

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

Date: December 11, 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
Kate Duncan, Commissioner
Jeff Anderson, Commissioner

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; Kate Duncan, present; Jeff Anderson, present; Susan Ferry, present; Joann Lee, present; Vice-Chairperson Dan Hogan, present; Chairperson Anna Markley Bush, absent.

There being a quorum, the meeting proceeded.

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Old Business

New Business

PC 18-09: 515 W. Main Street – Special Use Planned Development

PETITIONER: Barrington Community Unit School District #220

PROPERTY OWNER: Barrington Community Unit School District #220

The Petitioner is seeking approval of a special use planned development to allow the conversion of the existing building at 515 W. Main Street from a research and development facility to administrative offices for the School District as well as other minor site improvements including parking, lighting and signage. The requested use is considered "Office, Government" per the Zoning Ordinance.

Vice-Chairperson Hogan commences the meeting by asking whomever is presenting to raise their right hands, to be sworn in, and to approach the podium.

Mr. Greg Stahler approaches and begins giving the Commissioners an outline of the project. District #220 and his company have been working together on and off for ten years looking for a new location for District #220 administrative offices. Currently, their administrative offices are located on James Street, but with the new location on Main Street, it will give District #220 the opportunity it needs to have more space. The floor plan illustrates how minor repairs are going to be needed and the main improvement on the site is going to be the additional twenty-one parking lots in the front by the entrance. The new building will serve as the primary location where meetings of all kinds will be held because it will have larger rooms. Overall, district #200 and he believe this will be a great enhancement made to the school.

Vice-Chairperson Hogan asks the Commissioners if they have any questions.

Commissioner Lee asks Mr. Stahler how many people will be moving into the new building.

Mr. Walter Graft, from the audience, says an estimate of one hundred people will be moved into the new building.

Commissioner Lee questions Mr. Stahler on how he came up with the twenty-one count for the parking lot in the front.

Mr. Graft answers the question instead and states that based on the alternatives that were proposed, this opinion would be best for the flow of traffic and financially.

Commissioner Lee asks Ms. Tennant what zoning requires in terms of parking.

Ms. Tennant replies the site is adequately parked all most exactly to the current parking, so this is all extra parking.

Mr. Walter says the objective of this additional parking lot is to have visitors in the front and staff in the back.

Vice-Chairperson Hogan asks Ms. Tennant if historically there has ever been any water run off or retention issues.

Ms. Tennant says no.

Vice-Chairperson Hogan asks if anyone else has any other questions or concerns, no one does. Therefore, he turns over the attention to Ms. Tennant.

Ms. Tennant states, as mentioned, District #220 wants to relocate from James Street over to Main Street. The only issue and the reason for this meeting occurring is because the building on Main Street is in the OR (Office Research) zoning district and government offices are not a permitted use in this zoning district. For this reason, Staff contemplated if they should rezone the area to public land or keep it as the current zoning. In the end, Staff decided to leave the underline zoning district in case the school district ever wanted to give up the building, this would allow office research opportunities to be open for the seller and the Village of Barrington. Staff believes that the reason why government offices are not a permitted use in the OR zoning district is that the area was designated for professional development research. However, given the proximity to the high school Staff considers it an appropriate use. Additionally, facilities in the OR zoning district require there be fifty percent of open space, but the existing site only have thirty-eight percent and with the additional parking lot it will go down to thirty-two percent, so this is another variation. Overall, there are no real changes begin made to the site, and for this reason, no traffic study was done because Staff anticipates no change to the traffic flow and no additional impact to the neighboring properties or to Village services. With that being said, Staff does not have any recommendation conditions and recommend full approval.

Vice-Chairperson Hogan asks the Commissioners if they have any questions for Ms. Tennant.

Commissioner Lee asks Ms. Tennant if provence paving is being considered for the parking lot in the front, so it can mitigate a stone water runoff.

Ms. Tennant believes due to the small addition there is no detention requirement, but asks Mr. Walter for assurance.

Mr. Walter says Ms. Tennant is correct.

Commissioner Ehrle motioned and Commissioner Lee seconded the motion to approve PC 18-09 for approval of a special use planned development to allow the conversion of the existing building at 515 W. Main Street.

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

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Minutes

November 13, 2018

Commissioner Ferry made a motion to approve the November 13, 2018 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Vice-Chairperson Hogan declared the motion approved.

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Planners Report

Ms. Tennant summaries how there are no meetings in January and how ongoing projects are doing. For

instances, Roslyn development has progressed and has temporary occupancies for the building. Christian Brothers Automotive are very close to obtaining their permit, they have a few small outstanding items that need to get completed. As for MI Homes, they are done and from Staffs knowledge will not break ground on any additional building until spring. Lastly, Moretti's is moving along very quickly. They may come before the Commission again because Moretti's is looking to make potential changes that include a coffee/café shop geared towards commuters, but since the changes are still in the development stage is not sure when they will be coming before the Commission.

Adjournment

Chairperson Anderson made a motion and Commissioner Lee seconded to adjourn the meeting at 7:29 p.m. Vice-Chairperson Hogan declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: January 22, 2019