

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: July 31, 2012

Time: 7:00 p.m.

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

In Attendance: Harry Burroughs, Commissioner  
Mike Ward, Commissioner  
Dan Hogan, Vice Chairperson  
Anna Markley Bush, Chairperson

Staff Members: Kevin Kramer, Planner  
Jean Emerick, Recording Secretary

*Call to Order*

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

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

There being a quorum, the meeting proceeded.

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*New Business*

PC 12-06: 219 South Cook Street - Planned Development

Applicant & Owner: Barrington Bank & Trust  
201 South Hough Street  
Barrington, IL 60010

The petitioner (Barrington Bank & Trust) seeks approval of a special use planned development for the purpose of constructing an off-site parking lot at 219 South Cook Street. Barrington Bank and Trust (BB&T) has acquired the property from the Village of Barrington to construct an off-site parking lot for their employees. The proposal asks for exceptions for parking lot requirements, fencing and landscaping from the Barrington Zoning Ordinance. The property is

zoned B-4 Village Center District, is in Neighborhood Eighteen (18), and is designated for mixed use (retail/office/residential) by the Village of Barrington Comprehensive Plan.

Mr. Brad Stetson, Chairman and CEO of Barrington Bank & Trust, 201 South Hough Street, said they have been working with the Village to switch a couple of properties, 124 West Station Street and 202 East Lake Street, which will now be known as 219 South Cook Street. It will be a parking lot. There will be 24 spaces on Cook and Lake Streets. They are proposing a 24-space lot, bordered on the south and west with a fence similar to that which is on the bank property now. They will landscape in front of the fencing. There will be trees taken down. They plan to eliminate an ingress on Lake Street and add an ingress on Cook Street on the west side of the lot. It is bordered by the Harris parking lot. After hours the lot is open to public use.

Chairperson Bush asked if it will be posted that it is for Barrington Bank and Trust employee parking only.

Mr. Kramer answered yes and that the Village will not be promoting parking for weekends and after hours.

Mr. Stetson said that they have told businesses, such as Francesca's, that their patrons may use the lot after hours.

Mr. Kramer said that the petitioner is seeking an approval of a special use planned development for the purpose of constructing an off-site parking lot at 219 South Cook Street. The Village transferred the title over to Barrington Bank and Trust in exchange for land in the Hough-Main redevelopment site. They are asking for some exceptions. In the Zoning Ordinance, it says that fences in the B-4 District can only be three feet high. In order to match the height of the existing fence and wall, it will need to be 4'6". The taller fence will also supply extra screening for the neighbors across the street. The table for parking requirements says that one foot should be added to each stall next to curbs. They would like to waive this requirement because the lot is so small. Staff is in support of this exception. According to the ordinance, the two-way traffic aisle should be a minimum of 24 feet, they are asking for an exception of a minimum of 22 feet. The ordinance also says that a four foot landscaped divider strip shall be between public sidewalk and parking areas. Barrington Bank & Trust is asking for an exception of a 2 1/2 foot divider on the Lake Street side. The other sides will be in compliance. The Zoning Ordinance requires that all off street parking be illuminated. They are not planning to add any lights. The lot is small enough and there are a couple of Village lights on the public right-of-way. Staff thinks this will be enough illumination. The ordinance requires a 75% screen of the perimeter parking lot landscaping. The petitioner is asking for an exception to achieve a 67% screening. They are proposing to screen the Cook and Lake Street sides heavily. There will not be as much on the north side. Staff is in support of this exception. The Zoning Ordinance reads that off-street parking and loading shall be permitted in rear yards only. The petitioner is requesting an exception from this standard to place an off-street parking lot on the entire site, which would be the rear yard along with all other yards. Staff is in support of this

exception since the site is not very large and thus the special use off-site parking lot would go into all yards and require this exception to be granted. These exceptions are consistent with objectives of Zoning Ordinance and Comprehensive Plan. The entrance will be taken off of Lake Street and moved to Cook Street. Public Works will move a street light to the north so it will not be in the way of the entrance.

Commissioner Burroughs asked that the on the north and south, the last parking spaces should be limited to compact cars only.

Commissioner Hogan asked if there any turning restrictions.

Mr. Kramer said that they haven't talked about it.

Mr. Sessing, 305 South Cook Street, is requesting that they fit two trees instead of one tree on the Lake Street side.

Mr. Kramer said that he spoke with the Village forester, they will need to follow the forestry management plan that was created as part of the Emerald Ash Borer plan. The plan says that there should be 50-foot spacing for large shade trees.

Mr. Stetson does not have a problem with two trees. He will work with the neighbor and the forester.

Commissioner Bush asked if the Plan Commission can approve the petition tonight pending the forester's approval.

Mr. Kramer said yes.

Commissioner Hogan moved and Commissioner Burroughs seconded, to approve PC 12-06, a special use planned development for the purpose of constructing an off-site parking lot at 219 South Cook Street, including the seven exceptions recommended by the Staff and the forestry issue will be agreed upon by the three parties, Barrington Bank & Trust, the Village forester, and Mr. Sessing.

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

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Approval of Minutes

*July 24, 2012*

Commissioner Hogan made a motion to approve the July 24, 2012 meeting minutes, Commissioner Burroughs seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

*June 12, 2012*

Commissioner Hogan made a motion to approve the June 12, 2012 meeting minutes, Commissioner Ward seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

*May 29, 2012*

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

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Planners Report

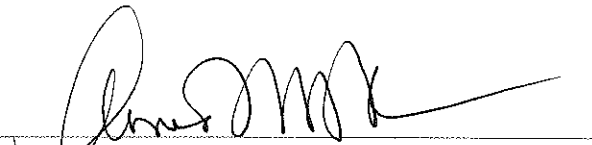
Mr. Kramer said that next week will be the Ace/ Fisher Nut petition. The public meeting will be held tomorrow.

Mr. Kramer will get the packet out Thursday afternoon with the findings of the meeting.

Adjournment

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

Respectfully submitted,  
Jean Emerick

  
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Anna Markley Bush, Chairperson  
Plan Commission