

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: July 12, 2011

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant, Zoning Coordinator
Jean Emerick, Recording Secretary

Call to Order

Chairperson Bush called the meeting to order at 7:03 p.m.

Chairperson Bush swore in new Plan Commission member, Jeff Anderson.

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

There being a quorum, the meeting proceeded.

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New Business

PC 11-07 Text Amendment (Signs/ Outdoor Café parking)

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

The Petitioner seeks approval of a Text Amendment to the Zoning Ordinance for the Village of Barrington for the purpose of amending Chapter 2 "Definitions", Chapter 4 Part I "General Regulations", Chapter 4 Part IV "Signs", Chapter 4 Part II "Off-Street Parking and Loading" and Chapter 7 "Business Districts".

Ms. Tennant, Zoning Coordinator, presented the Text Amendment to the Zoning Ordinance. Ms. Tenant explained that the Village adopted a new sign ordinance in May 2010 and after the implementation phase, there were a few items that needed adjustment and scribes' errors to be corrected. The Village has also been discussing outdoor café parking and decided to bring forth a text amendment to exempt restaurants from providing additional parking for outdoor cafes. The use of outdoor cafes is seasonal and weather is a major factor. So, Staff is recommending that outdoor cafes be exempt from parking regulations.

Chairperson Bush asked who will have the authority to determine how many seats they can have.

Ms. Tennant said that they can have as many as they want within the zoning regulations, assuming they meet setbacks and that they are not inhibiting any parking spaces. Staff will review their applications as they renew their license each year.

Ms. Tennant said that another change to the ordinance is that off-site parking was referred to as stand-alone parking, which is not the correct term. It will be changed to off-site parking. The ordinance also states that the backgrounds in illuminated signs need to be aluminum. It is impractical because for smaller tenant panels, they cannot get smaller type. The signs will still need to be opaque. Also, Staff would like to adopt new sandwich board guidelines; they need to be wood or metal. Staff wants all businesses in compliance with regulations for temporary signs. The terminology will change so that it is easier for people to understand. Staff is proposing that new businesses can have one temporary sign for 60 days and one temporary sign for up to one year. After 60 days, they will need to install a permanent sign. New development and real estate signs have different regulations.

Commissioner Burroughs asked whether the temporary sign can be in addition to permanent sign.

Ms. Tennant said that yes they can.

Commissioner Anderson asked about those that have temporary signs today and how long will they have before they have to come down.

Ms. Tennant said that there are no businesses right now that only have temporary signage. Businesses were sent a letter in March asking them to come into compliance.

For the temporary Community Event Sign, Staff worked with Attorney Bateman to come up with more liberal language in order to open it up to other communities.

The language in the ordinance regarding the awnings also is not clear; it says that bubble and round types are not permitted. The language does not address if there are repairs needed. If it is a minor repair, they can do it, but if the awning is destroyed, they will need to conform to the ordinance. Bubble and round type awnings cannot be replaced.

Staff would also like to clarify non-conforming signs that have multiple tenants. New tenants can replace the panel, but the panel needs to be in compliance.

Commissioner Hogan moved, and Commissioner Ehrle seconded, that the Plan Commission recommend approval of PC 11-07, approval of a Text Amendment to the Zoning Ordinance for the Village of Barrington for the purpose of amending Chapter 2 "Definitions", Chapter 4 Part I "General Regulations", Chapter 4 Part IV "Signs", Chapter 4 Part II "Off-Street Parking and Loading" and Chapter 7 "Business Districts".

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 7 - 0; the motion carried.

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Approval of Minutes

May 24, 2011

Commissioner Burroughs moved to approve the minutes of the May 24, 2011 meeting as presented; Commissioner Sholeen seconded the motion. Voice vote recorded all ayes. The minutes were approved.

Planners Report

Ms. Tennant said that the Jewel Osco amendment and the medical office amendment both passed the Village Board. The Lutheran Church of the Atonement is ready to move forward with Phase II, which doesn't quite meet their plan, so they will have to come before the Commission with an amendment. The Plan Commission will not have another meeting in July.

Commissioner Ehrle asked what was going on with Motorwerks.

Ms. Tennant said that all of the brands are updating the facades. It will go to ARC for review. They are moving forward with the rebranding.

Chairperson Bush welcomed Jeff Anderson; she appreciates the perspective he will bring to the Commission since he has been a Village Trustee.

Adjournment

There being no further business to come before the Commission, Chairperson Bush adjourned the meeting at 7:23 p.m.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission

Approval Date: