

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: September 13, 2016

Time: 7:00 p.m.

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

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

Staff Members: Natalie Ossowski

Call to Order

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

Roll call noted the following: Richard Ehrle, present; Mike Ward, present; Jeff Anderson, present; Susan Ferry, present; Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

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New Business

PC 16-06: 200 Lageschulte Street – Special Use Planned Development Public Hearing

Petitioner/ Owner: Charles C. Kraft  
d/b/a Topper 200, LLC  
25 Honey Lake Road  
North Barrington, IL

**Architect:** John Behrens  
Crystal Lake, Illinois

The Petitioner is seeking approval of a special use planned development for a commercial development which includes a place of public assembly, retail goods establishment, art studio and off-site student parking in the M-A Manufacturing Artisan District. The Petitioner is proposing to construct two (2) buildings, an addition to an existing building and other related site improvements including but not limited to a parking lot, sidewalks and landscaping on approximately 1.23 acres.

Mr. Charles Kraft, 25 Honey Lake Road, North Barrington, had an idea for an outpost ministry for the youth of the community. They found a site (Majesky) and made some informal inquiries about doing the project. They closed on the property in July. The plans have evolved over time. They want to provide a place for youth to gather. There is a consignment shop (The English Daisy) on the property. Just to the south of this business, Mrs. Kraft would like to have a studio for her watercolors. The total development, all buildings, will be about 8,000 square feet. They want more open space than what is required. They will also have more parking spaces than are required. The proposal is to have leased parking during the school year until 2 pm. The youth center will be open only after 2 pm. The youth center is for the benefit of the community as a whole. It will be operated by a 501(c)3 Christian organization. The food and beverage will not be a retail situation. They have a lot of enthusiasm from the community but not a firm commitment yet.

Commissioner Ferry asked if he would be renting it out to other organizations before 2 pm for seminars or classes.

Mr. Kraft said their intent is that the facility is for the students. They may want to rent it out on a limited basis.

Chairperson Bush asked what is Youth for Christ, is it a 501(c)3 that already exists?

Mr. Bandy answered yes, it is a 501(c)3 organization. Its function is to introduce youths to Jesus Christ. They work primarily through schools. They work with multiple denominations.

Chairperson Bush asked if most high school students in this organization have other churches they are affiliated with.

Mr. Bandy said yes, or they do not attend church at all.

Chairperson Bush asked who will actually run the facility.

Mr. Bandy said they have not gotten that far yet. There are a number of legal elements that need to be addressed.

Vice-Chairperson Hogan asked if there will be structured programs.

Mr. Bandy said they have not planned that yet, but in other facilities they have structured programs.

Vice-Chairperson Hogan asked how the size compares with his other locations.

Mr. Bandy said there are a number of places in the western suburbs. Most are have between 50 and 70 youths there at a time.

Vice-Chairperson Hogan asked what the ratio of adult to youth is.

Mr. Bandy said that will vary depending on how many volunteers they have. He said there should be a minimum of one staff person there at time, preferably two plus adult volunteers.

Commissioner Ferry asked if the Barrington location would be the largest so far.

Mr. Bandy said the old Arlington Heights Memorial Library is a center. That building is larger.

Vice-Chairperson Hogan asked what are the uses for the outside deck.

Mr. Bandy said it would be a hangout place for the kids. They could bring their coffee out there.

Commissioner Ferry asked about security in the parking lot in the evenings when the kids are all there.

Mr. Kraft said the parking lot will be fully lighted.

Chairperson Bush asked about the food that will be served.

Mr. Kraft said they will have pastries, fresh fruit, and beverages.

Commissioner Anderson asked about their plans for the summer months when school is out.

Mr. Kraft said the facility will be available during those times. The facility may provide an alternate worship venue. It will be designed to be flexible, possibly an entertainment venue.

Chairperson Bush said it is immediately adjacent to a residential neighborhood. She said the area is designed to be an artisan district. She is not averse to the concept of it, she just needs more details. The use is what needs to be considered for the neighborhood. Sunday worship and entertainment is different from an after school hangout for high school kids. She needs more information.

Mr. Kraft said he is confident in the people who will be running the establishment. He has spoken to some of the neighbors. The intention is not to make money. The leased parking and the rent from The English Daisy will help to accommodate their intentions. He will get back to the Commission with more information when it is available.

Chairperson Bush said she still has so many questions that cannot be answered yet.

Vice-Chairperson Hogan asked if the project is a personal investment by Mr. Kraft and his wife or does it involve St. Matthew's church community.

Mr. Kraft said it is a personal investment.

Vice-Chairperson Hogan asked why it is important to have a space that is dedicated to youth separate from their church.

Mr. Kraft said the attendance is down at the church and they want to go out and find youths where they are. It will benefit the community as a whole, all denominations.

Mr. Bandy said their Board of Directors have not approved this project yet. They have a Board Meeting the end of September.

Ms. Ossowski said the petitioner is proposing two new buildings and addition to another. It will be on one parcel. The shared parking lot has 63 spots, 12 of these spots cannot be leased. They intend to lease some of them to BHS students. The spots will then be open when school is not in session. On the site is The English Daisy and a large gravel parking lot. Leased parking is not a permitted use in the Manufacturing/Artisan District. They will request this as a special use. It will be paved and lit. The Youth Center (auditorium) would be a special use because it is a place of public assembly. The property is mainly surrounded by M/A. There are various uses in the area. They are asking for 12 exceptions. They should take into account the residential property, for light spillage and noise. The maximum height for the Youth Center building is an exception because the ARC did not want the flat roof in the back, so this has caused the building to be taller. There are no street lights along Lageschulte, so the petitioner will be installing lights on the property. The area is designated for mixed use. Right now it is a vacant lot; it would be a great improvement. Staff wants more information on the Youth Center. The Plan Commission will have to set how much more information they will need from the petitioner to approve the project.

Mr. Kraft said there have been prior attempts to provide a center for youth. They have had varied success. This is an opportunity to design something from the ground up specifically for the area youth based on input from youth and the community.

Chairperson Bush said she is not rejecting the project but she cannot approve it without more details.

Ms. Audrey Veath, 328 W. Station Street, said it is a wonderful idea. A youth center will attract a lot of the kids she sees walking in the area. She would welcome the lights. She would suggest they close at 9 instead of 10. She asked if they will be open on the weekends. She thinks it will be an improvement to the neighborhood.

Commissioner Ward asked if Staff is providing the petitioner with a list of things that require more information.

Ms. Tennant said Staff has asked for a list of services and a management plan.

Commissioner Ferry would like to hear from someone who would lead the group.

Chairperson Bush said she would like to hear from someone who runs one of the other facilities.

Mr. Bandy said that the Barrington center will be slightly different than any of the others, most are in urban neighborhoods.

Commissioner Ward stated that the Village manages the noise ordinance, so it will be regulated by the Village Code and enforced by the Police Department.

Ms. Dee Dee Johnson, owns property at 120 Lageschulte, said that curfew will help regulate noise after a certain time. Her concern is that there is need of a sidewalk.

Mr. Kraft said he would be happy to put in a sidewalk across his property as well as Ms. Johnson's.

Chairperson Bush asked Mr. Kraft to get the added information to the Commission by the November 8<sup>th</sup> meeting.

Mr. Kraft asked if they could get started on The English Daisy portion of the project.

Ms. Tennant answered that it is possible they could separate that portion out of the project. They would still have to get final ARC approval on it.

Mr. Kraft said they would not start construction of the youth center until spring 2017. He is confident they will have the information the Commission needs within the next couple of months. The primary purpose of the center is that it will be something for the youth of the area.

Ms. Tennant said the Commission could approve this case tonight, but then the Commission would not be able to review the management plan. It would go to Staff. A management plan is difficult to enforce, but it is an indication of good faith that this is how the petitioner will proceed with the property. Staff's concerns are that the facility is staffed and with the hours of operation.

Mr. Bandy said they will be able to give them an idea of what happens at other facilities by the next meeting.

Ms. Tennant said that because this is not a permitted use, a plan is important so they know what will be taking place at the facility.

Commissioner Ehrle moved to continue PC 16-06 to September 27, 2016. Commissioner Ward seconded the motion.

*Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, yes; Mr. Ward, yes; Ms. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.*

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Planners Report

There are no other petitions scheduled for the September 27<sup>th</sup> meeting. The Roslyn neighborhood has not compromised with the developer on the townhome project. The developer has made some changes that the neighborhood has not accepted.

Approval of Minutes

August 23, 2016

Commissioner Ehrle made a motion to approve the August 23, 2016 meeting minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

Commissioner Ehrle made a motion and Commissioner Ward seconded to adjourn the meeting at 8:45 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,  
Jean Emerick

  
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Anna Bush, Chairperson  
Plan Commission