

***Village of Barrington
Plan Commission Meeting
Minutes Summary***

Date: November 13, 2018

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 Bush, Chairperson
Kate Duncan, Commissioner

Staff Members: Andrew Binder

Call to Order

Chairperson Bush called the meeting to order at 7:13 p.m.

Roll call noted the following: Richard Ehrle, present; Kate Duncan, present; 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.

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Old Business

New Business

PC 18-08: 343-345 W. Main Street – Special Use Planned Development Amendment

PETITIONER: Stephen Klumpp, Ar-K-Teks Unlimited, Ltd., 300 N. 11th Street, Wheeling, IL 60090

PROPERTY OWNER: Daniel Kuesis, GG Investment Properties, 1250 Bank Drive, Schaumburg, IL 60173

The Petitioner is seeking approval of an amendment to the existing Special Use Planned Development Ordinance 15-3833 for 343-345 W. Main Street for the construction and operation of a new multi-tenant commercial building and related site improvements including but not limited to utilities, parking, signage, lighting and landscaping. The subject property is zoned B-1 General Business Service District. The subject property is located in Special Area 9 and Neighborhood 18, and is designated for Mixed Use (Retail/Office/Residential) by the Village of Barrington 2010 Comprehensive Plan.

Chairperson Bush asks if anyone in attendance is going to want to address the Commission tonight. Those who have an interest in speaking are sworn in.

After Chairperson Bush has sworn in the people, she asks Mr. Stephen Klumpp, the architect, and Mr. Daniel G. Kuesis, owner of the project, to approach the podium.

Mr. Klumpp starts by directing the Commissioners to the illustration he has brought in and outlines the design and plan.

Mr. Kuesis says he believes what is being proposed will make a nice addition to the neighborhood.

Chairperson Bush asks if anyone in the Commission has any questions.

Commissioner Ehrle asks if they pulled the gas tanks that were once there on the property.

Mr. Kuesis replies everything, including the tanks, were cleaned up before they purchased the property.

Commissioner Lee asked for an explanation on why there is mention of microbrewery because the Commission was told previously that it was going to be a non-alcoholic establishment.

Mr. Binder says he is unsure why the reference to the microbrewery came up, so he will ask Ms. Tennant for clarification.

Mr. Kuesis states he has no intentions of getting a liquor license.

Commissioner Duncan elaborates her understanding on why the reference of a microbrewery was added by stating how a microbrewery and what is being proposed require the same number of parking spaces. Therefore, the Staff is recommending that the Planning Commission limits both uses in the space to 1,800 sq. ft.

Commissioner Duncan asks Mr. Binder what is the required drive aisle width because she wants to know if there is a way to tighten the drive aisle in order to get more landscape buffer. This is so Mr. Kuesis does not need to reduce the buffer and ask for another variance on the landscape buffer.

Mr. Binder is unsure.

Commissioner Duncan also asks if the glazed surface for the front no longer needs to be reduced, and if so, is that a variance that can be eliminated.

Mr. Kuesis says the ARC Commission did not have issues on the amount of glazing when they reviewed it.

Commissioner Duncan follows up with another question by asking if it is required to have an internal traffic person review the updated traffic study and give their option on the founding.

Mr. Binder states they have not received feedback from the Villages traffic person yet.

Vice-Chairperson Hogan asks Mr. Kuesis if he has any intentions of leasing parking spaces to the high school.

Mr. Kuesis replies no.

Commissioner Lee asks Mr. Binder if there are maintenance guidelines for outdoor areas during the cold season.

Mr. Binder replies from what he has read it does not appear to be any guidelines, but will double check.

Commissioner Lee follows up with asking Mr. Kuesis what he plans on doing to maintain the outdoor area during the cold season.

Mr. Kuesis says it will appear presentable all year long.

Chairperson Brush asks the Commission if they have anything to add before directing the attention to Staff, no one does.

Mr. Binder recaps that the Petitioner is requesting a Special Use Planned Development for the construction of a new 4,480 square feet multi-tenant commercial building. The building has three tenant spaces with a possible combination if needed. Overall, what is being proposed is consent and meets the requirement of the Village.

Chairperson Brush asks the Commissioners if they have any questions for Mr. Binder.

Commissioner Duncan asks Mr. Binder to clarify what is meant by "changes to the master sign plan" for recommendation three.

Mr. Binder says any development with three or more tenant spaces is required to have a master sign plan to ensure the building appears uniform.

Mr. Klumpp states that on the elevation plans it shows signage proposed.

Commissioner Lee asks Mr. Kuesis if he has any idea who will be future tenants will be.

Mr. Klumpp replies they spoke with Ms. Peg Blanchard, the Director of Economic and Community Development, and she informed them that she has been talking to some potential tenants.

Chairperson Brush asks the audience if they have any questions regarding the project.

Ms. Audrey Veath says she would like to ask some questions.

Ms. Veath states she is concerned of drainage problem that may come into her property.

Mr. Kuesis says they have a plan for drainage to ensure surrounding properties will not be affected.

Ms. Veath asks if they intend to remove any trees along the boundary.

Mr. Klumpp says some trees will be removed, but many will be saved and new trees will be planted.

Ms. Veath thanks the Commission for allowing her to speak.

Chairperson Brush asks the audience if anyone else would like to say, no one does.

Commissioner Ehrle motioned and Commissioner Ferry seconded the motion to approve PC 18-08 for approval of an amendment to the existing Special Use Planned Development Ordinance 15-3833.

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

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Minutes

September 11, 2018

Commissioner Duncan made a motion to approve the September 11, 2018 meeting minutes. Vice-Chairperson Hogan seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Other

2019 Plan Commission Meeting Schedule:

The Commissioners reviewed 2019 Plan Commission Meeting Schedule. After review, a voice vote noted all ayes, and Chairperson Bush declared the schedule approved.

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Planners Report

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Ferry seconded to adjourn the meeting at 7:59 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: December 11, 2018