

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: August 7, 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
Mike Ward, Commissioner
Jeff Anderson, 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 7:03 p.m.

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

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings and swore-in those wishing to address the Commission.

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New Business

PC 12-09: 906 S. Northwest Highway - Planned Development

Applicant: Johnathan Brown
475 Old Mill Road
Barrington, IL 60010

Owner: John B. Sanfilippo & Sons

The applicant seeks approval of a Special Use for Planned Development for exceptions to the Barrington Zoning Ordinance for signage, fencing, outdoor storage, refuse containers, and an aboveground storage tank relative to the property at 906 S. Northwest Highway, Barrington, IL. The applicant is seeking exceptions from sections 4.4-A.8, 4.5-B.1, 7.2-D, Table 4.16-B-4, Appendix I.3, and Appendix I.4 of the Zoning Ordinance. The property is zoned B-1 General Business Service District and is located in Special Planning Area Number 8. The site is also within an area designated for Mixed-Use by the Village of Barrington Comprehensive Plan.

The petitioner, Mr. John Brown, 475 Old Mill Road, Barrington, said that he is petitioning for variances for the property to improve and handle business considerations as they go forward. They had a neighborhood meeting of the surrounding property owners of the proposed Ace Hardware Store last week. Many property owners raised their concerns and support. The primary concern was of increased traffic on east Hillside Road creating hazards. The majority of traffic will enter off of Northwest Highway. Hillside would be a convenient access to the store for neighbors. He hopes in the future IDOT will put in a left turn lane. He selected this location because of the traffic on Northwest Highway. He values the security and safety of the Village and also values a community that offers retail services to meet the residents' everyday needs. He will need the support and commitment of the residents of Barrington to shop locally.

Chairperson Bush asked for the green cards from the public hearing notice.

Mr. Kramer has the green cards.

Commissioner Anderson asked how the size compares to the previous Ace.

Mr. Brown said that it will be a little smaller.

Commissioner Hogan stated that there are three primary issues. He asked the Mr. Brown tell the Commission, from a business standpoint, his reasons for these variances.

Mr. Brown said he would like a propane tank to fill various sizes of cylinders. It will give them a competitive advantage, as there are no others in Barrington. He expects these customers will come into the store and buy other items. He has looked at other locations for the propane tank. A second location would be in the middle of the parking lot. Situated on the north side, it will be better hidden, better landscaped, and better protected. Propane experts have told him that incidents are almost nonexistent. It could get dented, it could leak, but it is not likely to explode. He could not find any examples of explosion. There are safety features and shut off valves that would protect the community.

Chairperson Bush asked who will be filling the cylinders for customers.

Mr. Brown answered that there will be trained associates.

Chairperson Bush asked if they could locate the tank in the rear of the building.

Mr. Brown said that it would be inconvenient and it would have to put on top of a septic field.

Mr. Brown said the monument sign will be located on the northwest corner of the lot. It would be viewed perpendicular to Northwest Highway for the most visibility. They intend to put the monument sign on a brick base. There will also be signage on the side of the building.

Commissioner Ward asked who buys propane and why Mr. Brown needs a tank of that size.

Mr. Brown said they selected the smallest tank (500 gallons). They probably would not have to fill it more than once a week. Those who have their own cylinders, get a full refill. Roofers use propane for flashings. There are propane heaters. They are used to generate refrigerators, etc. in recreational vehicles. For convenience, they will also provide an exchange service.

Commissioner Ward asked if they have looked at Ace's with and without propane service.

Mr. Erik Butterworth, Ace Hardware regional sales, said that 95% of the Ace stores either exchange or fill propane. Those that fill propane do better. Typically consumers prefer to fill their own.

Mr. Kramer gave his report regarding PC 12-09, 906 S. Northwest Highway. He said the petitioner is asking for exceptions from sections 4.4-A.8, 4.5-B.1, 7.2-D, Table 4.16-B-4, Appendix I.3, and Appendix I.4 of the Zoning Ordinance.

The Zoning Ordinance requires refuse containers to be located in the rear of the building. The petitioner is requesting an exception to place the refuse container on the northeast side of the building close to the front building line. Staff is in support this exception. The container will be enclosed by a wooden fence.

The Zoning Ordinance requires fences not to exceed three feet in height. The petitioner is requesting a variation for a six foot fence to enclose the refuse. Staff is in support of the exception.

The petitioner is requesting a special use to place a backyard fenced in area where non-seasonal items will be stored. Staff is in support of the exception as the storage area will be enclosed by a wooden fence and located behind the primary structure.

The Zoning Ordinance requires monument signs in the B-1 District to not exceed 56 square feet in area and 12 feet in height if the row setback is at least 15 feet. The petitioner is requesting an exception to place a monument sign at a right-of-way setback of 5 feet. Staff is in support of the exception as the right-of-way on the property is approximately twenty feet (typical right-of-

ways on properties along South Northwest Highway are five to ten feet). The proposed exception will not interfere with the site triangle for drivers turning onto Northwest Highway from Hillside Road.

The Zoning Ordinance requires wall signs may be one square foot per linear frontage of building on which it is located, or 80 square feet, whichever is less. The petitioner is proposing a wall sign of 53.35 square feet along the south façade wall which is 50 linear feet. Therefore, requesting an exception of 3.35 square feet. Staff is in support of this exception since the standard size for the sign is only slightly larger than what is allowed in the sign regulations.

The Zoning Ordinance requires aboveground storage tanks to be located not less than 50 feet from all property lines, buildings, or other structures. The petitioner is requesting an exception to place the aboveground storage tank 5 feet from his property line, which will put the tank more than 100 feet from the building on site. Due to the well and septic field in the rear of the building, the tank cannot be placed over that system as the field may need to be serviced. To meet the requirements in the parking lot, it would need to be located in the center. In reviewing these alternatives, the petitioner is seeking the exceptions to place the tank 5 feet from the property line and 135 feet from the building. The proposed location requires an exception of 45 feet from the property line. This proposed location can be screened and provide for customer and employee convenience, while coinciding with the flow of traffic within the parking lot. The tank will be equipped with all safety precautions to ensure the lowest possibility of an accident, including placing bollards every six feet to help prevent cars from hitting it. Staff is in support this exception.

The Zoning Ordinance also requires the tank to be located not less than 100 feet from any residentially zoned property. The petitioner is requesting an exception to place the tank 58 feet from the residential property line to the north. Staff is in support of the exception as the tank and residential area are separated by Hillside Road. The grade level will assist in screening. The tank will be neutral in color and the property line is screened by several trees and bushes. The petitioner is proposing additional landscaping as determined by the Village Forester.

Barrington Fire Chief Jim Arie said that he looked at the propane fill station with staff. They have to deal with State and Local levels of compliance. The State Fire Marshal closely follows NFP58, which deals with propane and considered their minimum standard. The State's requirement is 25 feet distance between the building and the tank and 10 feet for the road, minimum standard. The placement of the tank meets and exceeds this standard at 58 feet. The Village Code variance falls within the Fire Marshal's standards. Chief Arie checked with fire departments in neighboring communities that have propane tanks. In all cases, there was not one incident. He has a high level of comfort with the propane industry.

Chairperson Bush asked how Chief Arie felt about its location on Hillside Road.

Chief Arie said he is more comfortable with it than if it was along Northwest Highway.

Commissioner Anderson asked if it would be safer for pedestrian traffic in a different plane.

Chief Arie said he believes it is a safer location than in the middle of the parking lot.

Mr. Butterworth said that in the Wauconda Ace store and others, they have large garden centers with propane tanks inside the centers. Typically, the customer leaves the tank in the trunk of the car and drives up and the employee fills it.

Mr. Kramer said in the B-1 District, outdoor storage is a special use. That standard is met. It is consistent with Comprehensive Plan and Zoning Ordinance. The dumpsters and outdoor storage will be screened by the 6-foot wood fence. The monument sign will be no taller than 8 feet. The sign will not impede site line. The tank will be situated along Hillside Avenue with bollards every 6 feet.

Tom Adomshick, J. J. Benes, 950 Warrenville Road, Lisle, Illinois, said his firm was asked to do a study of the traffic impacts for the proposed development. They collected existing traffic data from Northwest Highway and Hillside Road. They estimated the number of trips that would be generated. It is estimated that a total of 32 trips will be generated by the site during the morning peak hour and 54 during the evening peak hour. This would be about a 7 trip increase on Hillside in the morning and 11 trip increase in the evening. It will have minimal impact on traffic along Hillside. The Hillside access provides benefits to the site. The delivery trucks cannot access the site with a single driveway. Deliveries will be during off-peak hours. If the Hillside access were eliminated, some customers from the neighborhood would have to use Northwest Highway to enter the parking lot. The monument sign will be located far enough back where there will be no obstructions.

Commissioner Anderson asked if more customers would make the left turn onto Hillside because there is a left turn lane. Wouldn't it be a safer left turn?

Mr. Adomshick assumes it will be a 50/50 split. They are more concerned with the outbound left onto Northwest Highway.

Commissioner Bush asked if he had an opinion about cut through traffic through the Lakeview Subdivision.

Mr. Adomshick said that motorists could do that, but does not expect many would do that.

Mr. Kramer said that modifications to the property will enhance the operations of the business. Staff does not believe the propane tank will have a negative effect on the neighbors. There will be no smoke or fumes from the tank. It may slightly increase traffic, but it will not detrimental to the surrounding properties. The bicycle level of service quantifies the bike friendliness of a road. The average cyclist feels comfortable on an A or B road. Currently on Hillside Road there

is no bike lane. The rating now is a C, and with the added extra trips it is still a level C. Hillside Road is a collector street, which means that it is designed to move more traffic from local streets to arterial roads. Staff does not feel that the Ace store will interfere with the traffic on Hillside Road. There is ample support in the community for a hardware store. Staff recommends that the Plan Commission recommend PC 12-09 to the Board.

Commissioner Hogan asked about the 58 feet was from the property line, if it was from the structure, would it be 120 feet to the closest house.

Mr. Kramer answered that this was correct.

Commissioner Ward asked about positioning the tank in the rear of the building. He asked how large the septic field is.

Mr. Brown said the septic field was inspected today and the inspector was unable to complete the inspection because of a pump failure. They have not discussed putting the tank in the back. The tank would have to be placed on a cement pad on top of the septic. The other alternatives are much better.

Commissioner Hogan asked if the Village plans to extend water to this property.

Mr. Kramer answered that they do not have plans at this time.

Commissioner Anderson said if they moved the tank from its proposed location closer to 14, it might provide more parking spaces. Would this fulfill the 100 feet distance?

Mr. Brown said they looked at placing the tank inside of a parking space, but with the bollards, etc. it would take up too many parking spaces. He chose the location on Hillside because it would be more aesthetically pleasing.

Mr. Greg Summers, Director of Engineering and Building, said that at the entrance points there is the greatest potential for accidents, so positioning the tank closer to the building would not be as safe.

Commissioner Ward asked if the J.J. Benes report was a traffic analysis rather than a safety analysis.

Mr. Adomshick answered that it was a traffic analysis that included safety. By identifying that the impacts are minimal, they are saying that there is not a significant safety impact due to the proposed development.

Commissioner Ward asked if the signage was standard corporate signage.

Mr. Dan Behrens, Ace Corporate, said that the sign is very typical of what you would see with other Ace stores. The sign is proportionate to the building.

Chairperson Bush opened up the meeting to public comment.

Dennis Rotunno, 1260 Oak Hill Road, a member of the community, had a presentation. He compared the store size of Ace stores in the area; the proposed Ace is smaller than most. He displayed the storage areas of other Aces, demonstrating that the proposed Ace may need more storage. He illustrated disorderly outside storage at the other Ace stores. He presented signs for the other Ace stores.

Earl Ritchie, 507 South Grove Avenue, said he does a lot of repair work. He goes to hardware stores 5 to 6 times a week. Barrington needs a hardware store. He does not think it will be an eyesore.

Steve Slakis, 655 Fairfield, read a letter from Steve Josefatis, who lives off of Chateau Bourne. He is in support of the new Ace store, but has concerns with impact to the surrounding community. The new use will be dramatically different from the current use. Traffic will increase and safety is of the utmost concern. Hillside is a pedestrian area with children being the majority. The LP tank puts the neighborhood at risk. He asked that they require a lighting plan for the store and parking lot. Mr. Slakis mentioned that the screening is presently deciduous. They should consider evergreen.

Ann Ardway, 230 Linden Road, said she is in full support of the Ace store and it would be a great addition to the community.

Patty Dulla, 903 Lakewood Drive, President of Lakeview Homeowners Association, said that they are concerned about cut-through traffic through their neighborhood to avoid the stoplight at Eastern Avenue.

Tim Meinhart, 670 Red Barn Lane, said he is pleased that a local person is bringing in the business. The Village needs to give the petitioner the tools to open and succeed.

Michael Kozel, 1189 S. Northwest Highway, welcomes Ace to Barrington. He is concerned that they are not served by Village sewer and water.

Chairperson Bush asked Mr. Brown if he was satisfied that he would be able to operate on well and septic.

Mr. Brown said he believes that he can operate on well and septic. His preference would be to be on Village water and sewer. He can operate until the system fails and then approach the Village to work out running water and sewer to the property. As a new business owner he would not be able to bear the cost at this time.

Steve Slakis asked about property values of Ace stores in neighborhoods. He also asked if the traffic numbers are represented the minimum.

Mr. Adomshick said that those numbers were for morning and evening peak hour traffic, an average of many sites with comparable square footage surveyed across the nation. Saturdays may be higher.

Mr. Behrens said that he does not think there has been a study of property values with a neighborhood Ace. There have been no complaints.

Commissioner Ehrle asked if the propane tank is critical to the store.

Mr. Behrens said that demographics show it is a key factor, filling propane tanks versus exchanging them. It could make a \$120,000 difference to the business owner.

Mr. Graft, 914 S. Northwest Highway, said he does not think that the Village does not have the money. He believes that Mr. Brown needs sewer and water. The Village should do a study. He thinks this should be addressed before Mr. Brown invests his savings. He thinks that the property is a little tight for a full service hardware store and that a storage space of 20' x 20' fills up fast. He thinks Mr. Brown needs a propane tank for increased traffic to the store. He does not think that his well will support a sprinkler system.

Chris Lens, 231 Oakland Drive, is concerned about the use of Hillside during rush hour.

Mr. Summers wanted to clarify that there is a water main along Hillside Road on the south side of the road. Mr. Brown can connect to it. There are fire hydrants along the water main. The Fire Department considers it adequate. Mr. Brown can voluntarily connect to Village water for his sprinkler system. The sanitary sewer service is more complicated. The nearest service is located 100 feet north on Lakewood Drive. A gravity based system would not work. It would require a pump. A lift station would cost about \$500,000.00. The existing systems are functioning and in good repair.

Mr. Graft questioned the cost of a lift station. His information says it would only cost \$100,000.

Chairperson Bush asked if Commission was ready to complete the petition or if they want more information.

Commissioner Ehrle wants more information on the well and septic.

Mr. Brown said at one time the building was used for food preparation with a full kitchen. Since it would handle this, he thinks the septic system is more than adequate.

Chairperson Bush closed public comment and proceeded to Commission consideration.

Commissioner Anderson thanked Mr. Brown for investing in Barrington. He has thought carefully about residents' concerns. As far as the Hillside cut, it is a retail establishment, so he is comfortable with the two entrances and does not believe there will be a lot of cut-through traffic. He is fine with the signage. He prefers the tank at the proposed site.

Commissioner Ward said he is thrilled to have Ace back in town. The Village needs to address ingress and egress from that location, a turn lane may be appropriate for safety. He has no problem with signage. He has a concern about the tank issue and believes they need to explore other locations. He would like additional information for other potential locations for the tank. He sympathizes with the residents.

Commissioner Hogan said he has concerns regarding the traffic and the impact on Lakeview. He hopes the Village will monitor that. He believes that it is important to retain both ingress and egress, especially because of the delivery issue. There are always issues that are adjusted for other business owners. The Village and the Commissioners are trying to do the right thing for the citizens of the Village. Another issue is the location of the LP tank. He was predisposed to being against allowing that exception, but since he has learned that it is actually 120 feet from nearest home, there are trees there, and the safety information presented by Chief Arie, he is convinced that it will be fine. The location is the best under the circumstances. He is fine with the signage. The monument sign is tasteful and does not obstruct the site line. The goal is to give the owner the tools that are needed to succeed.

Chairperson Bush was also predisposed to be against the tank, but after hearing the statistics from the Fire Chief and the Fire Marshall comments, she thinks the tank is in the best location possible. The traffic will be primarily to and from the driveway. She does not think this will be a problem, but we will have to see how it develops over time. The signage is excellent. She is happy for Mr. Brown and hopes the Village Board approves it.

Commissioner Burroughs said he agrees with the other Commissioners.

Commissioner Ehrle thanked Mr. Brown for bringing a hardware store back to Barrington. He also thanked the residents; their comments were helpful. The signage is an improvement; it will help the look of coming into the community. He is comfortable with the location of the tank and is for it if it supports the business. He thinks the access from both sides of the parking lot is necessary. He believes that the Village needs to make sure the left turn out of the site is safe.

Chairperson Bush thanked the residents for coming and showing their interest in the community.

Commissioner Hogan moved and Commissioner Anderson seconded, to approve PC 12-09, a Special Use for Planned Development for exceptions to the Barrington Zoning Ordinance for

signage, fencing, outdoor storage, refuse containers, and an aboveground storage tank relative to the property at 906 S. Northwest Highway, including a recommendation for year-round screening along the north side of the property to screen the propane tank and for the Village to continue to study the left turn option out of the property onto Northwest Highway.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, absent; Mr. Ward, yes (he asked that they consider a different location for the propane tank); Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 6 - 0; the motion carried.

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Approval of Minutes

May 29, 2012

Commissioner Hogan made a motion to approve the May 29, 2012 meeting minutes, Commissioner Burroughs seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

July 31, 2012

Commissioner Hogan made a motion to approve the July 31, 2012 meeting minutes, Commissioner Burroughs seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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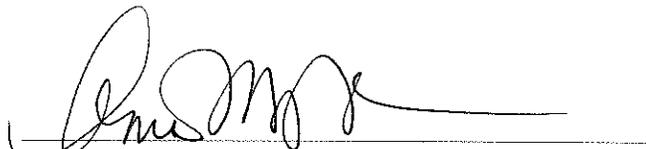
Planners Report

PC 12-09 will go before the Board for approval on August 20, 2012. Hough-Main will submit their petition to the Village also on August 20th.

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 10:16 p.m. Commissioner Burroughs declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Markley Bush, Chairperson
Plan Commission