

Village of Barrington Zoning Board of Appeals Minutes Summary

Date: July 25, 2023
Time: 6:30 p.m.
Location: Village Board Room – 200 South Hough Street, Barrington, Illinois

In Attendance: Anna Bush, Chairperson
Daniel Hogan, Vice Chair
Joann Lee, Commissioner
Susan Ferry, Commissioner
Tim Gall, Commissioner

Staff Members: Shannon Coleman, Planning & Zoning Coordinator
Marie Hansen, Director of Development Services

Call to Order

Chairperson Bush called the meeting to order at 6:30 p.m.

Roll call noted the following: Tim Gall, present; David Holtermann, absent; Vice-Chairperson Hogan, present; Chairperson Anna Bush, present; Susan Ferry, present; Joann Lee, present; Robert Windon, absent.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings.

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New Business

ZBA 23-03 495 W Northwest Highway SUP “Automobile Sales” – Public Hearing

The applicant seeks approval of a Special Use to operate to expand his auto-repair business to include auto-sales in the B-1 General Business Service District.

The Petitioner, Andriy Gontar, spoke regarding his existing car repair business, and its success in the Village. He stated that its success is what spurred him to expand his business to include automobile sales.

Vice Chair Hogan asked him how did he come up with the amount of cars at sixteen (16) to sale.

Mr Gontar stated that sixteen (16) cars is what would fit within the pole lighting of the parking lot.

Vice Chair Hogan stated that an additional condition to the original seven (7) conditions, should include that only sixteen cars are allowed for sales at one time. The Commissioners agreed.

Chairperson Bush asked about his office expansion.

Ms. Mr Gontar stated that his business would take up a small space of the old “Dawson Builders” business.

Vice Chair Hogan asked about signage, Staff responded that signage would be addressed at the permit level.

The Staff Report indicated that Mr Gontar completed upgrades to the parking lot as a condition to his 2021 SU for “Car Repair” and that the location was viable for “Car Sales”.

Commissioner Lee encouraged the success of the business within the community.

The Commission did not have any additional questions or comments.

Commissioner Hogan motioned to approved ZBA 23-03 subject to the findings and conditions listed in the Staff Report, and included and additional condition:

- 8. No more than sixteen cars are allowed to be for sale at one time.**

Commissioner Gall seconded the motion.

Roll call Vote:

Ayes: Gall, Hogan, Bush, Ferry, Lee

Nays: None

Abstain: None

Absent: Holtermann & Windon

5-0 vote. Motion carried.

ZBA 23-05 311 E Main Street Variation “Parking Reduction” – Public Hearing

The applicant seeks approval of a Variation to reduce the amount of required parking by 5 spaces to expand the restaurants outdoor café.

The Petitioner, Kevin Moser, spoke regarding his business and the need to expand the businesses outdoor café.

Vice Chair Hogan asked if the outdoor café would be a permanent structure year round.

Mr. Moser explained that it would.

Chairperson Bush asked if there would be some form of a roof structure to keep the snow out in winter months.

Mr Moser stated there would not be, he would shovel the snow out at this time.

The Staff Report indicated that the reduction of five (5) parking spaces would not be a detriment because of the abundant commuter rail and Village parking within close proximity of the business.

The Commission did not have any additional questions or comments

Commissioner Hogan motioned to approved ZBA 23-05 subject to the findings and conditions listed in the Staff Report. Commissioner Ferry seconded the motion.

Roll call Vote:

Ayes: Gall, Hogan, Bush, Ferry, Lee

Nays: None

Abstain: None

Absent: Holtermann & Windon

5-0 vote. Motion carried.

Minutes

March 8, 2022 Minutes

Quorum not present to approve meeting minutes

April 26, 2022 Minutes

Vice Chair Hogan moved to approve the minutes from April 26, 2022. Commissioner Lee seconded the motion. A voice voted noted all ayes, and Chairperson Bush declared the motion approved.

May 10, 2022 Minutes

Vice Chair Hogan moved to approve the minutes from May 10, 2022. Commissioner Gall seconded the motion. A voice voted noted all ayes, and Chairperson Bush declared the motion approved.

August 23, 2022 Minutes

Quorum not present to approve meeting minutes

February 14, 2023 Minutes

Quorum not present to approve meeting minutes

April 11, 2023 Minutes

Quorum not present to approve meeting minutes

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Planner's Report

Ms Coleman provided an overview of the upcoming meeting and agenda items.

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Adjournment

Vice Chair Hogan made a motion and Commissioner Lee seconded to adjourn the meeting. Chairperson Bush declared the motion approved.

Respectfully submitted,

Shannon Coleman
Planning & Zoning Coordinator

Approved: October 10, 2023