

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: June 23, 2015

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson Bush called the meeting to order at 6:57 p.m.

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, absent; Dan Hogan, present; Todd Sholeen, present; Mike Ward, absent; 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.

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New Business

PC 15-06: Zoning Ordinance Map and Text Amendment

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

The Petitioner seeks approval of a text and map amendment to the Zoning Ordinance for the Village of Barrington for the purpose of amending Chapter 1 "Title, Purpose and Applicability," Chapter 2 "Definitions," Chapter 3 "Ordinance Administration," Chapter 4, Part I "General Regulations," Chapter 4, Part II "Off-Street Parking and Loading," Chapter 4, Part III ("Landscape and Tree Preservation Requirements"), Chapter 4, Part IV "Signs," Chapter 5

"Zoning Districts," Chapter 6 "Residential Districts," Chapter 7 "Business Districts," Chapter 8 "Manufacturing Districts," and Chapter 11 "Planned Developments."

Ms. Tennant presented the text amendment for the Village. The main item is the creation of a new zoning district. The new zoning district includes East Main Street, east of the tracks, on the north side starting with the Kaper Building and on the south side starting right at the tracks, going to Northwest Highway, not including the gas station and Dunkin Donuts. We are creating a new zoning district which will mimic the downtown zoning but will expand the uses. There are a lot of vacancies in this area and they are mostly office type buildings. It has not been expanding the retail core of the Village and there have been many requests for office uses. The addition of office uses will help to create employment, more people shopping the area, eating in our restaurants and using our services. It is close to the train station and most buildings have some onsite parking. There was a neighborhood meeting and the property owners were very supportive. The zoning regulations will remain the same in the new B-5 District. There are 23 properties affected.

Second major item is the elimination of planned development triggers. Currently in the Zoning Ordinance there is a list of triggers that even if your project is 100% compliant, you have to get a planned development. The problems are the cost and time to the petitioner and once you have a planned development, you have to amend it indefinitely. Staff would like to take the triggers out and make it a straightforward process. If there are one or two variations, it will go to the Zoning Board, three or more variations triggers the planned development process. Staff has presented this to the Committee of the Whole.

There have been issues with the massage establishments in town. There have been three separate issues with establishments offering inappropriate services. It has been an enforcement issue for the Police Department. We are one of the only communities which allow massage establishments as a permitted use. We want to make all massage establishments a special use with the exception of massage therapists in a medical practice under a licensed practitioner, such as physical therapists and chiropractors. There will be changes to the definitions. Massage therapists have to be licensed by the State of Illinois. We have a separate Massage Establishment License.

Some of the department names have changed. They are listed in the Staff Report.

Earlier in the year, we adopted new development regulations. There were a few inconsistencies, which have been resolved with this amendment.

Since 2001, the Zoning Ordinance has required in the R-5 District a sideyard setback of 12.5% of the lot width. This amendment is proposing 12.5% or 10 feet, whichever is less. This is more consistent with the other zoning districts.

Commissioner Burroughs asked when there is a demolition, do they have to remove the utilities back to their source. Sometimes that would mean they would have to go all the way across the street, tear up the street, etc.

Ms. Tennant said that this is only if there is no redevelopment plan, only if it will be vacant site for an undetermined amount of time.

Commissioner Sholeen moved and Vice-Chairperson Hogan seconded the motion to approve PC 15-06, a text and map amendment to the Zoning Ordinance for the Village of Barrington for the purpose of amending Chapter 1 "Title, Purpose and Applicability," Chapter 2 "Definitions," Chapter 3 "Ordinance Administration," Chapter 4, Part I "General Regulations," Chapter 4, Part II "Off-Street Parking and Loading," Chapter 4, Part III ("Landscape and Tree Preservation Requirements"), Chapter 4, Part IV "Signs," Chapter 5 "Zoning Districts," Chapter 6 "Residential Districts," Chapter 7 "Business Districts," Chapter 8 "Manufacturing Districts," and Chapter 11 "Planned Developments."

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, absent; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, absent; and Chairperson Bush, yes. The vote was 4 – 0; the motion carried.

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Planners Report

Ms. Tennant said there is an annexation scheduled for the July 14, 2015 Plan Commission Meeting. It is for 900 Summit, which is a small house and is not in the Village. They want to demolish the house before the Plan Commission Meeting. They will hook up to our utilities and build a new house on the property.

Approval of Minutes

March 10, 2015

The March 10, 2015 Minutes could not be approved as the appropriate commission members were not present.

April 14, 2015

The April 14, 2015 Minutes could not be approved as the appropriate commission members were not present.

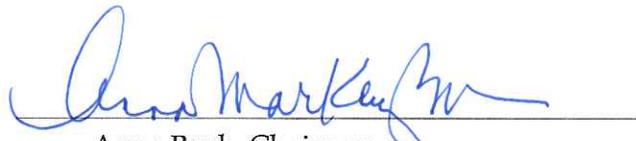
May 12, 2015

Commissioner Burroughs made a motion to approve the May 12, 2015 meeting minutes. Vice-Chairperson Hogan seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

Commissioner Sholeen and seconded by Commissioner Burroughs to adjourn the meeting at 7:24 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission