

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: October 9, 2012

Time: 7:00 p.m.

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

In Attendance: Harry Burroughs, Commissioner
Todd Sholeen, 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 7:01 p.m.

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, absent; Dan Hogan, present; Todd Sholeen, present; Mike Ward, absent; 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 12-12: 617 W Main Street Plat of Resubdivision – Final Approval
617 W Main Street – Planned Development

Applicant: PepsiCo
617 West Main Street
Barrington, IL 60010

The applicant (PepsiCo) seeks approval of a Special Use for Planned Development for the purpose of constructing an addition to a building on site. A 2,159 square foot addition is proposed on the south side of the rear building on the lot. The 95 acre campus contains several buildings, multiple parking lots and several acres of open space. Currently, there is not a planned development on the site. The applicant is seeking exceptions from sections 4.9-F.3 of the Zoning Ordinance. The property is zoned O-R Office Research District. The site is within an area designated for Office and Research by the Village of Barrington Comprehensive Plan.

Mr. Kramer said that PepsiCo is coming forward for a planned development. Part of the planned development includes building an addition on one of their buildings. The addition crosses over two parcels and staff is not comfortable recommending an exception for a zero line setback in this District. Staff recommended to the petitioner that they merge the three parcels into one. If this is approved then they would not need a variation for the lot line.

Mr. Todd Swedberg, PepsiCo representative, presented the project to add a 2,200 square foot addition to Building #25, which includes the mechanical room. It is on the far west portion of the property. It will not be seen from the road as it is covered by trees. They are out of space for storage, so this addition is much needed. There was no feedback from the neighbors.

Commissioner Hogan asked about the three foot extension on the light poles and asked why that was necessary.

Mr. Swedberg said that the 30 foot light poles are needed to light the property adequately. It also reduced the number of lights needed on the property.

Mr. Kramer said that PepsiCo came forward earlier on the lighting so they could get going on the project.

Mr. Kramer explained that PC12-12, 617 W. Main Street, PepsiCo, is seeking a Special Use Planned Development for the purpose of constructing an addition to an existing building on the southernmost part of property. Currently there is no planned development on the property. The site was developed in 1956. It is designated for office and research by the Comprehensive Plan. To the north is the high school and to the south and west are open lands. To the east is Hager Street, the Manufacturing-Artisan District. The Zoning Ordinance states that any site greater than 3 acres that wishes to redevelop the property so that a building permit is required, must have a planned development. The rear of the property is heavily screened by trees. It is divided into 8 parcels and staff recommended a plat of resubdivision. A new plat of survey was included in the packet showing the site as it is now. It complies with the Comprehensive Plan. It is consistent with the zoning in the O-R District. The addition will look similar to the existing building. The improvements will not impact safety, use, or enjoyment in the surrounding properties. The modifications will not affect access to the site. There will be no extra driveway. The inside will be the only way to get to the addition. Staff recommends the Plan Commission

recommend approval of PC 12-12 to the Board of Trustees with the exception granted in Ordinance #12-3706, the light pole heights.

Chairperson Bush asked if any citizens would like to speak.

Boy Scout Grant Suppes asked if the Village could add a sidewalk by the high school because it is hard to cross the street.

Mr. Kramer said that last night the Board approved a pedestrian and bike plan, which includes that area. The Village has applied for a grant because it will cost about a million dollars.

Chairperson Bush closed public comment.

Commissioner Burroughs moved and Commissioner Hogan seconded to approve the plat of resubdivision for PC 12-12, PepsiCo, 617 W. Main Street.

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

Commissioner Sholeen moved and Commissioner Anderson seconded, to approve PC 12-12, a Special Use for Planned Development for the purpose of constructing an addition to a building on site at 617 W. Main Street with staff's recommendation and variation.

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

Mr. Kramer said that it will go to the Village Board on October 22, 2012.

Mr. Swedberg said that PepsiCo will break ground next year. They are still working through internal approvals.

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Approval of Minutes
September 11, 2012

Commissioner Sholeen made a motion to approve the September 11, 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

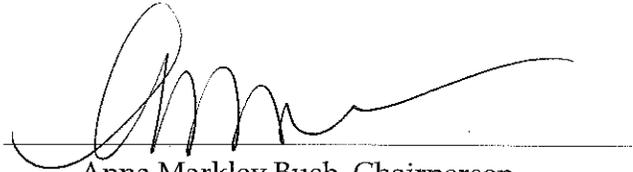
Mr. Kramer said 222 East Main Street, a planned development, is on the October 23rd Agenda.

The Bike and Pedestrian Transportation Plan was adopted as part of the amendment to the Comprehensive Plan at last night's Board Meeting. The Village has received the submittal for the Barrington Village Center at Hough and Main. It will probably come to the Plan Commission in November.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Hogan and seconded by Commissioner Sholeen to adjourn the meeting at 7:21 p.m. Commissioner Burroughs declared the motion approved.

Respectfully submitted,
Jean Emerick

A handwritten signature in black ink, appearing to read 'Anna Markley Bush', written over a horizontal line.

Anna Markley Bush, Chairperson
Plan Commission