

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: July 2, 2013

Time: 7:00 p.m.

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

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

Staff Members: Kevin Kramer, Planner
Jennifer Tennant, Zoning Coordinator

Call to Order

Chairperson Bush called the special 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, 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 13-04: Life Storage Development (1455 S Barrington Road) – Special Use
Planned Development Amendment

Petitioner: LCS Development, LLC
777 Lake Zurich Road
Barrington, IL 60010

The petitioner seeks an amendment to the existing special use for a residential planned development (Ordinance No. 2346). The applicant is requesting an amendment to allow "mini-warehouse" as a permitted use and for exceptions to the Barrington Zoning Ordinance for signage relative to the property at 1455 South Barrington Road. The applicant seeks a special use from section 7.2-D and exceptions from sections 4.16-D-1 and 4.18-A-1 of the Zoning Ordinance. The property is zoned B-1 General Business Service District and is located in Neighborhood Number Eight (8). The site is also within an area designated for Commercial by the Village of Barrington Comprehensive Plan.

Mr. Robert Best, attorney for the petitioner, of K & L Gates, 70 West Madison Street, Chicago, IL, began to present for the petitioner. He introduced the team and noted they had followed the proper publishing procedures. He said that Richard Honquest built the current building and operated the furniture business there since 1982 and, seeking to retire, started to look for a buyer of the store. Since no buyer was found they marketed the site and looked for a buyer of the building. Life Storage, whose corporate offices are located at 777 Lake Zurich Road in Barrington, approached the Honquest's to purchase the building as a self-storage site.

Mr. Chris Berry, 777 Lake Zurich Rd, spoke as the owner of Life Storage. He said they loved the space and had been looking for a storage location in their hometown. He is a Barrington resident and wants a full storage and office suite site in Barrington they can use and recommend to their neighbors. Mr. Berry said they run a unique concept whereby offering climate controlled self-storage and a business center or small start-up companies. The tenants use their office and lease storage units as their warehouse space.

Mr. Mark Sullivan, architect at Sullivan, Goulette & Wilson, 350 Hubbard St, Chicago, IL, presented the design changes to the building. He described the existing features of the building such as the copper awning on the front elevation and the beautiful skylights that would provide natural light into the office suites near the northwest side of the building. Mr. Sullivan explained that clear, picture windows would be added to the north and west sides of the building. These windows would be the same size and style as the existing windows. Additionally, windows would be added to fill in the existing openings on the south side in the covered garage. Finally he pointed out the garage doors and man doors which would be added into the existing opening and the brick that would fill the remaining opening.

Commissioner Ehrle asked if any changes would be made to the interior of the building. Mr. Sullivan responded that storage units would be added to the majority of the space and office suites would be built near the front of the building.

Commission Anderson asked if this building was bigger or smaller than their other locations. Mr. Berry said it was a bit smaller comparatively but that there was plenty of room in this space.

Commission Hogan asked if there would be enough parking on site for their patrons. Mr. Berry noted that there is more parking on this site than any other location they have. At their

downtown Chicago site they only have 7 parking spaces and they usually only have about 7 cars per hour at other sites. He felt the 55 spaces at this building would be plenty.

Commission Burroughs asked if they had plans to expand their office suites. Mr. Berry said they had no plans to add more offices since their 777 Lake Zurich Road location had a number of offices suites which would be supplemented by the ones at this location.

Mr. Kevin Kramer presented the Staff report. He restated the petitioner's request and the current zoning governing the site. Mr. Kramer then noted the petitioner sought a few exceptions to the Zoning Ordinance. First, an exception of 3'6" for the height of the sign face so the logo could be 7'6" tall. Then a maximum height of 16 feet for the directional sign on the west side of the building, rather than the permitted 6 feet. Finally, a parking exception of 11 spaces as 66 spaces are required by code but only 55 are provided for on-site. Staff was in support of all the exceptions. Mr. Kramer continued through the Special Use standards, noting that they were met, and recommended that the Plan Commission recommend approval of PC 13-04 with the exceptions listed and the special use granted.

Commissioner Bush asked where the office users park and where new customers would park. Mr. Berry said the office users park in the back in assigned spaces while the new customers will park in the front until they sign the lease and are given a code to enter the parking garage space.

Commissioner Sholeen asked if the garage stays open during the daytime. Mr. Berry said that each user will receive a code to open the garage so the door will only be open when someone opens it but then will close again.

Commissioner Ward asked about the security measures that will be in place. Mr. Berry said they have over 40 cameras which monitor the aisles and corridors. Each leasee must have a driver's license as proof of residency. He said they have only had 1 incident where the police needed to be called and it ended up being a false call.

Commissioner Sholeen asked the hours of operation. Mr. Berry said their business hours will be 9am to 6pm but anyone who leases a storage space will be able to access it during the hours of 5am to 10pm with their code.

Commissioner Anderson asked about occupancy. Mr. Berry replied their goal is 85-90% occupied and they typically expect a number of spaces empty due to seasonal leasing.

Mr. Berry then asked the commission for one more exception. Rather than the three permitted describing words on the sign, Mr. Berry asked that an exception be granted for four words "Self Storage Office Suites" to clearly state what is available on-site. The Commission all agreed that the four words could be acceptable.

There were no comments from the public.

Commissioner Hogan moved and Commissioner Sholeen seconded to approve PC 13-04, an amendment to the special use for planned development Ordinance #2346 for the purpose of granting a special use for Mini-warehouse and subject to the exceptions listed in the Staff report and the exceptions brought up during the meeting at 1455 South Barrington Road.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 7 – 0; the motion carried.

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PC 13-03: Zoning Ordinance Text Amendment

Petitioner: Village of Barrington
 200 S. Hough Street
 Barrington, IL 60010

The Village of Barrington is requesting an amendment to the text of the Zoning Ordinance, specifically amending Chapter 2, Chapter 3, Chapter 4 Part I, Chapter 4 Part II, Chapter 6 and Chapter 7.

Ms. Tennant presented the Petition on behalf of the Village. Ms. Tennant said she would explain all of the other components first and take questions before covering the medical cannabis information.

Chairperson Bush said that was okay.

Ms. Tennant explained that many small changes have been incorporated into the medical cannabis amendment because they were not significant enough to warrant separate amendments. The main topics are definitions, accessory dwelling units, fences and medical cannabis. It looks like there are many changes because some items need to be modified in multiple locations

Staff is proposing to add five new definitions, delete two definitions and modify twelve definitions.

The definitions for through lots and front yards were modified in order to provide more flexibility in lot configuration. Staff proposes to make the main frontage in which the building faces and is subsequently addressed as the front yard and the other frontages as corner side yards.

Staff proposes to modify the yard configuration of standard corner lots. Currently the front yard of a corner lot is considered the frontage with the shortest dimension regardless of which direction the house faces or which street the address is on. Staff proposes to redefine the front yard as the yard that is adjacent to the street where the property is addressed.

Ms. Tennant said the next item is fencing materials and restrictions. The ARC discussed vinyl and composite fence materials and unanimously recommended against allowing these materials anywhere in the Village. The proposed amendment modifies the fencing material to allow vinyl and composite fencing provided the fences are solid core and stick built on-site. This will provide significant quality control over the types of composite and vinyl fencing that is installed as solid core stick built products are of a higher quality and are much less likely to warp, crack, fade or attract mold. This amendment will not apply to the Historic District Preservation Overlay, only wood and wrought iron fences will continue to be permitted in the District.

Ms. Tennant also said that Staff is proposing to modify fence height for properties that abut the railroad right-of-way. These properties will be eligible for an 8'-0" fence on the side of the property that abuts the railroad. The height exception will only be applicable to property line that actually abuts the railroad.

The next item is regulations for accessory dwelling units. Ms. Tennant explained that units located within a single-family dwelling with separate/dedicated entrances and separate cooking and bathing facilities could provide rental potential and create two-family dwellings in single-family zoning districts.

Staff proposes to restrict these units by prohibiting dedicated/separate entrances. Staff also proposes to limit the size of accessory buildings to 800 sqft. The majority of new detached garages are between 500-700 square feet on the first floor, which does not leave sufficient square footage for an apartment conversion on the first floor. The 800 square foot limit is also consistent with the limitation size specified in the fire sprinkler ordinance.

Ms. Tennant explained that the concern here is more for the neighbors who will not want two families living in a house designated for one family. The option for in-law suites will still be available provided they meet the requirements.

Staff is also proposing to permit the use of individually mounted internally illuminated channel letters in the B-4 District. Several businesses in the B-4 District already have illuminated channel letters such as Jewel, Starbucks and Charles Schwab. The use of internally illuminated channel letters was also approved for use in Hough/Main planned development.

Lastly, Ms. Tennant explained that Staff proposes to classify outdoor cooking facilities as a special use in the B-1 and B-4 Districts. All outdoor cooking facilities will be reviewed to make sure they are compatible with the surrounding neighborhood and character of the Village.

Ms. Tennant asked the Commission if they had any questions or concerns before moving to the discussion regarding medical cannabis.

The Commission did not have any questions.

Ms. Tennant explained that The State of Illinois is currently in the process of approving legislation that legalizes the use of cannabis for medical purposes which is expected to pass with an effective date of January 1, 2014. The state legislation allows for the establishment of sixty dispensaries twenty-two cultivation centers. Dispensaries cannot be located within 1,000 feet of schools or commercial and/or home day care centers. Cultivation centers cannot be located within 2,500 feet of residentially zoned property, schools or commercial and/or home day care centers.

Staff has worked with Attorney Bateman to develop regulations that are within the Village's authority and the limitations of the Village's authority per the State legislation.

Staff recommends adding "Medical Cannabis Cultivation Center" and "Medical Cannabis Dispensing Organization" as a Special Use in the B-1 General Business District. Since these facilities will only be considered through the Special Use process, the regulations were incorporated into Section 3.15-F "Standards for Specific Special Uses." A Special Use cannot be approved unless the Village Board, based on a Plan Commission recommendation, determines that all of the General Standards for a Special Use and the Specific Standards for a Special Use have been met. There are sixteen general standards and seven specific standards.

Ms. Tennant said that there are two maps included in the packet showing the buffers for dispensaries and cultivations centers. As you can see, there is no area in the Village that will qualify for a cultivation center. There are some areas that will qualify for a dispensary.

Chairperson Bush asked the Commission for comments and questions. She also stated that she was glad the Village was proactive and was establishing regulations now rather than waiting until the law is passed.

Commissioner Ehrle asked where in the Village a dispensary could be located.

Ms. Tennant referred him to the map and explained that there are some eligible locations but that all requested will come before the Plan Commission as a special use.

Commissioner Sholeen asked where the cultivation will take place.

Ms. Tennant said that it will most likely take place in indoor growing facilities and that only one per state police district will be permitted. There are no eligible locations for cultivation centers in the Village of Barrington.

Commissioner Anderson asked how this would compare with other areas where medical cannabis is already permitted and how the dispensaries are incorporated into business areas.

Ms. Tennant explained that in other parts of the country the dispensaries are located next to regular businesses, in shopping centers, etc. In Colorado, there are 500 dispensaries and the state population is half of Illinois so they are fairly prevalent.

Chairperson Bush asked if there were any other questions.

There were no comments from the public.

Commissioner Hogan moved and Commissioner Sholeen seconded to approve PC 13-03, a text amendment to the Zoning Ordinance, as recommended by Staff.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 7 – 0; the motion carried.

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Approval of Minutes

March 12, 2013

Commissioner Hogan made a motion to approve the March 12, 2013 meeting minutes, Commissioner Sholeen seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

May 14, 2013

Commissioner Hogan made a motion to approve the May 14, 2013 meeting minutes, Commissioner Ward seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planners Report

Ms. Tennant said there were no other cases on the agenda for the rest of July.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Anderson and seconded by Commissioner Ward to adjourn the meeting at 8:10 p.m. Commissioner Sholeen declared the motion approved.

Respectfully submitted,
Kevin Kramer



Anna Bush, Chairperson
Plan Commission