

***Village of Barrington
Plan Commission Meeting
Minutes Summary***

Date: March 12, 2013

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant, Zoning Coordinator
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, absent; 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.

New Business

PC 13-01: 505 N. Northwest Highway (Barrington Area Library) – Special Use
Planned Development

Petitioner: Barrington Public Library District
505 North Northwest Highway
Barrington, Illinois 60010

The Petitioner is seeking approval of a Special Use for a Planned Development for the purpose of constructing a 621 square foot addition to the north façade of the existing Library building

and a book drop lane within the existing parking lot. The Petitioner is also proposing to add one emergency exit door to the Northwest Highway frontage and infill a small amount of wall space in the loading dock. The site is approximately 12.3 acres and contains one 39,750 square foot building (Library) and one 396 square foot building (storage). The site also contains 94,980 square feet of parking lots and 17,920 square feet of walking paths and trails. The Petitioner is not seeking any exceptions from the Zoning Ordinance, however all of the existing site improvements will be included in the planned development as they currently exist. The property is zoned P-L Public Lands District and designated for Public/Institutional uses by the Village of Barrington Comprehensive Plan.

Mr. Shaun Kelly, architect for the project, said that the Library is planning a major remodel of the interior of the building. The main staircase will be moved to the outside increasing the footprint by approximately 620 square feet, and will be enclosed in glass windows mimicking the design of the existing entrance. They will relocate the book drop to the parking lot. They will also add an emergency exit door from the Northwest Highway side of the building.

Commissioner Burroughs asked if the book drop would create a change in the grade.

Mr. Kelly answered that the grade would change by approximately one foot to accommodate the pavement but that there will be no negative effects.

Chairperson Bush asked if there were any questions.

Ms. Tennant gave her report. She said this project went to the ARC and received approval. They will match the existing. She said this is an existing development and therefore all of the existing improvements will be included in the planned development. Staff is in support of the project and thinks it will be an improvement. It will enhance the safety of the site and have no effect on neighbors. The Library received a special use for an electronic civic events sign in 2012 which will be combined with the planned development ordinance in order to reduce the number of ordinances governing the property.

Commissioner Sholeen asked if the Library was not adding on the book drop and the exterior staircase would they have needed a permit for the interior changes.

Ms. Tennant said that the interior changes would not have triggered it, the book drop and the change in the foot print are what triggered it. This project will be a massive improvement. They will be losing a couple of parking spaces but they have more spaces than needed right now.

Mr. Kelly said the Library will be done in four phases over a ten month timeline.

Once this project gets the Commission and Board approvals they will be ready to issue the building permits.

Chairperson Bush asked for public comment; there was none.

Commissioner Hogan moved and Commissioner Burroughs seconded to approve PC 13-01, a Special Use for a Planned Development for the purpose of constructing a 621 square foot addition to the north façade of the existing Library building and a book drop lane within the existing parking lot.

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

Ms. Tennant said that it will go to Board in April.

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Approval of Minutes

January 8, 2013

Commissioner Sholeen made a motion to approve the January 8, 2013 meeting minutes, Commissioner Hogan seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planners Report

Ms. Tennant said there will be a text amendment in May for changes in the state law, the Compassionate Care Act.

Commissioner Hogan asked how the Village Center was on their leasing.

Ms. Tennant answered that they are doing well and moving ahead. Construction will be starting in the summer. We do not have names of tenants. We have heard that they have met their retail percentages.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Sholeen and seconded by Commissioner Hogan to adjourn the meeting at 7:18 p.m. Commissioner Burroughs declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Markley Bush, Chairperson
Plan Commission