

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: January 26, 2016

Time: 7:00 p.m.

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

In Attendance: Jeff Anderson, Commissioner
Mike Ward, Commissioner
Susan Ferry, Commissioner
Dan Hogan, Vice-Chairperson
Anna Markley Bush, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Richard Ehrle, absent; Dan Hogan, present; Mike Ward, present; Jeff Anderson, present; Susan Ferry, 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.

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New Business

PC 15-09: 1600 E Main Street (Village Church of Barrington) – SUPD
Amendment – Public Hearing

Applicant/Owner: An Evangelical Free Church (Village Church of Barrington)
Representative: Bob Schroeder, Facilities Director
1600 E. Main Street
Barrington, IL 60010

The Petitioner is seeking approval of an amendment to existing special use planned development Ordinance no. 01-2921. The Petitioner is proposing a small addition to the front façade (south) and a larger addition to the rear and side façades (north and east). The Petitioner is also proposing minor modification to the site lighting and the front/rear parking layouts. The subject property is zoned R-3 Single-Family Residential District. The subject property is located in Neighborhood 12, and is designated for residential uses by the Village of Barrington Comprehensive Plan.

Mr. Bob Schroeder, 26132 Sunnybrook Road, Ingleside, Illinois, said the Village Church would like to put on an addition on the north side of the church for a gathering space. They will add ramps for special needs. Also, they would like to put another addition on the south side (front) of the church for a better reception area for visitors.

Chairperson Bush asked how many square feet are the additions.

Mr. John Green, engineer and planner, 351 W. Dundee Road, Buffalo Grove, said the footprint area they are planning to add will be about 7,500 square feet for both additions.

Ms. Tennant said the Church is proposing a 2-part addition, along with modifications to the parking lot with additional parking. The exit and entrance points on Lake-Cook will remain the same. There will be some rearrangement of parking spaces in the back. They have a generous parking count, more than what is required by code. Staff is recommending two conditions: 1. The Commission should require additional photometric information at the time of permitting including building lighting; the Church needs to be 100% compliant with lighting restrictions, and 2. The subject property should be limited to one sanitary sewer connection. The Church has requested a second connection but they are limited to one connection by Village Code. They can reroute the connection, but they are only allowed one. The project has been before the ARC and the preliminary feedback was positive. There is an exception for the elimination of landscape islands, as there is minimal change to the rear parking lot. The special use standards are met. There are residents on all sides. The Church will not get closer to the residents. Site lighting will not be closer to the residents. The use of the subject property is not changing. The traffic pattern is not changing. All of the Standards have been met, so Staff recommends approval subject the two conditions and to the ARC review.

Chairperson Bush asked if they had turned in their green cards and if they had a community meeting.

Ms. Tennant said yes, she has the green cards and yes, they had a community meeting where there were several neighbors present. She has had several phone calls about this project, but there was no negative feedback.

Chairperson Bush opened the meeting to public comment.

Mr. Gary Sauerbier lives right across the street. He asked in front on the south side of the building, is the parking lot going to get any closer to Lake/Cook Road?

Mr. Green said there are currently four parking places on the south side. They will be moving them back not forward, about two feet behind the lot line.

Mr. Justin Soward, 140 Tall Trees, said the parking lot drains right into the back yard. He asked what their plans were for this.

Mr. Green said there are plans on the north and east sides. There should be some reduction in the amount of water coming off of the building to the east. There will be less impervious surface, which should be helpful. They will be doing some cleanup. They will also be creating less impervious in the parking areas and driveway on the south side.

Chairperson Bush said that the Church as a good neighbor can help mitigate his problem by possibly clearing out a storm drain.

Mr. Soward said on the east there are two main downspouts that drain straight out into the driveway and the driveway slopes right into his backyard. Can they reroute the downspouts into the street?

Mr. Green said they will certainly look into that when they get into the final engineering.

Mr. Matthew Bradshaw, 230 Castle Court, asked what the use of the new addition is.

Mr. Bob Schroeder said it will be a gathering space. The two-story section is for the high school ministry and children's ministry. The south section will be a new reception area.

Mr. Bradshaw asked what the maximum occupancy was for the gathering area.

Mr. Schroeder said about 450 people.

Mr. Bradshaw asked if there had been any traffic studies done.

Mr. Green said since intensity of the use won't change, so there is no need for a traffic study.

Mr. Bradshaw asked about the sewage and drainage.

Mr. Green said there will be no increase in the amount of sewage, just where it is going to go. It will be just redistribution of what is already in the system.

Ms. Tennant said that the Village is not preventing a second connection due to a capacity issue. In general a second connection is not permitted because of wear and tear on the main.

Mr. Bradshaw does not understand the request for a second connection.

Mr. Green said the request is because the existing sanitary lines are in kind of a maze. It is to try to correct the situation internally. It would be more of a direct connection to the outside.

Mr. Bradshaw asked about the lighting.

Mr. Green said that nothing is getting closer to any of the neighbors. There should be no additional light spill over.

Mr. Schroeder said that the Church will maintain the current codes of how long they can use the building in the evenings, during the week and on the weekends. Lighting will be on photocells and they will comply with Village Code.

Ms. Tennant said the lighting plan submitted by the Church is zero foot candles at the property line. There will be no light spillage from the Church to the neighbors.

Carter Allen, 240 Castle Court, asked about the steeple.

Mr. Schroeder said the steeple was lit into the evening.

Mr. John Olson lives just north of the church. He asked if they were doing anything with the drainage and retention area. A significant amount of water runs to Fox Point. Will there be changes to the retention area?

Mr. Green said yes, there will be some changes. There will be 960 cubic feet of additional storage. There is some runoff that turns into muddy spots; they will do some piping back there and some stone beds to address those issues.

Mr. Schroder said that they have started their capital campaign for the project to raise funds. They would like to start this summer depending on the finances that are raised. It will probably take between 8 months and one year.

Mr. Bradshaw said some of his neighbors had conflicts and could not make it to the meeting. He requested that the minutes be published within a week and posted on the web.

Ms. Tennant said it was not possible, as the Commission has to approve the minutes before they are published and they will not meet again until February 9. This project will be received and placed on file with the Village Board at the February 8th meeting and go for final consideration at the February 22nd meeting.

Mr. Bradshaw asked that a final decision not be made until the minutes were approved so that his neighbors will have a chance to review the minutes.

Ms. Tennant said that the plans will be available so anyone can come into Village Hall to review them or they can come to the Board Meeting.

Mr. Bradshaw requested a special meeting to pass the minutes.

Chairperson Bush said there was a neighborhood meeting where several residents showed up. There was a public hearing. The Plan Commission is a recommending body. They cannot set new policy. Policy is set by the Village Board.

Mr. Bradshaw requested a traffic study.

Chairperson Bush objected to the request. The petitioner said they are not growing the Church. The renovations are for the current users therefore a traffic study is not necessary.

Ms. Tennant said the Village did not require a traffic study because they are not anticipating any significant increase in intensity.

Mr. Schroeder suggested Mr. Bradshaw contact him at the Church with further questions.

Ms. Tennant said that anyone not able to attend the public meetings can come to Village Hall during business hours or set an appointment with her to review the plans. She is also happy to answer questions by phone or email.

Chairperson Bush closed public comment and said they will vote on this tonight.

Commissioner Anderson asked about the phasing. Once commenced, will they build it in one phase?

Mr. Schroeder said their intent is to do it in one phase.

Vice-Chairperson Hogan asked if the Board approved PC 15-09, how long is the approval good for.

Ms. Tennant said that a planned development, once approved, is good for 20 years.

Vice-Chairperson Hogan moved and Commissioner Ward seconded the motion to approve PC 15-09, an amendment to existing special use planned development Ordinance no. 01-2921 subject to the conditions recommended by Staff.

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

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Planners Report

Ms. Tennant said they have no new submittals. She met with David Weekley Homes last week; they hope to open a model in 2 – 3 weeks. They are thinking about adding more elevations. Review of these elevations may go through the ARC.

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Approval of Minutes

July 14, 2015

The July 14, 2015 meeting minutes were not approved as the appropriate commissioners were not in attendance.

October 27, 2015

Vice-Chairperson Hogan made a motion to approve the October 27, 2015 meeting minutes. Commissioner Ward seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

January 12, 2016

Vice-Chairperson Hogan made a motion to approve the January 12, 2016 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

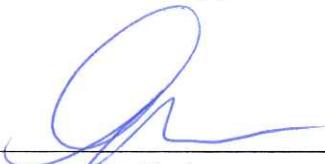
2016 Meeting Schedule

Commissioner Ward made a motion to approve the 2016 Meeting Schedule. Commissioner Ehrle seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

Commissioner Ward made a motion and Vice-Chairperson Hogan seconded to adjourn the meeting at 8:11 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission