

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: June 12, 2012

Time: 7:00 p.m.

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

In Attendance: Todd Sholeen, Commissioner
Mike Ward, Commissioner
Dan Hogan, Vice Chairperson
Anna Markley Bush, Chairperson

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

Call to Order

Chairperson Bush called the meeting to order at 7:00 p.m.

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

There being a quorum, the meeting proceeded.

#####

New Business

PC 12-03: Zoning Ordinance Text Amendment

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

PC 12-03: Text Amendment (Window Signs & Misc.): 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 II "Off-Street Parking & Loading" and Chapter 4 Part IV "Signs."

Ms. Tennant presented for the Village of Barrington. The main purpose of the Zoning Ordinance Test Amendment is to amend the window signage regulations. Currently, businesses are allowed one window sign per frontage, regardless of the number of windows and also, one temporary sign regardless of the number of windows. The amendment would allow one sign per window to cover no more than 50% of the window. It is self-regulating because smaller businesses that only have one window, one store frontage, one sign is appropriate.

Staff also proposes to add regulations for gas station pumps with electronic sign displays. Several gas stations currently have electronic displays. All displays are approximately one square foot in size. Staff believes these displays are acceptable provided they do not exceed this size restriction.

While making changes to the Zoning Ordinances, we try to clean it up definitions at the same time Walkways have been added as an encroachment; they have always been allowed but they were not on the list. One of the changes in Chapter 4 Part 1 is how it applies to garages. Our interpretation has been that you can have one garage whether it is attached or detached. The question was - what is an attached garage? If the garage is split, is that an attached garage? A split garage can be one attached garage provided that it is accessed from the same driveway. Staff is also rewriting the Subdivision Ordinance that has not been modified since 1980 and they are looking at the Zoning Ordinance and Village Code to make sure everything is matching. They wanted to clarify some of the driveway regulations. Residents can have one driveway, except that properties with 100 feet or more frontage are permitted to have a circular driveway. Staff recommends that the Plan Commission recommend approval of the Text Amendment to the Board.

Commissioner Hogan asked if the window signage has increased from 25 to 50%.

Ms. Tennant answered that it has. She said that along with looser regulations comes stricter enforcement. The Board is in agreement.

Commissioner Hogan asked as far as signage goes, how is a window defined.

Ms. Tennant answered that signs cannot extend through any architectural features including window panes. A sign cannot expand over multiple windows.

Commissioner Hogan said he has a circular driveway and asked what happens when he needs to replace it.

Ms. Tennant said when replacing it they would have to correct the condition at that point. If the driveway is over 20 feet, it has to be brought back to 20 feet. The main focus is curb cuts rather than impervious surface. They want to limit driveway parking lots.

Commission Ward asked about the proposed modifications to the decks and patios encroachment into the corner side yard.

Ms. Tennant explained that currently decks and patios more than 24 inches above grade cannot be located within 15 feet of the corner side property line. Some zoning districts have a required corner side yard of 10 feet. A house may be built up to 10 feet from the property line in certain districts, but a raised deck would have to be setback an additional 5 feet. This will make the requirements less restrictive.

Ms. Tennant said that the Ordinance language said it could not be any closer than 15 feet to the front or corner side yard lot line is incorrect. Some zoning districts have corner side yards of 10 feet not 15 feet. Rephrasing it to say 15 feet from the front lot line and encroachment into the corner side yard is not permitted because that distance is different for different zoning districts. Restrictions are actually more lenient.

Commissioner Hogan moved and Commissioner Sholeen seconded, to approve PC 12-03, 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 II "Off-Street Parking & Loading" and Chapter 4 Part IV "Signs."

Roll call Vote: Mr. Burroughs, absent; Mr. Ehrle, absent; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; Mr. Anderson, absent; and Chairperson Bush, yes. The vote was 4 - 0; the motion carried.

#####

Approval of Minutes

May 29, 2012

The May 29, 2012 meeting minutes could not be approved because the appropriate Commission members were not present.

Planners Report


Mr. Kramer will bring a planned development amendment for the Jewel property, because they are getting a Caribou Coffee and they want a sign on the outside. They can only do this with an amendment to their planned development. Also, the Barrington Bank and Trust parking lot swap is coming up.

Staff will meet soon with the architects and the developer for the Hough/Main redevelopment to talk about the back elevations and landscape plan. There will be a public meeting on June 27th. We are hoping for a Plan Commission full submittal for the first meeting in September.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Sholeen and seconded by Commissioner Hogan to adjourn the meeting at 7:28 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Markley Bush, Chairperson
Plan Commission