

("Nonconformity") Chapter 11 ("Planned Developments"), and Appendices, along with such other amendments as may be related to this application as discovered in the public hearing process.

Chairperson Bush commences the meeting. Then gives the floor to Ms. Tennant, who provides a presentation on behalf of the Village of Barrington.

Ms. Tennant said this is an amendment to take care of a lot of little items. The changes include:

- Amend the ARC Review regulations to clarify that new residential subdivisions will still be required to go through the ARC process to ensure the proposed architecture for the subdivision is compatible with the character of the Village.
- There is currently a conflict between the ARC approval process for properties that fall in both the Historic Overlay District (Cert. of Appropriateness required) and non-residential Districts (Cert. of Approval required) such as the B-4, B-R and P-L Districts. The Historic Overlay District regulations and the Cert. of Appropriateness process are more specific and therefore Staff proposes that the Certificate of Appropriateness process should be used for all properties within the Historic Overlay District. This only applies to a handful of properties and the majority of commercial buildings in the Historic District are noncontributing. This will also reduce the length of the approval process by eliminating the requirement for Village Board approval in addition to ARC approval.
- Adding language to the fence section to specifically state powder coated aluminum similar to a wrought iron design as a permitted fence material. Additionally, adding language to allow fences installed on decks or raised terraces/patios for the purpose of privacy screening subject to several conditions.
- When an existing residential driveway is replaced it is required to come into conformance with the configuration and width requirements in the ZO. This means that a driveway may need to be narrowed sometimes requiring curb work and some circle driveways or second driveways eliminated completely. Staff proposes to allow existing driveways to be maintained and/or replaced in their existing footprint. All new driveways will be required to meet the current requirements.
- Staff proposes to clarify the language to clearly indicate that a parking pad in excess of the maximum driveway width is permitted from a rear alley access. Staff's current interpretation of the language is that they are technically permitted but the driveway width requirements can be construed to conflict with this interpretation.
- The current process for obtaining an antique sign classification is overly burdensome and requires review by the ARC, Zoning Board of Appeals and the Village Board. Staff recommends modifying the requirements to allow Staff to determine if the criteria for an antique sign has been met. The antique sign classification would allow the structure and electrical systems of these nonconforming signs to be maintained and repaired as necessary.
- Staff proposes to clarify that the minimum front yard setback may be established at either the average setback for the block or 30'-0", whichever is less. This will apply unless a specific subdivision has other specific setbacks established by a planned development ordinance or plat of subdivision.
- The Village Board has directed Staff to proposed several amendments relating to the Historic Overlay District regulations in response to the community's desire to maintain the historic character and appearance in the Historic Overlay District while easing restrictions on property owners and residents of the District. The Village plans to reclassify all contributing detached

garages to noncontributing status. Additionally, the Village plans to eliminate the public hearing requirement for approval of a Certificate of Appropriateness (COA) which is the approval process for exterior modifications, additions, new construction, etc. for properties in the Historic Overlay District. In addition, the Village plans to modify the date or age which qualifies a structure to be classified as contributing from a rolling date of at least 50 years old to pre-date 1950.

- An amendment to update the Commissions and Village Board timeline and Planned Development Review process. Staff is proposing to modify the language to allow a reasonable amount of time for many of the aforementioned processes to occur.
- Staff is proposing an amendment on the allowable materials for siding, trim and architectural to reflect more common terminology such as composite or other similar material.
- Staff finds that the lot coverage requirement can disproportionately impact one-story homes or homes with a partial second story which has a larger first floor footprint compared to a typical two-story home which has a more equal distribution of square footage on the first and second floors. Staff recommends an additional 5% lot coverage allowance for substandard lots of up to 2,625 sq. ft., which is the total lot coverage a standard 7,500 sq. ft. lot would be allowed in the R-6, R-7 & R-8 Districts.
- Staff proposes to separately define open graded stone within the Zoning Ordinance to more accurately reflect its permeable properties. Staff proposes adding a provision to the Zoning Ordinance that for all residential lots "Open Graded Stone" coverage plus "Impervious Surface" coverage not exceed 55%. Based on preliminary calculations, 55% would allow for open graded stone to be used in the center of most carriage driveways where grass is difficult to maintain.

Vice Chairperson Hogan asked about the language within the zoning ordinance for screening purpose.

Ms. Tennant indicated that the language proposed was to try to limit the screening on decks to prevent fully enclosed walls and Staff thinks limiting it on two sides will be a productive solution. She indicated that Staff can revisit the wording of the proposed amendment to simplify it.

Commissioner Kesler asked if there would be maximum for the amount of open graded stone that can be used on a property.

Ms. Tennant indicated that there would not be a maximum, but there is a maximum for total amount of impervious surface which could help regulate the amount of open graded stone on a property.

Chairperson Bush indicated that having the open graded stone instead of grass does not appear well and it should only be used for a transitional area of the yard.

Commissioner Ferry asked if pea gravel would count as open graded stone.

Mr. Tennant indicated that pea gravel would count as open graded stone.

Commissioner Lee asked if the open graded stone has an infiltration rate.

Mr. Tennant indicated that Staff added a definition to classify the stone must be uniform and does not fines in the stones.

Commissioner Kesler stated that a minimal stone size of an inch or so would help regulate the smaller compactable stones.

Commissioner Lee asked if the Canteen and the Catlow signs are formally classified as historical signs.

Ms. Tennant indicated that they are not classified as historical signs. She continued that the amendment would allow the historical signs in the Village to be updated. Ms. Tennant indicated that if there is another historical sign in the Village that Staff is not thinking of, Village Staff would consider applying the historical sign regulations to the sign but the property owner would need to contact the Village so the sign could be reviewed.

Vice-Chairperson Hogan moved to approve PC 20-02, subject to edits discussed during the meeting, of a text amendment to the Zoning Ordinance for the Village of Barrington for the purpose of amending Chapter 2 (“Definitions”), Chapter 3 (“Ordinance Administration”), Chapter 4, Part I (“General Regulations”), Chapter 4, Part II (“Off-Street Parking and Loading”), Chapter 4, Part III (“Landscaping and Tree Preservation Regulations”), Chapter 4, Part IV (“Sign Regulations”), Chapter 6 (“Residential Districts”), Chapter 7 (“Business Districts”), Chapter 9 (“Special Purpose and Overlay Districts”), Chapter 10 (“Nonconformity”) Chapter 11 (“Planned Developments”), and Appendices. Commissioner Ferry seconded the motion.

Roll call Vote: Ms. Kesler, yes; Mr., Holtermann, yes; Mr. Windon, yes; Ms. Lee, yes; Ms. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 7-0; the motion carried.

Approval of Minutes

February 11, 2020

Vice-Chairperson Hogan made a motion to approve the February 11, 2020 meeting minutes. Commissioner Windon seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

February 25, 2020

Commissioner Windon made a motion to approve the February 25, 2020 meeting minutes. Vice-Chairperson Hogan seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Special March 9, 2020

Vice-Chairperson Hogan made a motion to approve the special March 9, 2020 meeting minutes. Commissioner Lee seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Special Joint PC/COW March 4, 2020

Vice-Chairperson Hogan made a motion to approve the Special Joint PC/COW March 4, 2020 meeting minutes. Commissioner Windon seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Special Joint PC/COW July 29, 2020

Commissioner Lee made a motion to approve the Special Joint PC/COW July 29, 2020 meeting minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planner's Report

Ms. Tennant explained several upcoming project. She indicated that the Village has received an application for a motorcycle and ATV dealership at 1203 S Northwest Hwy.

Ms. Tennant continued that 407 E Main is looking for an amendment to the existing planned development. There have been two approved project for this site, one in 2007 and one in 2015.

Ms. Tennant continued that 222 S Cook Street is looking to construction an addition to their building and expand their current office space.

Adjournment

There being no additional business to come before the Commission, a motion was duly made by Vice-Chairperson Hogan and Commissioner Windon seconded to adjourn the meeting at 8:00 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved: September 22, 2020