

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

Date: July 24, 2018

Time: 7:00 p.m.

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

In Attendance:  
Jeff Anderson, Commissioner  
Susan Ferry, Commissioner  
Joann Lee, Commissioner  
Dan Hogan, Vice-Chairperson  
Anna 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; 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 18-06: 126-130 Applebee Street – Special Use Planned Development Amendment**

**PETITIONER:** Charles Van Fossan

**PROPERTY OWNER:** Chicago Trust Company UTA 4207 Dated 4/10/17 (Charles Van Fossan)

The Petitioner is seeking approval of an amendment to the existing special use planned development ordinances (93-2492, 11-5640 and 12-3696 to allow a special use for Dwelling, Two-Family as well as all other permitted uses in the underlying B-R District. In addition, the Petitioner is proposing to construct a new two-car detached garage and driveway on the property. This will impact the existing parking arrangement by removing three existing parking spaces to accommodate the driveway.

Chairperson Bush begins by giving a summary as to why the meeting is occurring. Followed by asking who, in the audience, will be presenting on behalf of the petitioner.

Chairperson Bush swears in Mark Swanson and Charles Van Fossan.

Mr. Swanson outlines the plan for the two buildings that occupy 126-130 Applebee. In the past, the building has been a single retail store, however, Mr. Swanson is planning on converting the building into two residential units along with a smaller retail. A two-door garage on the side will be added as well.

Chairperson Bush asks if the whole first floor is going to be retail.

Mr. Swanson answers the question by telling the Commission that only half of the first floor will be retail.

Chairperson Bush follow-ups by asking if one building will be retail and the other residential units.

Mr. Swanson says no.

Chairperson Bush asks Mr. Swanson's to clarify his plans.

Mr. Swanson begins explaining that as one enters through the parking out, the building on the left will have a common lobby for both the retail space, which will be in the building to the right on the lower level, and it will also be the entrance to the residence, who will occupy the rest of the first and second floor. As for the building on the right, the lower portion will be primarily retail but there is a kitchen for the residential unit that is down there and bedrooms are upstairs. The building on the right will have an outside entrance separate from the lobby entrance.

Commissioner Lee asks if the resident living in the unit will be the one who is leasing the retail space.

Mr. Swanson say no. There has been people who are interested in leasing, but nothing is certain yet.

Commissioner Lee asks if there is a dividing wall in the garage or if the garage is for one resident to utilize.

Mr. Swanson assumes that each resident will get a side of the garage, but at this stage, nothing is dividing the garage or is definite on his assumption of a shared garage for both residences.

Chairperson Bush asks if the construction of the garage is where the parking spaces are now.

Mr. Swanson says yes. Three out of the ten parking lots will be taken out to allow for the drive into the garage.

Chairperson Bush asks if anyone has anything to add.

Ms. Tennant gives a summary as to how they got to this point. The property is part of the Garfield Center Redevelopment, which is the Jewel Redevelopment. The spaces that are in the Village parking lot 20 are actually on this property, 126-130 Applebee, and the remaining spaces on the same side are on private property. The Village of Barrington has an agreement with the owner regarding the utilization of the parking spaces. Part of the agreement is the Village allowing for some spaces to be removed if the owner ever wanted to install a garage. The deal initially stated only two spaces would be removed, but the Village of Barrington is going to allow three. Usually, this would be a special-use that would go to the Zoning Plan of Appeal, but because this agreement existed, they had to amend the plan development to allow the special-use and built the garage.

After some explanation on the zoning district and what is allowed within the district, Ms. Tennant states that there is an exemption to allow the tandem parking and further explains concerning this issue. In the future, the Village of Barrington will not allow for more units to be constructed on the property.

Moreover, after further discussion on the next stage of the project, Ms. Tennant says that staff recommends approval, subject ARC approval of the garage door design and the letter of agreement of the removal of three parking spaces.

Chairperson Bush asks if the petitioner and commission has any more questions.

Petitioner and Commission do not have any further questions .

Commissioner Hogan moved to motion and Commissioner Ferry seconded for PC 18-06.

*Roll call Vote: Mr. Ehrle, absent; Mr. Anderson, yes; 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 12, 2018**

Commissioner Hogan made a motion to approve the June 12, 2018 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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### Planners Report

Ms. Tennant notified the Commission for the Plan Commission and Zoning Board of Appeals Meeting that will take place on August 14th, 2018.

The Plan Commission will discuss the Christian Brother Automotive development for the Fisher Property. As for the Zoning Board of Appeals Meeting, they will address a sign variance for 529 S. Northwest Highway.

Furthermore, Ms. Tennant says she has heard that development has been made by the new developer of the David Weekly Homes on the remaining lots. Also, the ten remaining lots will likely be bought by the new developer.

A pre-construction meeting with Roslyn Meadow was conducted. From experience, the Development Service Department is not sure if they, Roslyn Meadow, will keep their word on starting in two weeks but the Development Service Department will monitor them.

Brentwood and Moorti's is moving along smoothly. Brentwood only has one remaining item on their project before they can get their permit and the letter of credit for their subdivision development.

### Adjournment

Chairperson Hogan made a motion and Commissioner Anderson seconded to adjourn the meeting at 7:26 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Esmeralda Nava  
Administrative Assistant

Approved: August 14, 2018