

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

Date: March 4, 2014

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

In Attendance: Vicky Perille, Commissioner
William Fitzpatrick, Commissioner
David Holtermann, Commissioner
Kate Duncan, 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 7:00 PM.

Roll Call noted the following: Victoria Perille, present; William Fitzpatrick, present; David Holtermann, present; Kevin Connolly, absent; Kate Duncan, present (arrived at 7:03 p.m.); 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 14-02: 245 W. Northwest Highway – Public Hearing

Applicant: Draza Grcic
351 Grand Avenue
Lake Zurich, IL 60047

Owner: Nicholas Niminski
6548 Stockbridge Lane
Long Grove, IL 60047

The petitioner (Conquered Sun Window Tinting) seeks approval of a special use permit to allow an automobile repair shop at 245 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. Draza Grcic has a window-tinting business. The business runs by appointment only; each appointment taking about 2 – 2 ½ hours. Their product has a lifetime warrantee. They apply the product with baby shampoo and water. There are no harmful chemicals.

Ms. Ossowski said the Conquered Sun Window Tinting is seeking approval for a special use for an automobile repair shop at 245 W. Northwest Highway. The previous tenant was also an automobile repair business, Dent Recon. The building is divided into three tenant spaces, a car rental and a restaurant, with Conquered Sun Window Tinting in the middle. It is a less intense use than Dent Recon. Staff believes that the special use standards have been met. There will be no exterior changes. There was a parking issue with the previous tenant. This use is much less intense for parking. They will have one to two employees and service is by appointment. Staff recommends approval of this petition.

Chairperson Pokorski asked for public comment. There was none.

Vice-Chairperson Julian asked about the previous tenant.

Ms. Ossowski said she was not aware of what happened to them.

Commissioner Perille asked if there is a spot in the back for the cars to pull in.

Mr. Grcic said there is a garage door in the back and room for two cars inside. He said that the property owner said that they will have 4 – 5 parking spaces.

Chairperson Pokorski said she has no problem with it conceptually. The special use is for an automobile repair shop and technically this is not an automobile repair shop. She thinks it is within the spirit of the law, but not in the strict letter of the law.

Commissioner Perille asked if it is approved as an auto repair, could they add repair to their services under this special use. Would there be room for interpretation in this category?

Ms. Tennant said the application would be for the current proposal only. The ordinance will state the type of business it is.

Commissioner Fitzpatrick asked if once the product is applied to the vehicle, can it be injured or torn by rocks and need repair.

Mr. Grcic said that a key could not puncture the film. A larger rock could do damage, but there is a lifetime guarantee. The product would be removed and replaced. It takes about three days for the product to cure.

Chairperson Pokorski asked that the full description of window tinting be included in the recommendation.

Commissioner Perille moved to approve ZBA 14-02, a special use permit to allow an automobile repair shop for window tinting at 245 W. Northwest Hwy and Commissioner Holtermann seconded the motion.

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

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Approval of Minutes

January 7, 2014

Commissioner Fitzpatrick moved to approve the minutes of the January 7, 2014 meeting as amended. Commissioner Perille seconded the motion. A voice vote recorded ayes. Chairperson Pokorski declared the minutes approved.

Planner's Report

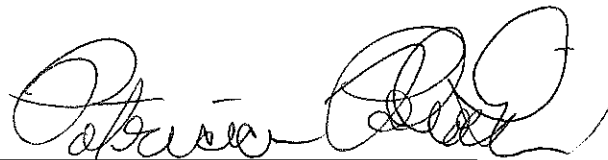
Ms. Ossowski reported that there are no upcoming meeting for the ZBA, possibly a meeting in May.

Adjournment

As there was no additional business to come before the Board, Commissioner Fitzpatrick moved to adjourn; Vice Chairperson Julian seconded the motion. Voice vote recorded all ayes. Chairperson Pokorski adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Jean M. Emerick
Recording Secretary



Ms. Patricia Pokorski, Chairperson
Zoning Board of Appeals

Approval Date: