

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: May 24, 2011

Time: 7:00 p.m.

Location: Village Hall Board Library
200 South Hough Street
Barrington, Illinois

In Attendance: Harry Burroughs, Commissioner
Dan Hogan, Commissioner
Todd Sholeen, Commissioner
Mike Ward, Commissioner
Anna Bush, Chairperson

Staff Members: Greg Summers, Director Engineering & Building
Kevin Kramer, Planner
Jean Emerick, Recording Secretary

Call to Order

Chairperson Bush called the meeting to order at 7:01 p.m.

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, absent; Dan Hogan, present; Todd Sholeen, present; Mike Ward, present; Anna Bush, Chairperson, present.

There being a quorum, the meeting proceeded.

#####

New Business

PC 11-05 Jewel Osco, 150 West Main Street, Planned Development Amendment

Applicant: Randy Kriegel
Jewel-Osco
150 Pierce Road, Suite 200
Itasca, IL 60143

Jeff Lawler, Village Manager, Village of Barrington
200 South Hough Street
Barrington, Illinois 60010

Architect: Walter Sydor
Jensen & Jensen Architects

The applicant (Jewel-Osco) seeks approval of an amendment to the special use for planned development ordinance #93-2492 for the purpose of constructing new signage at 150 West Main Street. The applicant is seeking exceptions from Chapter 4, Part VI (Sign Regulations) of the Zoning Ordinance. The property is zoned B-4 Village Center District, is in Neighborhood 18, and is designated for mixed use (retail/office/residential) by the Village of Barrington Comprehensive Plan.

Mr. Sydor, Jensen & Jensen, Oak Brook, Illinois, architect for Jewel Osco, presented their petition. Jewel Osco is undergoing a remodel of their Barrington store. They also want to update their signage. Currently, 321 1/2 square feet of signage is what is allowed. They are requesting 29.75 more square feet than what is there now. They would also like to add citrus graphics panels. The fruit logo is applied to the outside of the glass and they will be lit by wall mounted sconces. Mr. Sydor supplied a sample of the decal for review.

Mr. Kramer, planner, explained that in addition to this request there is the sign at the corner of Main and Applebee that has never been approved. The Village would like to approve it along with this Planned Development. Staff is recommending approval of PC 11-05 with the following exceptions:

- To allow for 463.75 square feet of wall signage with the additional graphic panels.
- To allow two extra wall sign graphic panels, 56.25 square feet each – with proportions and frames architecturally similar to traditional windows in the neighborhood – to be added to the front façade of the Jewel-Osco building.
- To allow internally illuminated wall signage for the Jewel-Osco building.
- Amending Exhibit 14 of the PDO #93-2492, to allow the existing Ice House Mall monument sign with an additional temporary sign frame of 30" x 50" directly above both sides of the monument.

Commissioner Hogan questioned the internally illuminated sign.

Mr. Summers, Director of Engineering and Building, explained that internally illuminated signs require an exception.

Commissioner Ward asked if the Architectural Review Commission will also have to look at this petition.

Mr. Kramer answered no, that the ARC Chairperson said that as long as it was similar to architecture in the area, they would not have to look at it. The Chairperson consulted with some of his fellow commissioners and they thought it was an acceptable change.

Chairperson Bush closed public comment at 7:17 PM.

Commissioner Burroughs agreed with Jewel's request, but he questioned the temporary sign and asked if it could be done better than it is now.

Commissioner Hogan said he was also hoping it will be upgraded.

Mr. Kramer said that Ice House has not proposed what they will do to change it yet. The Village has asked for something better. At a minimum it will be painted black, and more firmly grounded. They would like a new structure, similar to the wayfinding signs we have.

Mr. Summers said that the sign was approved, but not the temporary structure above it.

Chairperson Bush said she is fine with the new Jewel signage. She has more of a problem with the Ice House sign. She wants them to significantly improve upon what is there.

Mr. Kramer said that the Ice House sign is actually on Village property, which gives us more authority.

Commissioner Ward said that there are appearance issues with the monument sign. He would like it to go to the Architectural Review Commission.

Commissioner Burroughs moved, and Commissioner Ward seconded, that the Plan Commission recommend approval of PC 11-05, subject to the following conditions: the Jewel-Osco sign package must appear before and be approved by the Architectural Review Commission and the temporary sign frame on the Ice House Mall monument sign shall be upgraded and be more permanently affixed to the sign structure in a manner acceptable to the Engineering & Building Department.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, absent; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; and Chairperson Bush, yes. The vote was 5 - 0; the motion carried.

#####

PC 11-06 Life Storage, 777 Lake Zurich Road, Planned Development Amendment

Applicant: Jean Jodoin
Life Storage Centers, LLC
777 Lake Zurich Road
Barrington, Illinois 60010

The petitioner (Life Storage Centers) seeks the approval of an amendment to the existing special use planned development (Ordinance 07-3390) to allow medical office as a special use. No building or site changes are proposed. The property is zoned O-R Office Research District and is located in Neighborhood 5. The Village of Barrington Comprehensive Plan designates this property for Office/Research use.

Mr. Jean Jodoin, Lake Barrington, Illinois, said that he is seeking an amendment to allow medical office as a special use. He said he was confused because when he purchased the property, he thought it was already allowed. They are asking for 25% of the building to be medical.

Commissioner Burroughs asked if 25% would be enough.

Mr. Jodoin thinks it will be enough for now. They will come before the Commission again if they would wish to expand.

Mr. Kramer said a text amendment to the Zoning Ordinance to allow medical office as a special use in the O-R Office/ Research Zoning District is going before the Board for approval on May 26, 2011. Staff is recommending that the Plan Commission recommend this petition to the Board on the condition that the text amendment is approved by the Board this week.

Ted Nieson, 602 Elm Road, said that as a neighbor he was concerned about parking adjacent to Lake Zurich Road and the impact on the traffic and bicycles going through the park.

Mr. Summers said that the petitioner was granted an exception for parking on the side. There is ample parking. A medical center would require much more parking. A medical office actually does not have more traffic. It is a constant throughout the day with no peak times.

Commissioner Hogan moved to recommend approval of PC 11-06 an amendment to the existing special use planned development (Ordinance 07-3390) to allow medical office as a special use. Subject to the two conditions recommended by staff. No building or site changes are proposed. Commissioner ward seconded the motion.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, absent; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; and Chairperson Bush, yes. The vote was 5 - 0; the motion carried.

Approval of Minutes

April 26, 2011

Commissioner Hogan moved to approve the minutes of the April 26, 2011 meeting as presented; Commissioner Sholeen seconded the motion. Voice vote recorded all ayes. The minutes were approved.

Planners Report

Mr. Summers told the Commission of an upcoming zoning ordinance text amendment to modify the parking requirements for outdoor cafés taking into account that the café will not draw new patrons but add supplemental space to the business square footage. The Village has several locations in mind, one being a possible 400 square foot third floor terrace and the other a 1,200 square foot second floor rooftop terrace and parking is an obstacle for both locations. The petition will be brought forth to consider whether the Village wants to encourage those uses

and if outdoor café restrictions should be relaxed. Additionally, the petition will cover a small discrepancy with temporary signs. Businesses are taking advantage of the temporary sign permit by not installing a permanent sign. This petition will address those issues.

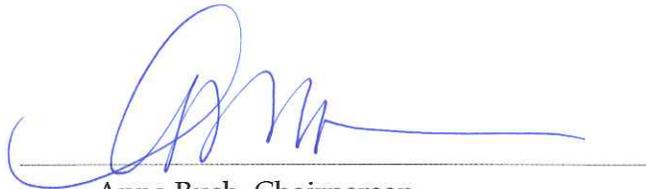
Commission Hogan asked what happened with the Garlands amendment.

Mr. Summers informed him that two smaller signs were approved along with the stub road going east-west with the easement dedicated to the Village.

Adjournment

There being no further business to come before the Commission, Chairperson Bush adjourned the meeting at 7:49 p.m.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission

Approval Date: