

MR. KNOUFF: This is a meeting of the Zoning Board  
of Appeals of the Village of Barrington Hills, and we  
will come to order please. Will the secretary call the  
roll.

OF THE  
MR. DAUBENSPECK: Mr. Knouff?  
ZONING BOARD OF APPEALS  
MR. KNOUFF: Here.

OF THE  
MR. DAUBENSPECK: Mr. Turner?  
VILLAGE OF BARRINGTON HILLS  
MR. TURNER: Here.

MR. DAUBENSPECK: Mr. O'Laughlin?  
MR. O'LAUGHLIN: Held at the Countryside School,  
County Line Road,  
Barrington Hills, Illinois.

MR. DAUBENSPECK: Mrs. Bard?  
MRS. BARD: Here On the 21st day of February, 1963,  
At 8:00 o'clock, P.M.

MR. DAUBENSPECK: pursuant to legal notice.

MR. TRUNINGER: Here.

MEMBERS OF THE BOARD PRESENT:

MR. DAUBENSPECK: Present tonight are Mrs. Andrew J.  
MR. LORENTZ B. KNOUFF, Chairman  
Callstream and Mr. Stephen Reuter.

MR. J. HOWELL TURNER  
MR. JOHN O'LAUGHLIN, JR. the time limitations, I  
MRS. RALPH A. BARD, JR. would entertain a motion for dispensing with the reading

MR. JAMES C. DAUBENSPECK, Secretary  
of the minutes of the last meeting.

MR. DAVID L. TRUNINGER, Village Attorney.  
MR. TURNER: I so move.

MR. KNOUFF: Is there a second?

JUDGE DIERINGER: Just a moment. We are entitled  
to know what took place at the last meeting. I would  
like to hear the minutes read.

MR. KNOUFF: This is a meeting of the Zoning Board of Appeals of the Village of Barrington Hills, and we will come to order please. Will the secretary call the roll.

MR. DAUBENSPECK: Mr. Knouff?

MR. KNOUFF: Here.

MR. DAUBENSPECK: Mr. Turner?

MR. TURNER: Here.

MR. DAUBENSPECK: Mr. O'Laughlin?

MR. O'LAUGHLIN: Here.

MR. DAUBENSPECK: Mrs. Bard?

MRS. BARD: Here.

MR. DAUBENSPECK: Mr. Truninger?

MR. TRUNINGER: Here.

MR. DAUBENSPECK: Absent tonight are Mrs. Andrew J. Dallstream and Mr. Stresen-Reuter.

MR. KNOUFF: In view of the time limitations, I would entertain a motion for dispensing with the reading of the minutes of the last meeting.

MR. TURNER: I so move.

MR. KNOUFF: Is there a second?

JUDGE DIERINGER: Just a moment. We are entitled to know what took place at the last meeting. I would like to hear the minutes read.

MR. KNOUFF: Very well, sir, if you want to take the time, but we are going to adjourn this meeting at 10:00 o'clock tonight.

JUDGE DIERINGER: Very well, you can hold it twenty minutes, but this is a very important meeting and we are not going to dispense with anything if I can help it. We are going to start at the beginning, Mr. Chairman, and we are going to go all the way through.

MR. KNOUFF: Would you wait a minute? The Chair is talking now. The minutes of the last meeting had to do solely with the granting of a subdivision to a small cemetery in McHenry County. If this group is interested in that, we can read the minutes. It seems to me it is a waste of time. Do you still want them read?

JUDGE DIERINGER: I think so.

MR. DAUBENSPECK: (Reading)  
"Minutes of public hearing held December 7, 1962 of the Zoning Board of Appeals of Barrington Hills, Illinois.

"A public hearing was held in the Country-side School, County Line Road, Barrington Hills, Illinois, on December 7, 1962, at the hour of 8:00 o'clock, P.M., pursuant to legal notice.

"The following members of the Zoning Board

of Appeals were present in person:

"Lorentz B. Knauff. He was in-

"J. Howell Turner. of such petition,

"Mrs. Andrew J. Dallstream. the minute

"Mrs. Ralph A. Bard, Jr. minutes of

"Alfred P. Stresen-Reuter.

"James C. Daubenspeck. ceeded to question

"Constituting a majority of the members of the Board. David L. Truninger, Village Attorney, and a court reporter were also present.

"Mr. Lorentz B. Knauff acted as Chairman of the meeting and requested Mr. James C. Daubenspeck to act as secretary of the meeting.

"A motion was made by Mr. Turner and seconded by Mr. Daubenspeck that the reading of the minutes of the prior meeting be dispensed with. to vote on the petition.

"The secretary read and presented to the meeting the petition dated October 23, 1962, of the St. John Nep. Catholic Cemetery Association for a zoning amendment. He also read and presented the legal notice of this meeting which had been published in the Barrington Courier-Review on Thursday,



November 22, 1962, together with the Certificate of Publication. He was instructed to insert a copy of such petition, legal notice and certificate in the minute book immediately following the minutes of this meeting.

"The Chairman then proceeded to question the witnesses for the St. John Nep. Catholic Cemetery Association. The first witness was Harry A. Suchy, 546 West Main Street, Cary, Illinois, the President of the Cemetery Association, and the second witness was Marvin M. Joseph of Elgin, Illinois.

"There were no objectors present at the meeting.

"The Chairman stated that it was in order for the members to vote on the petition. A unanimous vote was then cast in favor of the petition for rezoning. The Chairman said that a letter would be presented to the Village Board recommending such rezoning and that John Kvidera, Cary, Illinois, the Secretary of the St. John Nep. Catholic Cemetery Association would be advised in writing of such recom-

mendation.

"On motion duly made by Mr. Turner and seconded by Mrs. Bard, the meeting was adjourned."

MR. KNOUFF: Are there any suggestions or corrections with respect to the minutes?

JUDGE DIERINGER: Did you swear those witnesses?

MR. DAUBENSPECK: Yes, they were sworn.

JUDGE DIERINGER: You did not say so in your minutes.

MR. KNOUFF: Mr. Dieringer, this is a quasi-judicial proceeding, and I think we ought to proceed as we would in your own court. I resent these asides from you. Let us do it in the proper order, please.

JUDGE DIERINGER: That is what we are going to do if I can help it.

MR. KNOUFF: Are there any suggestions or corrections with respect to the minutes?

(No response)

Is there a motion to approve them?

MR. TURNER: I so move.

MR. O'LAUGHLIN: I second the motion.

MR. KNOUFF: All in favor?

(Whereupon the motion was carried unanimously)

Will the secretary read the notice of this

meeting, please? Ladies and gentlemen, at the risk, I

MR. DAUBENSPECK: Notice of public hearing published in the Barrington Courier-Review on January 31, 1963:

"Notice is hereby given of a public hearing to be held before the Zoning Board of Appeals of the Village of Barrington Hills, Illinois, on the proposed comprehensive amendment to the zoning ordinance and zoning map of which the Village of Barrington Hills. Said meeting of shall be held at 8:00 P.M. on Thursday, February 21, 1963, in the school building of the Country-side School, County Line Road, Barrington Hills, Illinois, Community Consolidated School District Number 1, 205 West County Line Road in the Village of Barrington Hills.

"Copies of proposed comprehensive amendment to the zoning ordinance and the proposed zoning map are available for inspection during the regular business hours at the office of the Village Clerk at 2040 Otis Road, Barrington Hills, Illinois. Board of Trustees.

"The Board of Appeals of the Village of Barrington Hills, by Lorentz B. Knouff, filed by the Village Chairman. Of Trustees, and the zoning Board of Appeals

MR. KNOUFF: Ladies and gentlemen, at the risk, I think, of boring those who are present with proceedings of this kind, there may be some of you, or a number of you, who have not attended a Zoning Board of Appeals hearing before, since we are a comparatively new village. On that account, I would like to explain briefly just what this meeting is all about, and why you are here, and what this Board has before it and the procedure which will be followed, both with respect to the matters of the comprehensive amendment and the zoning map which you are here for tonight.

In the first place, the Zoning Board of Appeals is provided by the statutes of Illinois as a quasi-judicial body which operates under the statutes of Illinois and the ordinances of this village. It has various functions, on some of which it makes a final determination, that is, a determination which is immediately subject to review by a court of record under the Administrative Review Act.

There are other functions where it is merely advisory to the Village Board of Trustees.

Now, in the matters here tonight, it is acting solely in that capacity. The hearing was called by the Village Board of Trustees, and the Zoning Board of Appeals

holds that hearing, and at the close thereof, after consideration of all the evidence which is in the record-- be taken in the record at the hearing--and based upon its own best judgment as to the highest and best use of the property involved and the various matters concerning the comprehensive amendment to the ordinance, it will make a recommendation to the Village Board of Trustees.

Then the Village Board of Trustees will have the job of passing an ordinance which will either follow the proposal here tonight or vary it in such a way as it sees fit, based upon the recommendation of this Board and its own determination. questions of Mr. Zimmerman as they care

to, then And the same applies with the Village map.

questions So the Board sits tonight merely to take evidence as provided by statute and to consider all of the evidence in the record, and then make its recommendation to the Village Board.

Now, are there any questions in connection with that which I may make more clear? then take up the proposed

changes to the zoning (No response) at the same time or

almost two If not, I will give you a brief summary of the procedure which we will follow in order to have order here because of the large group involved. We want each of you to have the opportunity to speak and give your



views. The first matter which will be taken up will be with respect to the comprehensive amendment to the zoning ordinance. That was reported back to the Village Board by the zoning committee appointed by the Village Board about two years ago, 15 or 18 months ago, which committee had as its chairman Mr. Austin M. Zimmerman.

Mr. Zimmerman will make his presentation with respect to the comprehensive amendment. At the close of his presentation, I will ask for questions from members of the Board of Appeals first. After that, after they have asked such questions of Mr. Zimmerman as they care to, then each member of this assembly may ask such questions as they care to, and each one as he rises, please give his name and address for the record, otherwise we don't know who they are when we come to examine the record.

After the completion of the discussion of the comprehensive amendment, we will then take up the proposed changes to the zoning map. At about the same time or almost two years ago the Village Board of Trustees requested the Plan Commission to consider changes which might be required by reason of changing conditions and growth of the village geographically with respect to

the map which is, of course, the zoning map of the village and required to be filed in the counties in which the Village exists.

The Plan Commission has worked on that, I understand, from that time until this, and its chairman is Mr. John O'Laughlin, Jr. He will present and explain to you the proposed changes in the zoning map.

We will follow the same procedure, then, I will then call for questions of Mr. O'Laughlin from members of the Board. After that the assembly may ask such questions as they care to to clarify any matter that he has not stated to their satisfaction.

However, I want to make it clear that these should be confined to questions, not statements or the giving of evidence.

At the close of the questions on the amendment, statements will be in order and witnesses will be sworn with respect to those statements which will go in the record as evidence.

At the close of the questions on the zoning map, the same procedure will be followed.

Now, this meeting will continue tonight until 10:00 P.M., and if we are not then concluded we will adjourn until Thursday, February 28th, at 8:00 o'clock

at this place. That is one week from tonight.

Now, has each person who desires to make a statement for the record signed the slip and sent it up to the secretary?

If so, it will expedite this matter greatly, otherwise we will have difficulty in knowing who to call on.

We will then recognize you. I think we will do that in alphabetical order so that we can get through with this as impartially as possible.

Now, in the interest of giving everyone an opportunity to speak, I would request that both with respect to questions and with respect to statements for the record, that you do not reiterate merely what someone else has said before you. If you have a new point or some new thought which you want to get before this Board, we want that, that is what we are here for. But mere recitation merely burdens the record and that costs us money.

Now, I will call upon Mr. Austin Zimmerman to present the comprehensive amendment to the zoning ordinance.

MR. ZIMMERMAN: Mr. Chairman, members of the Board, residents of the Village, a year ago last September, the

President of the Village appointed me chairman of a committee to draft a proposed comprehensive amendment to the zoning ordinance of the Village of Barrington Hills.

The other members of that committee were Mrs. Ralph A. Bard, Jr., Mr. John Shaw, Mr. Larry Bateman, Mr. John O'Laughlin, Mr. Lorentz B. Knouff, and Mr. Robert Koonz.

We met weekly, and sometimes twice weekly, until last December when we at last finished our draft. It was then presented to the President and the Board of Trustees of the Village, and referred by them to the Zoning Board of Appeals for this hearing.

I should like to give you a brief outline of the intent and purpose of this comprehensive amendment.

It is, first of all, based upon a scheme which provides for the classification of the land within the Village

limits into residential, business and light industrial

areas. The residential classification is divided into four sub-classifications:

the R-2, which is three acres; and the R-4, one acre.

The business classification is divided into four sub-classifications: the general business, the public convenience, and the general service area.

and the local service area.

There is only one industrial classification, and that is for light industry only.

In each of these classifications, certain specific enumerated uses of land are permitted.

Then, in connection with those permitted uses there are certain accessory uses that accompany that use of the land. In the field of special uses, we have grouped those enumerated special uses which generally have a quasi-public interest effect, or area, such as a golf course, and those which are strictly private but which also tend to affect the surrounding land and the value thereof.

We have set up legislative standards and we have retained in the Board of Trustees and the President of the Village the authority to grant such special uses.

The intent and purpose I should like to read to you:

"This comprehensive amendment to the Village of Barrington Hills Zoning Ordinance is adopted for the following purposes:

1. To promote and protect the public health, safety, morals and convenience, and the general welfare of the people.



"2. To zone all properties in such manner as to reflect their best use and to conserve and enhance their value.

"3. To prevent congestion by limiting the development of land to a degree consistent with the capacity of the Village of Barrington Hills to furnish adequate public service.

"4. To prevent overcrowding of land with buildings and thereby insure maximum living and working conditions and thus prevent blight and slums.

"5. To prevent residential, business and industrial areas alike from harmful encroachment by incompatible uses, and to assure that land allocated to a class of uses shall not be usurped by other inappropriate uses.

"6. To fix reasonable zoning standards to which buildings or structures shall conform.

"7. To prevent such additions to and alterations and remodeling of existing buildings or structures as would not comply with the restrictions and limitations imposed hereinafter.

"8. To insure high standards of light,

air and open space in areas where people live and  
or work.

"9. To prevent street congestion through  
adequate requirements for off-street parking  
and loading facilities.

"10. To foster a more rational pattern  
of relationships between residential, business  
and industrial uses for the mutual benefit of  
all.

"11. To consolidate or control the  
location of nuisance producing uses.

"12. To provide protection against fire,  
explosion, noxious fumes and other hazards in  
the interest of public health, safety, comfort  
and general welfare.

"13. To define the powers and duties of  
the administrative officers and bodies as  
provided hereinafter.

"14. To prescribe penalties for the  
violation of the provisions of this ordinance  
or of any amendment thereto."

Now, I will not attempt to go through in  
detail all of the provisions of this ordinance. There  
are copies. We had them printed initially, and it is a

question of trying to get a group to come down here and sort the pages on these long tables and assemble them and devise some means of binding them. I think they will all be bound in this fashion.

They were expensive. I believe we even have an ordinance providing that they may be purchased for \$7.50 a copy. But you are entitled to get copies or at least to see copies of them at any time at the Village Hall.

MR. BORAH: Tell me when we can get copies of them.

MR. ZIMMERMAN: Frances has some at her house now and if somebody would be willing to volunteer to help me I will have more of them for you.

Now, if you have any questions, I will be glad to attempt to answer them.

MR. JOHNSON: My name is Tom Johnson. I appreciate the work that the committee has gone to in getting this together, and I know it is a good job. But in view of the fact that none of us have had a chance to look at it or study it, could we put off further consideration of the ordinance until the next meeting, in the meantime we have a chance to go through it and determine there is any objections to it.

MR. KNOUFF: Mr. Johnson, I don't think

can agree to that because the public notice stated clearly that the comprehensive amendment was available at the any office of the Village Clerk, and it has been, and in order to proceed in an orderly fashion with this meeting I think it is necessary that the questions and statements and so forth which all of you may have with respect to this ordinance come out, and that will give you a lot better insight into it overall. I think it would be getting the cart very much before the horse if we did that.

MR. JOHNSON: I certainly agree that if there are any questions at this time at this meeting I think they should be raised, but inasmuch as none of us as yet has had a chance to look at the ordinance--

MR. KNOUFF: I would say we certainly would not foreclose the asking of questions or making of statements at the next meeting if you, who have not had a chance to, care to examine this in the interval of this following week. I presume we will not finish tonight, but I would like to proceed with the agenda as the Board has determined.

MR. ZIMMERMAN: Mr. Chairman--

MR. KNOUFF: Yes, Mr. Zimmerman.

MR. ZIMMERMAN: If I may make a suggestion, the



committee and I, particularly the Chairman, would appreciate any comments, suggestions or observations that anyone has to make concerning this.

MR. KNOUFF: First, I would like to call upon members of the Board of Appeals for their questions.

MR. TURNER: Mr. Chairman, I have a couple of questions that are informational. I have not seen the ordinance either, so I am asking anyway. What do you mean, Austin, when you say general business and general service and then local business and local service? Can you give us some feel of what kinds of things are involved in these four areas? I don't mean extensively, but just a feel of the kind of things that are represented by these four categories.

MR. ZIMMERMAN: Well, answering the question as specifically as I can, in the restricted business district it was visualized that there might be, within an area of some 40 square miles which our village presently occupies, occasion for the corner drug store, the book store, the barber shop or beauty parlor, in fact, some 29 specifically enumerated permitted uses. And in restricted service areas, we added such things as dry cleaning establishments employing not more than two persons, laundries employing not more than two



persons, radio and television service and repair shops, service industries, or businesses, rather. Then in the general business districts we have such things as restaurants, travel bureaus, sporting goods stores, tailor shops, and then in the general service districts, garages, automobile repair, laboratories, motels.

I hope that gives you a general idea of what we had in mind in making the large general area of business and service as contrasted with the small business and service area.

MR. TURNER: What kind of things do you have in mind when you say light industry, for instance?

MR. ZIMMERMAN: Those industries which comply with the standards set up for light industry as specified in the ordinance.

MR. TURNER: I am sure that is right, but can you give me some for instances?

MR. ZIMMERMAN: Oh, I suppose the assembly of small parts, not automobiles. I think that the idea or conception of light industry is generally understood. And like most things which are generally understood, very difficult to define. We all know what heavy industry is, steel mills, rolling mills, etcetera.

MR. KNOUFF: Mr. Zimmerman, to clarify that a bit,

particularly for those who want to take a look at this subsequent to this meeting, could you give the section numbers and/or pages on which the list of permitted and special uses in light industry are listed?

MR. ZIMMERMAN: Well, it is in Article 10. These pages have not yet been numbered, although you will find page number references therein which we retain for the purpose of not getting confused. The first page reference I find is Page 74.

MR. KNOUFF: Mr. Zimmerman, is the length or volume of this instrument of yours due to the fact that in this type of comprehensive amendment every use permitted, special or otherwise, must be outlined and no other use exists within the ordinance?

MR. ZIMMERMAN: That is correct. If it is not specifically enumerated it is prohibited.

MR. KNOUFF: Is that the difference between this and the present ordinance of the Village?

MR. ZIMMERMAN: Yes, the essential distinction is that.

MR. KNOUFF: In other words, if it is not in there you can not do it?

MR. ZIMMERMAN: Correct.

MR. KNOUFF: Are there any other questions by the

Board?

MR. DAUBENSPECK: Austin, in hearing the purposes, would you agree with me that of necessity there are going to come times when some of the purposes conflict?

MR. ZIMMERMAN: I think that is true.

MR. DAUBENSPECK: It would be wonderful if they all fell into each category specifically with respect to each particular use. But those are so all encompassing that some of them are bound to--we are going to have to put some things on each side of the scale.

MR. ZIMMERMAN: That is correct.

MR. KNOUFF: Mr. Zimmerman, would you mind elaborating a little, I think you touched upon it, but perhaps hardly enough for my satisfaction, or probably for the folks here tonight, on the necessity or reasons why--I am assuming now that a number of the classifications that are listed here are not contemplated as actual zoning districts within the village--as to why those classifications are included within the ordinance?

MR. ZIMMERMAN: Yes, I don't want to answer the question by making an argument, but perhaps the very nature of it does make me an advocate, more or less. So far as I know, in each of the residential classifications we have some representation of that type of use within

the Village today.

With respect to light industry, we have none.

With respect to business, we have at least one, or perhaps two, existing businesses within the Village. Whether these areas will be or have been on this map designated as general business or general service areas, I don't know.

But we included all of these classifications because it seemed to us that an area of this size in this day of rapid change should make provision now for future development.

Our effort to maintain the area as it is will, by that inclusion, be furthered.

I think any ordinance which does not provide for such future development and which does not take a realistic approach to changes which may be forced upon us would be unrealistic.

MR. ZIMMERMAN: I think it would be contrary to human experience, and I think it would subject the ordinance to the criticism of the courts and provoke attack by those seeking to have it found arbitrary, unconstitutional and contrary to the best interests of the community.

MR. KNOUFF: Thank you. Are there any other questions from the Board.