

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: July 23, 2019

Time: 7:00 p.m.

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

In Attendance: Anna Markley Bush, Chairperson
Susan Ferry, Commissioner
Joann Lee, Commissioner
Robert Windon, Commissioner
Jeff Anderson, Commissioner

Staff Members: Andrew Binder
Jennifer Tennant

Call to Order

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

Roll call noted the following: Robert Windon, present; Richard Ehrle, absent; Jeff Anderson, present; Susan Ferry, present; Joann Lee, present; Vice-Chairperson Hogan, absent; 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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Old Business

New Business

PC 19-04: 118-128 Wool Street (Moretti's) – Special Use Planned Development Amendment

PETITIONER: Mark Hoffman
2330 Hammond Drive Suite G
Schaumburg, IL 60173

PROPERTY OWNER: Wool Street Properties, LLC
2330 Hammond Drive Suite G
Schaumburg, IL 60173

The Petitioner is seeking approval of an amendment to the existing special use planned development ordinance for the purpose of requesting several exceptions from Village parking requirements due to interior/exterior modifications which increase the amount of net floor area thereby requiring additional parking spaces. The property is zoned B-5 Village Center East District and is approximately 0.4 acres.

The Petitioner is now proposing a fourth major floor plan change which includes enclosing the second floor outdoor dining space (647 sq. ft.) into enclosed restaurant space. The enclosure of this space creates an addition of 647 sq. ft. of net floor area which requires an additional 7 parking spaces at the calculation rate of 10 spaces per 1,000 sq. ft. of net floor area. The Petitioner is also requesting an exception for signage to allow a second wall sign on the north elevation for the purpose of directly customers to the designated pick-up/carry-out entrance accessed from the new on-site parking lot.

Staff presented the request changes to the enclosed the second story dining area and the additional east wall signage to the building. Mark Hoffman, the Petitioner, went into detail for the need for the amendment request to allow the currently proposed outdoor area more useful for all seasons when it can be enclosed.

The Commission discussed the request in relation to the applicable standards and determined that all standards were satisfied. The Plan Commission added the condition that the property owner or proprietor is required to purchase an additional seven (7) standard employer/employee parking permits on a quarterly or annual basis perpetually unless additional on-site parking or other dedicated parking is established. This is in addition to the required twelve (12) premium employer/employee permits required by the last amendment (ord. 19-4047).

Commissioner Anderson motioned and Commissioner Ferry seconded the motion to approve PC 19-04 for approval of an amendment to the existing special use planned development ordinance for the purpose of requesting several exceptions from Village parking requirements due to interior modifications which

increase the amount of net floor area thereby requiring additional parking spaces and an exception for signage to allow a second wall sign.

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

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Minutes

February 12, 2019

Commissioner Windon made a motion to approve, with corrections, the February 12, 2019 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

April 17, 2019

Commissioner Anderson made a motion to approve, with corrections, the April 17, 2019 meeting minutes. Commissioner Windon seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Planners Report

Mr. Binder informs the commission of the upcoming Barrington Animal Hospital project. The project goes to the architectural review commission for preliminary review in two weeks.

Adjournment

Commissioner Anderson made a motion and Commissioner Lee seconded to adjourn the meeting at 7:15 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning & Zoning Coordinator

Approved: October 8, 2019