

*Village of Barrington
Zoning Board of Appeals
Minutes Summary*

Date: September 4, 2012

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

In Attendance: Peg Moston, Commissioner
Vicky Perille, Commissioner
William Fitzpatrick, Commissioner
David Holtermann, Commissioner
Ryan Julian, Vice Chairperson
Patricia Pokorski, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator
Kevin Kramer, Planner
Jean Emerick, Recording Secretary

Call to Order

Chairperson Pokorski called the meeting to order at 7:02 PM.

Roll Call noted the following: Peg Moston, present (arrived 7:03 pm); Victoria Perille, present; William Fitzpatrick, present; Michael Sepe, absent, David Holtermann, present; Vice Chairperson Ryan Julian, present; Chairperson Patricia Pokorski, present.

Chairperson's Remarks

Chairperson Pokorski gave the order of business and explained the process and duties of the ZBA. She swore in those members of the audience that may possibly speak during the meeting.

Chairperson Pokorski asked Staff to circulate via email a draft of the minutes soon after the meeting while it is still fresh in the Commissioner's minds.

Old Business

New Business

Approval of 2012 Schedule

Commissioner Julian moved to approve the 2012 ZBA Schedule; Commissioner Perille seconded the motion. Voice vote recorded all ayes. The schedule was approved.

ZBA 12-01: Barrington Area Library – Special use & Variation

Owner: Barrington Area Library
505 North Northwest Highway
Barrington, Illinois 60010

The applicant is requesting a Special Use for an electronic civic event sign in the P-L Public Lands District. The applicant is also seeking a variation from Zoning Ordinance Chapter 4, Part IV, Section 4.16-B (Freestanding Signs) relative to a variation for a decrease in the required right-of-way setback, and from Zoning Ordinance Chapter 4, Part IV, Section 4.17-F (Civic Event Signs) relative to a variation for a decrease in the required distance from residentially zoned property. The property is zoned P-L Public Lands.

Mr. Shaun Kelly, the architect representing the Library, said they are requesting a special use permit and two variations for an electronic sign. The Library currently has a small stone sign. They are looking for a bigger sign with more presence. The Library has many programs during the day that they would like to advertize. It is another avenue for taxpayers to benefit from the Library's service. They need a special use permit because there is no definition for a sign for public use. The Library is directly across Northwest Highway from a residential area. The building is close to the road, so they are requesting for a reduction in setback.

Ms. Tennant, Zoning Coordinator, said the Library is requesting a special use for a new sign. Civic event signs are a special use in public lands and recreational zoned districts. They are also requesting two variations. Staff is in support of the special use and the two variations. The main difference is that the Library is requesting a reduction for a 5-foot setback. Staff is asking for 15-foot setback for the sign.

Staff believes that ZBA 12-01 meets all the standards for the special use. The sign should not have an effect on safety. There is no additional public expense; it will be at the Library's expense. Standard #9 is about historic features and landscaping being destroyed or damaged. There may be some adjustment to the landscaping in front of the Library. The Village Forester has identified that the changes are not significant. He recommends minimal change in the landscaping. The variation request for residentially zoned property is acceptable and staff supports it. The building is only 40 feet from the road, which makes it impossible to have the sign 300 feet from residential. The Library was built before the sign regulations were in place. The Park District received approval for a similar civic event sign in 2010, which is about 110 feet from residential. The Library and Park District are in the same neighborhood. Staff supports the right-of-way setback, but would prefer 15 feet rather than the 5 feet that the Library is requesting. The Library has unique physical circumstances. It is zoned public land and is in a business atmosphere. Businesses along Northwest Highway can have bigger signs closer to the road. The Library is asking for a smaller sign than other businesses in the area. Staff believes that there is no other remedy that would give the Library the necessary return on the sign. Staff

recommends approval of the special use, a variance for the right-of-way setback (but prefers a 15 foot setback), and a variance for the distance from residentially zoned property at either setback.

Chairperson Pokorski asked for comments from the public; there were none.

Chairperson Pokorski said she is confused about the distance from residentially zoned property.

Ms. Tennant said that if the ZBA grants the 5-foot setback or 15-foot setback from the right-of-way, Staff is okay with either. The sign will then be either 85 or 95 feet from residential property. There were no negative comments from property owners. Staff is in possession of the green cards.

Commissioner Moston asked about the effect that snowplows might have on the sign if they have it closer to the road.

Mr. Kelly said that the 5-foot setback would make it 15 feet from the road and it should not be a problem.

Commissioner Julian asked if the monument sign will be removed.

Ms. Tennant said that is correct.

Commissioner Perille asked if graphics would be allowed on the sign and wondered if brightness is a factor.

Ms. Tennant said there will be graphics and that this type of display screen is permitted under the code.

Mr. Kelly said that the Library would like a graphics type sign.

Commissioner Perille asked if there are criteria for the brightness of the sign.

Ms. Tennant said there are brightness requirements and this sign is subject to these.

Commissioner Moston said she is fine with the sign being closer to the highway. It is important that their message gets out and visibility is important.

Commissioner Julian said there are headlights and noise on Northwest Highway; it is the neighborhood.

Commissioner Holtermann asked if there has been any study, such as - does distance from the road have an impact on safety.

Ms. Tennant said that we have not conducted a study. The Police Department reports safety concerns and they have not reported any. The message has to be displayed for a minimum of ten seconds.

Chairperson Pokorski says she is in agreement with Staff's suggestion that the variation be for 15 feet rather than the 5 feet that the Library is requesting.

Commissioner Julian moved and Commissioner Fitzpatrick seconded the motion to approve ZBA 12-01, an electronic civic event sign in the P-L Public Lands District, a variation from Zoning Ordinance Chapter 4, Part IV, Section 4.16-B relative to a variation for a decrease in the required right-of-way setback to 15 feet, and from Zoning Ordinance Chapter 4, Part IV, Section 4.17-F relative to a variation for a decrease in the required distance from residentially zoned property to 95 feet.

Roll Call Vote: Ms. Moston – aye; Ms. Perille –aye; Mr. Fitzpatrick – aye; Mr. Julian – aye; Mr. Sepe – absent; Mr. Holtermann – aye; Ms. Pokorski – aye; the vote was 6 to 0. Chairperson Pokorski declared the motion approved.

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ZBA 12-03: 617 W. Main Street - Variation

Applicant: PepsiCo
617 West Main Street
Barrington, IL 60010

The applicant (PepsiCo) seeks approval of a variance to allow parking lot light poles up to thirty feet in height (Chapter 4, Section 9-F) at 617 West Main Street. No other variations from the zoning ordinance have been requested. The property is zoned O-R Office/Research.

Mr. Steve Ehardt, PepsiCo Director of Operations, is asking for a variation to support their outside lighting needs, as there are safety and security issues. The lights are currently 27 ½ feet tall. The pole bases are deteriorating. They are asking for a variation from 20 feet to 30 feet for greater distribution of light and minimizing the number of poles. The lighting has been in place for 56 years. When it rains or snows, there are visibility problems.

Mr. Kramer said that PepsiCo (ZBA 12-03) is requesting a variation for parking lot light poles. The current ordinance states that for a property in the O-R Office Research District 20 foot poles are the maximum. The pole bases are deteriorating. There is a safety issue. The 27 ½ foot height that PepsiCo has now is legal non-conforming. Thirty-foot poles would require fewer poles but would be more efficient. The petitioner submitted two lighting plans. Both lighting plans meet what the ordinance requires in terms of footcandles at the property line. The two plans use different heads and they have not yet decided which light they wish to purchase. Staff is in support of the variation and both lighting plans. The variation is only 2 ½ feet higher than what is there now. If they used 20-foot poles, they would have to add more poles, which would take away more parking spaces. Staff recommends approval of the variation.

Commissioner Julian asked if there are any residences surrounding the property.

Mr. Kramer said there are some rental units on the east side of Hager, but none that back up to the property.

Chairperson Pokorski said Standard #7 says it was not met. She asked if that was correct.

Mr. Kramer said yes because they could put in 20-foot poles, but it would create money issues such that the project would not be completed. There are other options, but none are feasible. Mr. Kramer said he has the green cards.

Commissioner Perille moved and Commissioner Moston seconded the motion to approve ZBA 12-03, a variance to allow parking lot light poles up to thirty feet in height (Chapter 4, Section 9-F) at 617 West Main Street.

Roll Call Vote: Ms. Moston – aye; Ms. Perille – aye; Mr. Fitzpatrick – aye; Mr. Julian – aye; Mr. Sepe – absent; Mr. Holtermann – aye; Ms. Pokorski – aye; the vote was 6 to 0. Chairperson Pokorski declared the motion approved.

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Other Business

Commissioner Moston stated that she may be considering resigning her position on the ZBA due to time constraints. Chairperson Pokorski stated that she hoped Commissioner Moston would remain on the board but understood if she was unable. The rest of the Commission agreed with Chairperson Pokorski's comments.

Approval of Minutes

June 1, 2010

The Commission was unable to approve the minutes from the June 1, 2010 meeting as the appropriate commission members were not present.

August 2, 2011

Commissioner Fitzpatrick moved to approve the minutes of the August 2, 2011 meeting; Commissioner Moston seconded the motion. Voice vote recorded all ayes. The minutes were approved.

Planner's Report

Ms. Tennant said there might be a submission for generator setback on Valley on the October agenda. The 2013 ZBA Schedule will be on the next agenda.

Adjournment

As there was no additional business to come before the Board, Commissioner Holtermann moved to adjourn; Commissioner Perille seconded the motion. Voice vote recorded all ayes. Chairperson Pokorski adjourned the meeting at 8:18PM.

Respectfully submitted,

Jean M. Emerick
Recording Secretary



Ms. Patricia Pokorski, Chairperson
Zoning Board of Appeals

Approval Date: