

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: January 8, 2013

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
Todd Sholeen, 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, present; Dan Hogan, present; Todd Sholeen, present; Mike Ward, present; Jeff Anderson, absent; 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.

Old Business

PC 12-15: 106 N. Northwest Highway – Planned Development Amendment

Applicant: Ambrose Design Group, LLC
PO Box 1870
Crystal Lake, IL 60039

OWNER: RDK Ventures, LLC

The petitioner seeks approval of an amendment to the special use for planned development Ordinance #04-3189 for the purpose of changing the underlying zoning, changing the uses allowed on site, and establishing a new master sign plan at 106 North Northwest Highway (Circle K/Shell Gas Station). The nearly 4,000 square foot retail space on the west side of the building, formerly occupied by a Hollywood Video, has been vacant for nearly three years. The current planned development states that the only uses allowed in the building on site are an automobile service station, convenience food service, and a video rental and sale facility. The owner would like to lease the vacant space to a tenant other than a video store and thus would like the permitted uses amended. Allowing a new tenant also requires a master sign plan to be created since the approved plans for the west side of the building only allow for "Hollywood Video" signs. The property is zoned B-4 Village Center District, is in Neighborhood Eighteen, and is designated for commercial (retail/office) by the Village of Barrington Comprehensive Plan. The petitioner is seeking to rezone the property from B-4 (Village Center District) to B-1 (General Business Service District).

Mr. Kramer, Planner, presented PC 12-15. The location of the project is the northwest corner of Main Street and Northwest Highway. The Petitioner seeks approval of an amendment to the special use for planned development Ordinance #04-3189 for the purpose of changing the underlying zoning from B-4 Village Center District to B-1 General Business Service District. This is the only site along Northwest Highway in the B-4. The Petitioner would like to have the zoning changed to allow for a greater number of permitted uses, similar to the neighboring properties on Northwest Highway. The 4,000 square foot space on the west side of the building was formerly occupied by Hollywood Video and has been vacant for three years. The current planned development states that the only uses allowed in the building are an automobile service station, a convenience food service, and a video rental and sale facility. The owner would like to lease the vacant space to a tenant other than a video store. Also, the Master Sign Plan will be modified for the site so any future tenants will be able to install signage according to the master sign plan established.

Mr. Kramer said that the petitioner is asking for a few exceptions. Many are already granted, but are not all stated in one planned development ordinance. The petitioner requests an exception to increase the allowable color percentage outside of the Munsell color system up to 43%, 25% is what is allowable now. The petitioner requests an exception to maintain the brick base and construct a new sign, which will be in the traffic safety sign distance zone. A sign existed in this location before, at a height of 5'6", and the sign will not be at the corner of two right-of-way streets but only near the exit of the site. The petitioner requests an exception to have two monument signs on site that are 122'.75" apart. The previous planned development allowed for the two monument signs and both sign bases are currently constructed on-site. The petitioner requests an exception to construct a sign on top of an existing monument that is 5' 10" with a 0' setback from the right-of-way and a size of 27 square feet. The base of the sign was previously allowed and had a sign that was the same height and size but was removed because the previous tenant vacated the space. The petitioner requests an exception to reface the existing sign that is 12' 8" tall and 64 square feet. The height and size of the sign was

approved as part of the last amendment. The Petitioner requests an exception to have signable areas of 27.7 square feet on the west and 32 square feet on the south elevation over the future tenant spaces. It is an exception of 6.4 square feet. They are asking that the one sign be slightly larger. The total allowable square footage of the two spaces combined is 68.2 square feet and the petitioner proposes to have a total of 57.7 square feet of allowable wall signage. Staff is in support of the Master Sign Plan, with the exceptions and recommends approval of PC 12-15 to the Board of Trustees.

Mr. Ron Ambrose, Ambrose Design Group, PO Box 1870, Crystal Lake, Illinois, said that the location was originally built by Shell Oil Company. Shell has sold off many locations. This site is now operated by Circle K. Circle K wants their name on the site.

Commissioner Ehrle asked if they are only intending to display the price of regular.

Mr. Ambrose said that is correct, only the one price. They will be leasing a space to Verizon. There is a tenant is looking at the other space.

Commissioner Hogan asked how many parking spots there on the on the east side of the building.

Mr. Ambrose said there are a total of 9 parking stalls, one is handicapped. On the south side there are 24 spaces.

Mr. Kramer said that there are actually 54 spaces on the site, including some on the north side of the building. With a new tenant, they will just have to meet the sign code and be a permitted use. They will not have to come in again.

Commissioner Sholeen asked why the original planned development specified a video store.

Mr. Kramer said that the older planned developments were very specific.

Chairperson Bush said they were pretty picky about it when Shell went in. They were concerned about the neighborhood.

Commissioner Hogan moved and Commissioner Sholeen seconded to approve PC 12-15, an amendment to the special use for planned development Ordinance #04-3189 for the purpose of changing the underlying zoning, changing the uses allowed on site, and establishing a new master sign plan at 106 North Northwest Highway including all of the exceptions.

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

Mr. Kramer said it will go to the Village Board on Monday, January 14, 2013.

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New Business

Approval of Minutes

December 4, 2012

Commissioner Burroughs made a motion to approve the December 4, 2012 meeting minutes, Commissioner Sholeen seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

December 11, 2012

Commissioner Ehrle made a motion to approve the December 11, 2012 meeting minutes, Commissioner Hogan seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.


Planners Report

Mr. Kramer said that we don't have any new applications. There will be a text amendment coming to the Commission soon.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Burroughs and seconded by Commissioner Hogan to adjourn the meeting at 7:23 p.m. Commissioner Burroughs declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Markley Bush, Chairperson
Plan Commission