Village of Barrington Zoning Board of Appeals Minutes Summary

Date:	November 14, 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 Susan Ferry, Commissioner Robert Windon, Commissioner David Holtermann, Commissioner Tim Gall, Commissioner
Staff Members:	Jennifer Tennant, Assistant Director of Development Services

Call to Order

Chairperson Bush called the meeting to order at 6:40 p.m.

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

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings.

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New Business

ZBA 23-07 310 E. James Street – Public Hearing

The applicant seeks approval of a Special Use for a Day Care Center at 310 E. James Street.

Michael Freiburger, New Look Development, design build contractor for the project, presented the project to the Commission. Harry Freeman, The Nest, was also present to answer questions.

Commissioner Hogan asked about a traffic study. Ms. Tenant responded that a traffic study was not required for the project.

Commissioner Holtermann asked about lighting. The parking lot is currently lit by building lighting. If additional lighting is proposed a photometric plan will be required

Dorothy Beda, Shorely Woods resident, asked if any feasibility studies were completed.

Mr. Freeman said that they do make sure there is a suitable market need for the center before selecting a location.

Ms. Beda asked about the location of the play area. She said they will be running more trains in the future. She does not know if this is conducive for kids playing or a safety issue.

Mr. Freeman said safety is paramount. There is a fence along the train tracks and there is a 5'-0" fence around the playground areas. There will be plantings and trees, natural playground elements, more like a park like setting. There will be fencing and screening. Any time the children are outside of the building they will be in a fenced in area.

Ma. Baran, Shorely Woods resident, said that right now there is very bad traffic on Rt. 59. She does see how this will be suitable for the Village. The hours of the daycare will be the same as people going to work. Ms. Baran also asked why not convert this building into a senior center.

Chairperson Bush said that most of the people using the center will already be residents in the Village.

Mr. Freeman said that the people using the daycare will be by-pass trips. They will already be traveling on these roads in this direction.

Mr. Freeman also said they will revisit the lighting issue to make sure the existing building lighting is sufficient.

Ms. Baran asked how people will get through on James Street if people are parked on both sides

Commissioner Holtermann asked how the licensing procedure works.

Mr. Freeman said that the State will be engaged towards the end of construction. Licensing takes about 2-3 months. They have state inspections, Fire Marshall inspections and health permits for food service.

Vice-Chairperson Hogan motioned to approved ZBA 23-07 subject to the findings and conditions listed in the Staff Report. Commissioner Windon seconded the motion.

Commissioner Windon said he understands the concern about traffic but he does not believe we should leave buildings vacant due to possible traffic. Every use will add traffic. Many of the people will already be driving through town.

Commissioner Gall said that he believes there is a need for daycare in the Village.

Chairperson Bush agrees that the need for the daycare in the Village. Traffic has always been an issue in the Village.

Vice-Chairperson Hogan said that there are also likely people that will be walking their children to the center.

Roll call Vote:

Ayes:	*Gall, Holtermann, Windon, Ferry, Hogan, Bush*
Nays:	*None*
Abstain:	*None*
Absent:	*Lee*

5-0 vote. Motion carried.

Minutes

February 14, 2023 Minutes

Quorum not present to approve meeting minutes

October 10, 2023

Quorum not present to approve meeting minutes

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Planner's Report

Ms. Tennant 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 at 6:43. Chairperson Bush declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Asst. Director of Development Services

Approved: July 9, 2024