

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: May 29, 2012

Time: 7:00 p.m.

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

In Attendance: Harry Burroughs, Commissioner  
Richard Ehrle, Commissioner  
Todd Sholeen, Commissioner  
Jeff Anderson, Commissioner  
Anna Markley Bush, Chairperson

Staff Members: 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, present; Dan Hogan, absent; Todd Sholeen, present; Mike Ward, absent; Jeff Anderson, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

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New Business

**PC 12-04:** Barrington High School PUD Amendment – Aboveground Storage

**Applicant:** Community Unit School District #220  
310 James Street  
Barrington, IL 60010

**Environmental Consultant:** Integrity Environmental Services, Inc  
1240 Iroquois Drive, Ste 102  
Naperville, IL 60563

**Barrington High School (616 W. Main Street):** The applicant (Community Unit School District #220) seeks approval of an amendment to the Special Use Planned Development Ordinance #08-3432 to change Section 2 Paragraph A regarding Permitted Uses and Section 2 Paragraph B regarding Exceptions Granted to allow an aboveground storage tank (AST) relative to 616 West Main Street. The applicant is seeking exceptions from Chapter 9, Section 3-C (Special Uses) and Appendix I Part 3-4 of the Zoning Ordinance. The property is zoned P-L Public Lands District, is in Neighborhood Four (4), and is designated for Public/Intuitional use by the Village of Barrington Comprehensive Plan.

Mr. Mark Ravanese, from Integrity Environmental Services, worked on the plans and specifications for the Barrington Community Unit District 220 for the aboveground storage tank installation, an underground storage tank removal, and soil remediation. The new aboveground storage tank will be located about 50 feet from the east property boundary. It is a perfect spot for the high school for many reasons. The aboveground storage tank will hold 1,500 gallons, and it will be replacing a 10,000 gallon underground storage tank and a 250 gallon aboveground gravity-feed diesel fuel tank. It will be an improvement, a very modern, state-of-the-art storage tank with safety features. The old tank is 40 years old. They don't think it is leaking, but the piping to it is. The project involves removal of the aboveground diesel fuel tank, as well as the 10,000 gallon underground storage tank, disposing of the tanks, and removing about 200 tons of soil. The new aboveground tank is a Fireguard Tank UL2085. There is not a better tank for aboveground petroleum storage. The State Fire Marshall is happy with the tank. It will be surrounded by guard posts. It is a safe setup for the high school. Another advantage is the reduction in capacity. The high school doesn't need that much fuel. The lighting and illumination will not change and are controlled by timer. The site is under video surveillance. Another reason the location was chosen is that there is no other place on high school property that is as safe and they are used to it being there. The compartment size is 1,000 gallons gas and 500 gallons diesel custom; it has a double wall, primary and secondary containment. It is distanced far enough away from assembly areas.

Mr. Tom Campagna, CUSD 220, said the Village engineering and fire staff looked at the site. It has inner and outer walls, dual containment by code. An aboveground storage tank is easier to take care of; it is easier to detect leaks and repair them.

Commissioner Anderson asked if there are regulations requiring that it be a certain distance from an assembly point.

Mr. Ravanese said that it is 85 feet because of the type of tank. The school building itself is not that close to the tank, but the horticultural building occasionally has a student assembly. The new tank will be a little farther north, it will be basically where the existing fuel pump is. It is directly east of maintenance buildings. The tank actually has a monitoring probe in the space between the two walls, which will alarm if there is liquid present. It would shut down the system.

Mr. Campagna said that on the weekends or evening it shuts itself down, and cannot be tampered with.

Commissioner Ehrle asked if they decided to go with the different sized tank because of the size of the site.

Mr. Campagna said that it was calculated by their fuel needs, to limit the amount of stored fuel on the site.

Commissioner Anderson asked if there was an ability to enlarge the tank in the future.

Mr. Campagna said that they will just refill it more often. It is safer to have less fuel on site and is better for usage.

Mr. Kramer said that the applicant seeking approval of an amendment to their planned development, Ordinance #08-3432, to allow an aboveground storage tank. They will take out a 10,000 underground tank and a 250 aboveground tank and replace them with a new 1,500 gallon aboveground tank on essentially the same spot. They are seeking an exception that the tank should be placed 50 feet or further from building; it will be 40 feet from the maintenance buildings. Staff is in support of this exception. Another exception is that it should be placed 100 feet from residential, the proposed is 40 feet. Staff is also in support of this exception because it will be safer and better than what is there now. The visual impact will not be greater. No one showed up at their neighborhood meeting. Staff is in support of this amendment.

Commissioner Ehrle asked if there are any other aboveground storage tanks in Barrington.

Mr. Kramer said there are some at Barrington Transportation Company on Hager and at Pepper Construction.

Chairperson Bush announced that public comment was now closed.

Commissioner Sholeen moved and Commissioner Ehrle seconded, to approve PC 12-04, an amendment to the Special Use Planned Development Ordinance #08-3432 to change Section 2 Paragraph A regarding Permitted Uses and Section 2 Paragraph B regarding Exceptions Granted to allow an aboveground storage tank (AST) relative to 616 West Main Street. The applicant is seeking exceptions from Chapter 9, Section 3-C (Special Uses) and Appendix I Part 3-4 of the Zoning Ordinance.

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

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Approval of Minutes

*May 8, 2012*

Commissioner Sholeen made a motion to approve the May 8, 2012 meeting minutes, Commissioner Burroughs seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

*December 13, 2011*

Commissioner Sholeen made a motion to approve the December 13, 2011 meeting minutes, Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

*September 27, 2011*

Commissioner Ehrle made a motion to approve the September 27, 2011 meeting minutes, Commissioner Burroughs seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planners Report

Chairperson Bush reminded the Commission that the next meeting will be June 12, 2012 for the text amendment.

Mr. Kramer said the Village swapped land with Barrington Bank and Trust. The Village had owned property at Cook and Lake Streets and Barrington Bank and Trust owned part of a parking lot on Station Street across from Village Hall. In July Barrington Bank and Trust will come forward with a plan for a parking lot (24 spaces) next to the Harris Bank parking lot.

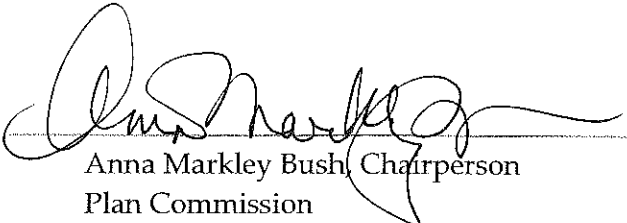
For the Hough Main project, the developer has until late July to submit a plan, so it will probably come before the Commission in September. Staff will get the word out that the meeting will be televised so the curious can watch from home rather than come in to Village Hall.

At the end of June, the Bike and Pedestrian Advisory Committee will be updating the 1998 Barrington Bicycle Plan. It will be adopted as an amendment to the Comprehensive Plan.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Sholeen and seconded by Commissioner Burroughs to adjourn the meeting at 7:48 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,  
Jean Emerick



Anna Markley Bush, Chairperson  
Plan Commission