

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: September 26, 2017

Time: 7:00 p.m.

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

In Attendance: Richard Ehrle, Commissioner
Susan Ferry, Commissioner
Joann Lee, 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, present; Mike Ward, absent; Jeff Anderson, absent; Susan Ferry, present; Joann Lee, 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.

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New Business

PC 17-07: 325 N. Hough Street – Special Use Planned Development Amendment

Petitioner: Tandem Development Group, LLC
325 N. Hough Street
Barrington, IL 60010

Owner: BMO Harris Bank
PO Box 755
Chicago, IL 60690-0755

The Petitioner is seeking approval of an amendment to the existing special use planned development Ordinance #08-3443 for the purpose of modifying the permitted uses for the subject property. The subject property is zoned B-4 Village Center District. The subject property is located in Neighborhood 18, and is designated for Mixed Use (residential/office/retail) by the Village of Barrington Comprehensive Plan.

Mr. Paul Ahern, Tandem Developers, said they are petitioning to allow more permitted uses. Their main business is industrial buildings. They would like to upgrade the building at 325 N. Hough Street and make it a more modern building and are asking to modify the permitted uses for this property.

Ms. Tennant said the petitioner would like to modify the permitted uses for this planned development, which is restrictive. It requires that the first floor be a financial institution. Medical Office is not a permitted use in the B-4 District because in the downtown area parking can exceed what is available. This building has dedicated parking of 54 spaces and she thinks that medical offices would work together with the other uses successfully. Massage and permanent makeup have been hot buttons in the Village, so these uses would only be as an accessory for medical uses. It would not include stand-alone establishments for massage or permanent makeup. There are no changes to the site or the building at this time. The use request meets all of the standards. The building was vacant for several years. Staff is in support of this request.

Vice-Chairperson Hogan asked if the parcel includes the drive-thru.

Ms. Tennant said it is covered under the ordinance because it is owned by the same person. The drive-thru will remain open.

Commissioner Ferry asked if they have any possible tenants.

Mr. Ahern said they have a letter of intent with a large real estate company for the first floor and there is a competing company looking at the same space.

Commissioner Lee asked about signage.

Mr. Ahern said there is a monument sign out in front that they could divide in half for signage for all tenants.

Mr. Casanovas, a neighbor across Liberty Street, asked how this change will affect traffic along Liberty Street. And if there is increased traffic, could there be a traffic light.

Ms. Tennant answered that they expect the traffic to be similar to how it was when the building was previously occupied because the uses are similar. The Village has explored a traffic signal at Liberty and Hough Streets, but Hough Street is under IDOT authority. Because it lies between two sets of train tracks, a light is not feasible through the IDOT standards.

Commissioner Lee asked if medical offices were allowed, would the hours of operation be restricted.

Ms. Tennant said some zoning districts have hours of operation requirements; this district is not one of them. This building is a buffer from the more intense uses around it.

Vice-Chairperson Hogan asked about a traffic study.

Ms. Tennant said when there is an expected increase in traffic, they would do one. Staff does not believe traffic will increase with this use.

Vice-Chairperson Hogan moved to approve PC 17-07, an amendment to the existing special use planned development Ordinance #08-3443 for the purpose of modifying the permitted uses for the subject property. Commissioner Ehrle seconded the motion.

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

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Minutes

June 13, 2017

Vice-Chairperson Hogan made a motion to approve the June 13, 2017 meeting minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

June 27, 2017

Vice-Chairperson Hogan made a motion to approve the June 27, 2017 meeting minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

July 25, 2017

Vice-Chairperson Hogan made a motion to approve the July 25, 2017 meeting minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planners Report

Ms. Tennant said the Volvo dealership held a neighborhood meeting for the Barn of Barrington site. They have not submitted their application but it should be coming soon. For the short term, it will be a second Volvo location. Ms. Tennant will supply the Commission with a set of standards that to use to judge zoning cases. A workshop may be schedule if needed. Morreti's is amending their recently approved planned development to put an addition on the building. They will take down the garage and extend the building (kitchen and banquet room) in that direction.

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Ehrle seconded to adjourn the meeting at 7:35 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

Approval Date: October 24, 2017