

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: October 27, 2020

Time: 7:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Anna Markley Bush, Chairperson
Dan Hogan, Vice-Chairperson
Susan Ferry, Commissioner
David Holtermann, 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 7:25 p.m.

Roll call noted the following: Anna Kesler, absent; David Holtermann, present; Robert Windon, absent; Joann Lee, absent; 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 20-01: Professional Office Special Use (422 N Hough)

APPLICANT: KCC3 Properties LLC
422 N. Hough Street
Barrington, IL 60010

PROPERTY OWNER: KCC3 Properties LLC
422 N. Hough Street
Barrington, IL 60010

The Petitioner seeks approval of a Special Use for the purpose of operating a professional office on the first floor at 422 N Hough Street (Chapter 7, Section 5-D). The property is zoned B-4 Village Center District.

Thomas Jordan, the attorney representing KCC3 Properties, LLC, presented the special use request to the ZBA. Mr. Jordan indicated that the public notice green cards with the return notice and the affidavit of notice was delivered to the Village. He continued that they did send out the mailing to the properties within 250 feet of the subject property, a sign was placed on the property and a notice was posted in the Daily Herald per the Village. Mr. Jordan continued by presenting the Special Use request for an office on the first floor. He noted that the proposed use would be compatible with previously residential structure and it is also compatible with the surrounding uses. Mr. Jordan presented an overview of the previous uses and owners. He noted in the project summary submitted that the Special Use standards are outlined and happy to answer any questions the commissioners may have.

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

Mr. Binder presented the Staff Report. He presented that the Petitioner is seeking approval of a Special Use for the purpose of operating a professional office on the first floor at 422 N Hough Street which is located in the B-4 Village Center District. The proposed business, Architectural Consulting Group (ACG), is a professional architecture office that provides architectural consulting services throughout the United States. He stated that the previous tenant at the subject property, Delta Renovations, was granted a Special Use for a professional office on the first floor in 2004. The current Petitioner has to reapply for the same type of Special Use of the subject property because Delta Renovations relocated and the building was vacant for more than twelve consecutive (12) months and the granted Special Use lapsed. He indicated that since the previously granted Special Use for Delta Renovations was discontinued for a period of over a year, the Special Use automatically became null and void. To continue a professional office use on the first floor, the Petitioner must obtain a new Special Use Permit.

Mr. Binder continued by stating that the proposed business will be located in a building that was originally a residential structure that has since been converted into an office space, similar to the surrounding properties on this stretch of North Hough Street. He stated that staff believes the proposed Special Use is an appropriate use of the converted residential building and the office use is more compatible at the proposed location than in a traditional commercial storefront in the Village Center. Converted residential structures are often better suited for office uses rather than retail or restaurant uses because of building layout, building code requirements, and exterior architecture of the building.

Mr. Binder concluded that Staff recommends approval of ZBA 20-01: a special use for a professional office for the Architectural Consulting Group (ACG) with the condition listed in the staff report regarding that all signage shall comply with the Zoning Ordinance and a sign permit must be obtained.

Chairperson Bush asked if any of the Commissioners had any questions for the Staff. She noted the request is pretty straight forward.

Ms. Tennant stated directions on how the public can participate in the virtual meeting.

Mr. Binder noted that he did not receive any public comments prior to the meeting.

Vice-Chairperson Hogan indicated that he is happy to see the space occupied after some years of disrepair.

Thomas Zordan, owner of Architectural Consulting Group (ACG), indicated that they have put some work into the building to refresh it and help the building make a positive impact on the community.

Vice-Chairperson Hogan moved to approve ZBA 20-01; approval of a Special Use for the purpose of opening and operating a professional office on the first floor in the B-4 Village Center District at 422 N Hough Street. Commissioner Ferry seconded the motion.

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

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Minutes

November 12, 2019

Minutes could not be approved.

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Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Holtermann seconded to adjourn the meeting at 7:46 p.m.

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

Respectfully submitted,

Andrew Binder
Planning & Zoning Coordinator

Approved: December 8, 2020