

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: August 9, 2016

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant

Call to Order

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

Roll call noted the following: Richard Ehrle, absent; Mike Ward, absent; Jeff Anderson, present; Susan Ferry, present; Vice-Chairperson Hogan, 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. She swore in those that wished to speak before the Commission.

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Old Business

PC 16-05: Zoning Ordinance Map & Text Amendment – Public Hearing
continued from July 26, 2016

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 2 "Definitions," Chapter 4, Part I "General Regulations," Chapter 4, Part IV "Signs," Chapter 5 "Zoning Districts," Chapter 6 "Residential Districts," Chapter 7 "Business Districts," and Chapter 8 "Manufacturing Districts."

Ms. Tennant said they began to look at the text amendment in regard to rental housing after the airbnb.com mishap in Lake Barrington. Ms. Tennant said that Barrington does not have a problem that we are aware of at this time. The Village Board received letters from some property owners that own corporate rental properties and decided that a 30 day minimum would be an appropriate minimum rental period. Weekend rentals will not be allowed and short-term rentals will not be allowed to be posted.

Commissioner Anderson asked what the enforcement would be if the rental was in violation.

Ms. Tennant said they would have to go through our administrative adjudication process. The maximum fine is \$750.00 per day.

Ms. Tennant said they put together some regulations for Free Little Libraries that restrict the size, that they are constructed of wood, and located on private property.

Ms. Tennant said there have been some requests for upgrading sports field fencing at some of the schools. The Zoning Ordinance was prohibitive. The school district wants to have the existing chain link fence replaced at its current height. Any fencing for new sports fields would have to come in for approval.

There have been some parking issues in the B-4 and B-5 districts. If you have a permitted use in the B-4, the parking is exempt unless they are expanding. Special uses may require more parking than permitted uses. Once a special use is approved, it is also exempt. Staff wants to change the Ordinance to say that parking is exempt for special uses, but that parking is a consideration when approving special uses through the standards. If there is an addition, the petitioner must provide additional on-site parking for the square footage of the addition.

There has been a complaint about square footage allowed on a certain property. The way the ordinance reads, the interpretation of attic space is confusing. The current definition counts any square footage that is "any space that is 8 feet or taller, that is wider than 6 feet is counted at 50%." The definition for attic only counts over habitable space, which means that technically square footage over garages is not counted at all. The problem is that this space contributes to the mass of the building. It should read if there is true attic space under the roofline, it will not be counted. If there is a knee wall to make the space more usable, or they add dormers, then that space will be counted toward the floor area also. Floor area is designed to regulate the bulk of the building. If it is making your house bigger, it should be counted.

Ms. Tennant said that craft breweries and wineries are becoming very popular. The Board asked the Staff to do research on this. Right now these uses would be classified as taverns. Staff would like to have something more specific that would address both craft breweries with a bar and breweries that just have production. The proposed classifications are microbreweries retail and microbreweries whole sale. They would have to be in M-1 to do a large scale production. Each type would be allowed to have a tasting room.

Staff is proposing the rezoning of 1410 S. Barrington Road, the Creative Care Montessori building from R-3 Single-Family Residential to B-3 Office District. The Montessori School has a monument sign on Village property and would like to do some building signage, which is not allowed in R-3. B-3 is consistent with the use of the site and the zoning across the street. The Montessori takes a majority of the building there are also two medical office tenants in the building.

Ms. Tennant stated that Staff recommends approval of all proposed text and map amendments

Commissioner Anderson moved to approve PC 16-05, Commissioner Ferry seconded the motion.

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

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Planners Report

Ms. Tennant said the Roslyn Road Neighborhood and the developer will be requesting an extension at the August 23, 2016 meeting. The extension date is unknown at this time. On August 23rd, Staff may plan a workshop on the Comprehensive Plan. Staff has identified several other sites that have various zonings and land designations that we have received residential inquiries on in the last 18 months.

Approval of Minutes

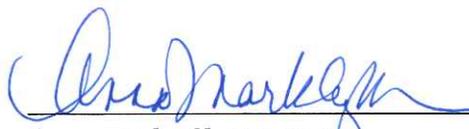
July 26, 2016

Vice-Chairperson Hogan made a motion to approve the July 26, 2016 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Anderson seconded to adjourn the meeting at 7:30 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission