

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: October 23, 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  
Dan Hogan, Vice Chairperson  
Anna Markley Bush, Chairperson

Staff Members: Kevin Kramer, Planner  
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, present; Richard Ehrle, present; 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.

*New Business*

**PC 12-13:** Zoning Ordinance Text Amendment – Public Hearing

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

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" and Chapter 4 Part IV "Signs."

Ms. Tennant, Zoning Coordinator, presented the petition for the Village. PC 12-13 is a Text Amendment for signs. The amendment includes the addition of a definition for construction signs and development signs. The main components on the sign portion of the amendment are adding regulations for tenant directory signage, which right now does not exist unless it is part of a planned development. With size restrictions and other regulations, these signs could be permitted without obtaining a planned development. It will then be easier for multi-tenant buildings. Also in this amendment, the civic event sign section will be rearranged, as there was an overlap. This amendment says that any changeable copy sign, manual or electronic, will be civic event signs on public property. School sign regulations will apply when it is a standard or non-changeable sign. With this change all of the changeable standards and the regular standards will be grouped together in their own sections. In 2010, when the sign ordinance was rewritten, it was intended for the monument sign to have a cap; it will now be in the text. The Village has received requests for real estate signs to be put into existing signs. Staff feels this would be a good thing if they are not illuminated. It will remove defunct business signage and reduce sign clutter. Historic two pole signs were not permitted in the Public Lands and Recreation Conservation districts. Staff feels these signs would be appropriate in these districts. Lastly, there were separate charts for different zoning districts; they have been combined into the same chart. Staff feels that the text amendment meets all the standards and it is consistent with the Comprehensive Plan. Staff recommends approval of the Text Amendment as proposed.

Chairperson Bush asked for comments from the public; there were none.

Commissioner Hogan moved and Commissioner Burroughs seconded to approve PC 12-13, a Text Amendment to the Zoning Ordinance for the Village of Barrington for the purpose of amending Chapter 2 "Definitions" and Chapter 4 Part IV "Signs."

*Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.*

Commissioner Burroughs recused himself from the meeting at 7:14 p.m.

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**PC 12-10:** 222 East Main Street – Planned Development

**Applicant/Owner:** Indeck Development, Inc  
600 North Buffalo Grove Road  
Buffalo Grove, IL 60089

The petitioner (Indeck Development, Inc.) seeks approval of a special use planned development for the purpose of demolishing the structure at 222 East Main Street. The owner of the site proposes to demolish the building and seed the site as preparation for potential development. A landscape plan is also proposed along the East Main Street property line. No exceptions were requested. The property is zoned B-4 Village Center District, is in Neighborhood Eighteen, and is designated for mixed use (retail/office/residential) by the Village of Barrington Comprehensive Plan.

Chairperson Bush swore in members of the audience who may wish to speak.

Mr. Jack Tatoes, 1601 Colonial Parkway, Inverness, attorney for Indeck Development, said that the green cards had been turned in. The petition, 222-228 Main Street, the old Stark Real Estate building has been owned by Indeck for a number of years. The building is in disrepair. The owner has petitioned the Village for permission to demolish the building, remediate the foundation, and fill it in. They will replace it with open space, by planting it with grass and bushes along the sidewalk. The building, as is, has been problematic to the Village. The landscaping would be an improvement to the downtown area and would prepare it for future development. The zoning and physical requirements have been met.

Commissioner Ehrle asked how long will it take for the demolition and will it affect the sidewalk, etc.

Mr. Tatoes answered that they are anxious to do this and beat the weather. They will be ready to go as soon as the permit is issued. They are aware of the sidewalk and will take measures to keep it intact.

Commissioner Anderson asked if his client owns other properties in the vicinity and what are the plans for those properties.

Mr. Tatoes said that yes, they own other properties and they have no plans for them at this time.

Commissioner Anderson asked if the other properties are in disrepair also.

Mr. Kramer said that there are businesses surrounding the property now. The property to the west, the old LaSalle Bank building is vacant now. Just behind there are a couple of businesses that have fixed up the outside.

Mr. Kramer said that PC 12-10, 222 East Main Street, is a planned development for the purpose of demolishing the structure on the site. No exceptions have been requested. It is in the B4 Zoning District downtown. It is not in the Historic District nor is it a contributing structure. The building is in need of major repairs. There have been property maintenance violations and Police calls for disturbances. The Zoning Code requires that all plan developments need a reuse

plan after demolition. The temporary landscape plan will keep the pedestrian scale intact. There are no concrete plans to redevelop the site. The planned development would be amended with the new developer. Staff recommends approval of the planned development.

Commissioner Anderson asked what will happen to the real estate taxes.

Mr. Tatooles said that the taxes have already diminished. He does not believe they will change much with the demolition and landscaping.

Mr. Kramer said that the building has been vacant for more than 5 years. Developers like a clean site rather than one with an old building on it. This should generate more interest.

Chairperson Bush asked if the paved area will remain paved.

Mr. Kramer said no, the paved area to the north and west will be demolished.

Chairperson Bush opened discussion to public comment.

Mr. O'Donnell, 203 Dundee Avenue, asked when the Village approves tearing down a building, green space can become a terrible looking green space. He would like to see a lawn that is maintained regularly.

Mr. Tatooles said it will be planted, seeded, and maintained on a regular basis.

Ms. Karen Hutchinson, 302 Louise Street, owns 232 Ease Main Street, right next door. She hopes that code will be followed. She asked if they will dampen the soil vibration so it will not affect her foundation.

Mr. Tatooles said he does not anticipate any problems with that.

Mr. Kramer said that the demolition contractor will do it in such a way that it should not affect her foundation.

Mr. Fred Wienert, the owner of 303 East Main Street, said that in his experience if buildings are close, they may have to shore up the next door foundation.

Chairperson Bush closed public comment.

Mr. Kramer said that the buildings were not directly adjacent, as there was at least ten feet between the two, so no foundation problems were expected.

Commissioner Hogan moved and Commissioner Sholeen seconded to approve PC 12-10 a special use planned development for the purpose of demolishing the structure at 222 East Main Street.

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

This petition will go before the Board on November 12, 2012.

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*Approval of Minutes*

*October 9, 2012*

Commissioner Hogan made a motion to approve the October 9, 2012 meeting minutes, Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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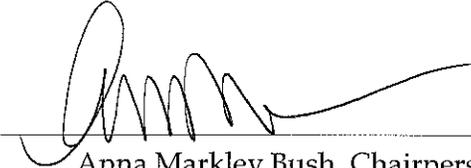
*Planners Report*

Mr. Kramer said that the PepsiCo planned development was approved last night at the Board Meeting, but they are waiting on approval from PepsiCo. The Barrington Village Center project had their tech review meeting with staff. There was good feedback for the developers. The developers will resubmit new drawings and will come before 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 7:36p.m. Commissioner Burroughs declared the motion approved.

Respectfully submitted,  
Jean Emerick

  
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Anna Markley Bush, Chairperson  
Plan Commission