

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: January 12, 2021

Time: 7:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Anna Markley Bush, Chairperson
Dan Hogan, Vice-Chairperson
Susan Ferry, Commissioner
Joann Lee, Commissioner
Robert Windon, Commissioner
David Holtermann, Commissioner
Anna Kesler, Commissioner

Staff Members: Jennifer Tennant, Assistant Director of Development Services
Andrew Binder, Planning & Zoning Coordinator

Call to Order

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

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

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New Business

ZBA 20-03: 495 W Northwest Hwy – Auto Repair Special Use

PETITIONER: Andriy Gontar
419 Southwood Circle
Streamwood, IL 60107

PROPERTY OWNER: Callas Family Partners
505 W. Northwest Highway
Barrington, IL 60010

The Petitioner seeks approval of Special Use for the purpose of opening and operating an automobile repair facility at 495 W. Northwest Highway (Chapter 7, Section 2-D). The property is zoned B-1 General Business Service District.

Andriy Gontar and Andriy Mokhur, the Petitioners, presented their request to the Zoning Board of Appeals. Mr. Mokhur indicated that they are looking to open an automotive repair shop at the proposed location. He noted that the business services will include oil changes, transition repair, and other type of services. Mr. Mokhur noted that they do not currently have a business somewhere else. He continued that they will have six service in the space.

Chairperson Bush asked the Commissioners if they had any questions for the Petitioner.

Vice-Chairperson Hogan asked if they have seen the conditions listed in the Staff report and if they are okay complying with the recommended conditions.

Mr. Gontar confirmed and stated that they are with agreement to comply with the Staff recommend conditions.

Mr. Binder presented the Staff Report. The Petitioner is requesting approval to open and operate an automobile repair facility at 495 W. Northwest Highway, which is located in the B-1 General Business Service District. The proposed business is identified as "A&A Automotive Co". The business will offer a variety of automotive repair services and the facility will be comprised of six (6) service bays, a small lobby and a storage area. The subject tenant space has been vacant for nearly 10 years since the entire building was occupied by the former Champion Dodge dealership. The proposed automobile repair facility will be utilizing the existing service bays but the Petitioner will be required to update the interior of the space to meet building, fire, and ADA code. The existing parking lot will be shared among the multi-tenant building. The multi-tenant building is currently occupied by Dawson Builders and Xscape in Time.

Mr. Binder continued that Staff believes the proposed Special Use is an appropriate use at the proposed location and is a compatible use with the neighboring commercial uses along Northwest Highway. The subject tenant space is currently vacant and the previous use of the tenant space was part of an auto repair and sales facility, which is similar to the proposed use. Mr. Binder noted that the Petitioner has outlined in the business description that all automobile services will be conducted in the interior of the tenant space and that the proposed facility will not be permitted to store any vehicles in any visual state of disrepair or any materials outside of the building or in the dumpster enclosure. He continued that the Petitioner has also provided a traffic circulation plan that will help mitigate the increased traffic of the parking lot and help with traffic flow for the proposed Special Use.

Mr. Binder stated that Village Staff strongly recommends the Petitioner to add pavement markings of the circulation route within the parking lot area to mitigate any traffic concerns or confusion for the other tenants in the building. Mr. Binder noted that no additional exceptions or variations are requested at this time. He concluded that Staff does find that all the Special Use standards have been met. Mr. Binder concluded that Staff recommends approval of ZBA 20-03, subject to the conditions listed in the Staff Report.

Chairperson Bush asked the Commissioners if they had any questions for the Village Staff.

Vice-Chairperson Hogan moved to approve ZBA 20-03; approval of Special Use for the purpose of opening and operating an automobile repair facility at 495 W. Northwest Highway, subject to the conditions presented in the Staff Report. Commissioner Lee seconded the motion.

Roll call Vote: Mrs. Kesler, yes; Mr. Holtermann, yes; Mr. Windon, yes; Mrs. Lee, yes; Mrs. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 7-0; the motion carried.

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Other Business

Minutes

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Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Lee seconded to adjourn the meeting at 7:09 p.m.

Roll call Vote: Mrs. Kesler, yes; Mr. Holtermann, yes; Mr. Windon, yes; Mrs. Lee, yes; Mrs. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 7-0; the motion carried.

Respectfully submitted,

Andrew Binder
Planning & Zoning Coordinator

Approved: 08/24/2021