

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: October 8, 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
Dan Hogan, Vice Chairperson
Anna Markley Bush, Chairperson

Staff Members: Jennifer Tennant

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, absent; 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 13-06: 145 W. Main Street - Special Use Planned Development

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

Architect: Johnson & Lasky Architects
523 South Cook Street
Barrington, IL 60010

The Petitioner is seeking approval of a special use planned development for the restoration and reuse of the property located at 145 West Main Street in Barrington, Illinois for the purpose of operating a cultural and community center available for public and private use. The applicant is seeking the following exceptions: Collective/Shared Parking (Section 4.10-7); Off-Street Parking Requirements (Section 4.10-10); Permitted Uses (Section 7.5-B); Special Uses (Section 7.5-E); Maximum Building Height (Section 7.5-J); Accessory Buildings, Structures and Uses (Section 7.5-O); Exceptions from Use Regulations, Bulk Intensity, Landscaping, Parking, Signage and Architectural Design Guidelines (Section 11.6-A) along with such other zoning permission relief as may be related to this application as discovered in the public hearing process. The property is zoned B-4 Village Center District, is in Neighborhood Eighteen (18), and is designated for Mixed-Use (retail/office/residential) by the Village of Barrington Comprehensive Plan.

Ms. Meg Kindelin and Walker Johnson of Johnson & Lasky Architects, said that their intention with the project is historic preservation. They do not plan to make any changes on the north elevation. The porches are in need of substantial repair. They will need to address the windows. On the rear of the building, the kitchen/porch is currently enclosed, which they plan to reopen. There are some windows on the east side of the building that have been replaced, which they will replace with new windows, with leaded glass and mullions of historic proportions. There has been fire damage to the roof and they are looking at the dormers. On the south side of the building, they would like to take the addition off and build a new one. They will replicate the window sizes and patterns. Per ADA an at-grade entrance will be needed. The service entrance will also be at the back of the building. They will have a minimal landscape plan. There will be two dumpsters within an enclosure.

Ms. Tennant said that this is a planned development because there are several special uses and exceptions. The house will be renovated and restored. The intended use is a community and cultural center. The first and third floors will be used as meeting spaces, gathering spaces, and rentable areas. There will be catering kitchens and a service elevator. The addition will include a substantial upgrade. The parking is intended to be shared with the Hough/Main planned development. J.J. Benes did a traffic study and determined that it could handle the heavier use. The parking spaces will total forty-six.

The second floor will have a few offices for non-profit agencies. The uses include places of public assembly, neighborhood scale, community center, cultural center, and government offices. The height of the building is not changing. They will match the Hough/Main fence. It is compatible with the Comprehensive Plan and the Zoning Ordinance. Staff recommends approval of this petition to the Village Board.

Commissioner Anderson asked if the height of the Hough/Main project would affect the parking requirement.

Ms. Tennant answered that an exception was called out to accommodate either option (two-story or three-story) in the ordinance for the Hough/Main project.

Chairperson Bush asked what the estimated completion date is for the renovation project.

Ms. Raseman said it is a 42 week construction schedule; it will depend on fundraising. They will need to raise \$5,000,000 and will need to have 80% before moving forward. They will have an Open House November 16th.

Vice-Chairperson Hogan asked what the selection criteria will be for the non-profits.

Ms. Raseman said they will have to be 501(c)3. The rental spaces on the second floor will help support the revenue stream.

Vice-Chairperson Hogan asked Ms. Tennant to comment on the fact that the use has become more intense.

Ms. Tennant said that initially we thought it would be more exhibits and gallery space, which would have required less parking. So it is really more that the parking requirement has become more intense.

Vice-Chairperson Hogan asked where things stand on the Hough/Main development. If it turns into something else, things may change.

Ms. Tennant said they have no indication at this time that the Hough/Main project will not move forward. In the worst case scenario, the parking situation would have to be revisited.

Vice-Chairperson Hogan asked about the fence that would match that of the Hough/Main project.

Ms. Tennant said that it would be a wood privacy fence with wrought iron as was approved with the Hough/Main development.

Ms. Raseman said that they are pursuing National Historic Registrar status for the property.

A member of the public entered the meeting at 7:30 p.m. and wished to speak.

Chairperson Bush asked him to go to the podium and be sworn in.

Mr. Mike Kozel, 1189 S. Northwest Highway, said that the Village Board promised that the White House would not cost the town anything. He hopes as they move forward and look at the economic viability of the project that they take into account what it will take to be a sustainable addition. He says that projects like this typically end up costing much more than originally planned. The Village needs to make sure the funds are there before they move forward. They need to consider the annual maintenance of the building. He believes it will cost \$200,000 a year to maintain. There are other things the town needs.

Chairperson Bush reminded Mr. Kozel that they are the Plan Commission.

Mr. Kozel wanted to caution the Commission that the Village will be on the hook year after year with this project and that there are other projects that are more worthwhile.

Chairperson Bush closed public comment.

Vice-Chairperson Hogan moved and Commissioner Sholeen seconded to approve PC 13-06, a special use planned development for the restoration and reuse of the property located at 145 West Main Street for the purpose of operating a cultural and community center available for public and private use, with the following exceptions: Collective/Shared Parking (Section 4.10-7); Off-Street Parking Requirements (Section 4.10-10); Permitted Uses (Section 7.5-B); Special Uses (Section 7.5-E); Maximum Building Height (Section 7.5-J); Accessory Buildings, Structures and Uses (Section 7.5-O); Exceptions from Use Regulations, Bulk Intensity, Landscaping, Parking, Signage and Architectural Design Guidelines (Section 11.6-A).

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

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Approval of Minutes

July 2, 2013

Commissioner Sholeen made a motion to approve the July 2, 2013 meeting minutes, Commissioner Burroughs seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

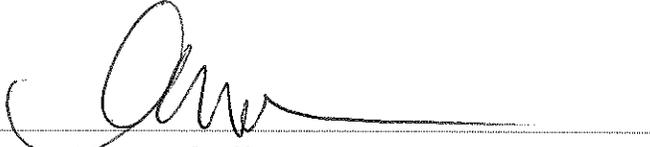
Planners Report

Ms. Tennant said there are a few projects that may come before the Commission before the end of the year, but she does not have their submittals yet.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Sholeen and seconded by Vice-Chairperson Hogan to adjourn the meeting at 7:45 p.m. Commissioner Sholeen declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission