

The Petitioner seeks approval of a special use to allow automobile sales at 1445 S. Barrington Road (Chapter 7, Section 7.2 D) for the business, Highgate Motors. No other variations from the

Zoning Ordinance have been requested. The property is zoned B-1 General Business Service District.

Mr. Warren Fuller, 102 S. Wynstone, North Barrington, appearing for the petitioner, said the building at 1445 S. Barrington Road has been vacant for a long time. His client has owned it since 1991. In 1999, Honquest Furniture moved into the building and has been vacant since they left four years ago. They are asking for a special use planned development for automobile sales and service at the facility. Years ago the building was used by Mancuso Cadillac. The intended business for 1445 S. Barrington Road is Highgate Motors, which is currently located in the Village on Northwest Highway and is looking to expand their business. Highgate Motors specializes in the restoration and sale of Land Rovers and other British-made vehicles. There are no substantial changes planned for the building. There will be some internal improvements and landscaping.

Ms. Ossowski said the petition is for a special use for automobile sales, for Highgate Motors, the restoration and sales of Land Rovers. The business is expanding and the present location does not allow for expansion. The proposed location has been vacant for several years. In the 1990s, it was a car dealership. There was a planned development on this property for the previous dealership, but it has since expired. The petitioner is not planning on any major renovations. There will be painting, new signage, and landscaping. It will be consistent with the South Barrington corridor. They will not paint cars on the property. The petitioner and the business owner are seeking to expand their present business to a larger location. Staff believes that the standards have been met and recommends approval of the petition.

Chairperson Pokorski asked for public comment. There was none.

Chairperson Pokorski asked if the primary use will be for sales and the secondary use for restoration and repair.

Mr. George Hanley answered that most of the work they do will be restoration, which is an accessory use to automobile sales.

Ms. Ossowski said the definition of the special use of automobile sales includes rental, maintenance, and repair.

Commissioner Fitzpatrick moved to approve ZBA 16-05, approval of a special use to allow automobile sales at 1445 S. Barrington Road for the business Highgate Motors, and the Commission adopts the findings of fact in the Staff Report. Commissioner Holtermann seconded the motion.

Roll Call Vote: Ms. Perille, absent; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, aye; Mr. Connolly, aye; Ms. Duncan, aye; Ms. Pokorski, aye; the vote was 6 to 0. Chairperson Pokorski declared the motion approved.

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ZBA 16-05: 455 W. Northwest Highway - Public Hearing

Applicant: Partnership Financial Credit Union
5940 Lincoln Avenue
Morton Grove, IL 60053

Owner: Anthony Dagostaro
1410 W. Northwest Highway
Barrington, IL 60010

The petitioner (Partnership Financial Credit Union) seeks approval of a Special Use to allow a Financial Institution at 455 W. Northwest Highway (Chapter 7, Section 7.2 D). The property is zoned B-1 General Business District.

Ms. Mary Ann Pusateri, Partnership Financial Credit Union, is requesting a special use for the property at 455 W. Northwest Highway. They are a credit union that is a not-for-profit institution. They are a conglomerate of four credit unions and have been around since 1956. They will have the normal business hours of 9 am – 5 pm.

Ms. Ossowski said that ZBA 16-06 is for a financial institution at 455 W. Northwest Highway, Unit A. It is surrounded by the B-1 District except for the Park District property located in the rear of the building. The credit union was previously called Barrington Area Educators Credit Union and was only offered to Barrington School District employees. Partnership Financial Credit Union will offer services to the community at large and therefore will need more space. The petitioner is not planning to make any substantial changes to the exterior of the building. They may put in an exterior ATM, but it would have to be approved by the ARC. A financial institution would not be out of character for the neighborhood. Staff recommends that the Commission approve ZBA 16-06.

Commissioner Fitzpatrick moved to approve ZBA 16-06, a Special Use to allow a Financial Institution at 455 W. Northwest Highway, Unit A and to adopt the findings of fact in the Staff Report. Commissioner Duncan seconded the motion.

Roll Call Vote: Ms. Perille, absent; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, aye; Mr. Connolly, aye; Ms. Duncan, aye; Ms. Pokorski, aye; the vote was 6 to 0. Chairperson Pokorski declared the motion approved.

Minutes

2017 ZBA Meeting Schedule

The 2017 ZBA Meeting Schedule was approved by a voice vote, which recorded all ayes. Chairperson Pokorski declared the schedule approved.

August 2, 2016

The August 2, 2016 meeting minutes were approved as amended by a voice vote, which recorded all ayes. Chairperson Pokorski declared the minutes approved.

Planners Report

Ms. Ossowski said there are no cases scheduled for the January 3, 2017 meeting yet.

Adjournment

Commissioner Fitzpatrick moved to adjourn the meeting and Vice Chairperson Hogan seconded. Chairperson Pokorski adjourned the meeting at 7:41 p.m.

Respectfully submitted,

Jean M. Emerick
Recording Secretary

Approval Date: August 1, 2017