Village of Barrington
Plan Commission Meeting
Minutes Summary

Date: March 9, 2020

Time: 7:00 p.m.

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

In Attendance: Anna Markley Bush, Chairperson
Dan Hogan, Vice-Chairperson
Richard Ehrle, Commissioner
Jeff Anderson, Commissioner
Robert Windon, Commissioner
Joann Lee, Commissioner

Staff Members: Andrew Binder
Jennifer Tennant
Marie Hansen
Jim Bateman

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

There being a quorum, the meeting proceeded.

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New Business

PC 19-05: Special Use/Planned Development 353 W. Northwest Highway (Barrington Animal Hospital)

PETITIONER: RWE Management Company
16W361 N. Frontage Road, Suite 106
Burr Ridge, IL 60527

PROPERTY OWNER: Fifth Third Bank
1701 Golf Rd
Rolling Meadows, IL 6008-4227

The Petitioner is seeking approval of a Special Use Planned Development for the redevelopment and operation of a Veterinary Office and Kennel (Barrington Animal Hospital). The Petitioner is proposing to demolish a portion of the existing building and construct an addition and related site improvements including but not limited to parking, lighting, landscaping and signage. The subject property is zoned B-1 General Business Service District. The subject property is located in Neighborhood 4, and is designated for Commercial (Retail/Office) by the Village of Barrington 2010 Comprehensive Plan.

Chairperson Bush summarizes the agenda for the meeting and noted that public comment was closed at the last meeting and this meeting is for the Commission to deliberate and vote on the matter. Chairperson Bush opened up the meeting by asking the Commissioners if they have any questions.

Vice-Chairperson Hogan began by asking Staff on how the open space was increased on the property and how the open space was calculated.

Ms. Tennant indicated that the amount of open space was increased from the existing bank site. The green space was increased on the site and that green space does not include the parking lot landscape islands.

Mr. Binder indicated that since the drive through is being removed and replaced with grass, the open space is being increased. The open space is the green areas on the site, which does not include the parking lot landscape islands.

Vice-Chairperson Hogan indicated that the Zoning Ordinance chapter for planned developments states that land development should preserve the value of the surrounding residential area. He wanted to confirm that he is stating the most recent guidelines.

Ms. Tennant indicated that he did have the most up to date Zoning Ordinance and indicated that Section 11.5-D are more general guidelines.

Commissioner Lee asked if Staff could clarify the comment made in Memo #3 regarding the fence and if Staff meant to say if the proposed fence is not out of character within the Village.

Ms. Tennant indicated that a comment was made during the previous meetings that the proposed fence was out of character within the Village. She continued by saying that the sentence in the Staff memo was to address that public comment and that the proposed fence is not out character for the Village.

Commissioner Lee asked if they could see a sample of the proposed material and what color will be used.

Mr. Binder indicated that the proposed material is a Trex composite fence and provided the sample fence materials. Ms. Tennant stated that the fence will have a shadow box look and the material comes in multiple colors.

Chairperson Bush asked what the proposed color of the Trex fence will be.

Michael Matthys indicated that the fence color has not been chosen but that they will use any color that is recommended.

Commissioner Lee asked Staff for their feedback and observations on the tour of the Barrington Square Animal Hospital.

Mr. Binder gave an overview of the tour at the Barrington Square Animal Hospital in Hoffman Estates. He indicated that other people were invited on the tour and the intent was to get a sense of the operations and what the proposed development would feel like and sound like. Mr. Binder said he personally felt the facility was clean and felt the major sound only came from the dogs inside the kennel. He continued that the odor was not present inside or outside and concluded that it was nice facility.

Vice-Chairperson Hogan asked Staff if the Village has an operational agreement with the Doghouse of Barrington.

Ms. Tennant said that the recommend conditions from Staff are mimicked from the Doghouse of Barrington ordinance and stated that those conditions will be part of the operational agreement.

Vice-Chairperson Hogan indicated that he went and visited the site of Doghouse of Barrington and counted eleven parking spots on site. He stated that Lageshulte Street is also pretty busy in the mornings and afternoons because of the close proximity to the High School. He asked Staff if there has been any issues with drop-off or pick-up from the Doghouse of Barrington.

Ms. Tennant stated that she is not aware of any traffic issues with Doghouse of Barrington and Staff did speak to the Police Department to see if there were any barking complaints and the Police Department indicated that there were no barking complaints in the last five years. She continued that she has also been to Doghouse of Barrington site multiple times and indicated that parking is tight at the location but people have been using street parking to supplement the eleven spaces for the Doghouse of Barrington business.

Vice-Chairperson Hogan also indicated that the Doghouse of Barrington conditions had a limitation on the number of dogs within the business.

Ms. Tennant indicated that the Doghouse of Barrington is limited to 40 dogs for daycare and 40 dogs for overnight boarding, but could not exceed 60 dogs at one time.

Chairperson Bush made a comment that there is also side parking for the Doghouse of Barrington. Vice-Chairperson Hogan confirmed that there are parking spaces all around the Doghouse of Barrington and that they are not the only business in the multi-tenant space with limited parking.

Commissioner Anderson indicated that he has reviewed the supplemental memo provided by Staff that included the other permitted uses. He asked Staff if parking would be as intense or require a similar amount of parking for other permitted uses as for the proposed development.

Ms. Tennant indicated that Gewalt Hamilton did somewhat address the parking requirement for other permitted uses. She continued that a restaurant on this site would not be able to have the same footprint as the proposed Barrington Animal Hospital due to parking requirements. Ms. Tennant continued that traffic generation for restaurants are also very intense, but indicated that some other permitted uses would generate more traffic than the proposed use.

Vice-Chairperson Hogan gave his complements to Staff for the supplemental memorandums that helped him break down the comments and concerns that were raised during the public meetings. He continued that he agrees with the Village's stance that the definitions in the Zoning Ordinance are not operational requirements or prohibitions but definitions used to describe what would qualify a particular use to be classified as such. He understands the Village's interpretation of the Zoning Ordinance and believes that the Village's stance makes the most sense that both can be permitted, if they gain approval to do so. Section 11.5-A of the Zoning Ordinance permits departure when just cause is demonstrated.

Vice-Chairperson Hogan continued that many Commissioners were on the Plan Commission when the Doghouse of Barrington was up for approval and had the same concerns about smell and noise because it was much closer to residential properties than the proposed Barrington Animal Hospital. Mr. Hogan indicated that the Petitioner has demonstrated to his satisfaction that they are taking the steps necessary to resolve the smell and noise issues. He continued that the Petitioners redesigned the property to minimize the noise and that there is existing ambient noise from Northwest Highway which makes it easier to approve than the Doghouse of Barrington because of the lack of proximity to residential properties.

Vice-Chairperson Hogan continued with the concerns regarding safety. He indicated that he does not see the issue with leashed dogs, particularly within the fenced area. He continued that from Dr. Heineke's testimony that 7%-9% of kids experience fear and anxiety trauma and that dogs are just one subset of many causes of the anxiety and trauma. The most important thing from Dr. Heineke's testimony was that she will continue to have her children enrolled in the Barrington Community Child Care Center after the proposed development is built.

Vice-Chairperson Hogan continued with the concern over diminution of value of the surrounding properties. He indicated that he asked the question earlier in the meeting about the planned development requirements because he understands why there would be a distinction between commercial properties located next to a residential properties verses another commercial property. Mr. Hogan indicated that the

only close by residential property is the apartment building and did not hear any comments about diminution of value from that property. He stated that he did not find the diminution of value argument from the commercial properties persuasive.

Vice-Chairperson Hogan continued with what he believes are the hardier issues, which are parking, traffic and loss of open-space. He indicated that 11.1 of the Zoning Ordinance states that in exchange for the flexibility permitted under this Chapter, the planned development should provide amenities not otherwise required by this Ordinance and establish facilities and open space greater than the minimum required by this Ordinance. He continued that with the proposed development increasing the amount of permeable surfaces, he believes the proposed development diminished the open space of the existing parcel because the mass of the proposed building or structure is significantly greater than the existing building, when Phase 2 is completed. Mr. Hogan stated that an issue for him is 11.6-A.3 of the Zoning Ordinance, which states that the proposed exceptions shall not cover more than forty (40) percent of the site area or more than forty (40) percent of the total floor area, whichever is less. But having said all of that, Vice-Chairperson also said that Section 11.6-A.8 says the Village Board may, as a part of the Planned Development approval, grant, impose, modify and/or waive any conditions and/or requirements listed in Section 11.6-A of the Chapter. He indicated that his concern of the open space in Chapter 11 of the Zoning Ordinance is not necessarily a deal-breaker, but a matter of concern. Mr. Hogan stated that he understands the definition of open-space from Staff, but believes in a different type of open space requirement such as limiting amount of sight lines and what appears to be open.

Vice-Chairperson Hogan continued that parking and traffic are another concern for him. He stated that the proposed development clearly meets the requirements of the Zoning Ordinance and believes there is adequate parking. He indicated that he is hesitant on the reports from the traffic engineers because the Plan Commission has had reports from previous developments stating that there is ample space, such as the Starbucks on Northwest Highway, and once the development is completed then traffic becomes an issue. He continued that he does not have faith in traffic engineers, but has faith in the market place to respond to that issue. Mr. Hogan stated that if the Village polices the proposed development properly, the market will help control the traffic if there is not ample space to drop-off or pick up dogs. He indicated that the Petitioner has meet the standards of the ordinance and that's the only thing the Plan Commission could ultimately demand from the Petitioner. He continued by saying that traffic is always an issue within the Village of Barrington, but stated that this use compared to other uses is not as bad as it could be.

Vice-Chairperson Hogan concluded by saying that he did take the time to go thought all the documents submitted and did evaluate everything that was submitted. He stated that he agrees with Bill Hartman who testified that there is some equity here that the new ingress and egress to the commuter parking is what triggered the necessity for this facility to be relocated. He does feel that we owe a little bit of a debt to allow them to relocate within the Village. He concluded that even though he has a concern with the open space issue he accepts the Staff's explanation of what that language means. He stated that he is in favor of approval of the proposed development.

Commissioner Ehrle began by saying that he re-read everything before the meeting and said that the parking and traffic issues were handled well enough for this development. His biggest concern is the impact of the development on the surrounding area and whether it will have a negative impact. It could be located somewhere else. When you look at the overall land uses in the Village you want to put it somewhere where its best use is. It is a prime location and the Village should be considering other types of uses for the property.

Vice-Chairperson Hogan clarified that the proposed development is not only a dog day care, but also a Veterinary clinic and animal hospital. He continued that he understands Commissioner Ehrle concerns.

Commissioner Lee said that the B-1 District is a service business area that serves the needs of the people who live and work in the community. She feels that the facility is what the community needs by the evidence the Petitioner has provided and submitted. Commissioner Lee continued that the building has been vacant since 2019 and having a vibrant business come into the space will be an enhancement to the adjacent commercial office buildings. She wants to thank Staff for clarifying the parking stall length and the fire truck analysis that was brought up by Mr. Graft as not being compliant and it was clear that both issues were not concerning.

Commissioner Anderson began by thanking everyone who was a part of these hearings and said during his tenure he has never had this lengthy of a discussion and felt it was appropriate. A couple of things that raised his concerns were the parking issue, the EMS issue and the traffic. He continued that the staff work on the parking and looking the EMS issue helped clarify some things for him. It is adequately parked and the size of the truck used was significantly larger than the trucks we have here so he felt better that the EMS issue was not a big issue. Mr. Anderson indicated that he always looks at a proposal and thinks what else could be placed on the site and how it could impact the site, adjacent properties and traffic. Route 14 is very busy and believes that the proposed development is a reasonable traffic intensity and you could have a lot more with restaurants or other uses. Commissioner Anderson concluded that he is comfortable with the proposal.

Commissioner Windon began by agreeing with the analysis done by Vice-Chairperson Hogan and Commissioner Anderson. He does have a couple of counterpoints and does not believe the Village owes the Animal Hospital because the Barrington Animal Hospital is expanding and they would not be able to expand on their current site. He doesn't agree with us deciding what the best use of a space is. The best use of a space is what we can get into a space. That is not always the case but he does not believe that there are many other uses that would go on the site. He stated that he used to live near that area before and watched numerous business move in and out of buildings along the area of the proposed development and is not persuaded there is a better option for the site. Traffic will probably always be an issue, but it's not an issue with the use but an issue with the space and the town. He continued that the traffic in general is something the Village needs to alleviate in the future all across town. Commissioner Windon concluded that he is comfortable and ready to proceed.

Chairperson Bush began by thanking Vice-Chairperson Hogan for his good analysis. She stated that she loves the idea of moving the animal hospital and that her cat loves Dr. Stapleton's office. Dr. Stapleton is a beloved veterinarian in town and has no problem with moving the animal hospital. Chairperson Bush indicated that her problem is with the expansion of the animal hospital because she does think the development is ten pounds of potatoes in a five pound sack and the space is too tight for what is proposed. She continued that it is tight space and there are some open space requirements she would like to see enlarged and she does not consider a parking lot to be open space.

Chairperson Bush continued that the daycare center and the other surrounding buildings are very close. She thinks the people who use the daycare facility love it for what it is and that they will continue using it. She understands the daycare's concern about their view of open space, but stated that the Village cannot prohibit another user from coming in and blocking that space. She indicated that she is not sure about the diminution of value of the surrounding properties and did not hear any compelling testimony. Chairperson Bush indicated that parking is an issue and stated that after the debacle at the Starbucks, she is very cautious about any parking. Chairperson Bush concluded that she does not want to see anything happen to the Veterinary clinic and thinks that it is a wonderful addition to the community. She continued that there are some equity issues and wants the Barrington Animal Hospital to have a place to be, but thinks the proposed development is an enormous use of the property.

Chairperson Bush asks if anyone has any further comments, if not, she would need a motion.

Ms. Tennant stated that the Plan Commission needs to consider as a part of their motion whether or not the Plan Commission supports the additional exception requested by the Park District for the eight foot fence along the south property line. She continued that it would be the same fence material as the six foot fence that is proposed along the east property line.

Commissioner Windon asked if there was a reason for the eight foot fence.

Ms. Tennant responded that the Park District has submitted a letter with their reasoning but that the Park District would like privacy and extra barrier for golf balls. She indicated that the Park District would also like a barrier to deter people from parking and using the park to run their dogs on the golf course.

Commissioner Windon stated that he does not see the need to add an exception because he does not think it is necessary. He indicated that from his perspective that there is no difference from an eight foot fence than a six foot fence. He continued that if the Barrington Animal Hospital requested it from a liability standpoint for their cars that might be different. He concluded that he does not think the eight foot fence is needed.

Vice-Chairperson stated that he does not know if two feet will make a difference with too many golf balls. He continued that without a gate or an opening within the fence, he doesn't know 6 feet or 8 feet will make a difference. He indicated that he is inclined to agree with Commissioner Windon.

Commissioner Ehrle agrees that we do not need the eight foot fence and it is not a requirement. He continued that aesthetically the smaller fence will look better

Chairperson Bush said it will look less like a wall.

Commissioner Lee agreed with Commissioner Ehrle and believes the deterrent is already there with a six foot fence.

Commissioner Anderson agrees with a six foot fence.

Chairperson Bush indicates that everyone agrees that the south property line fence should be six feet in height.

Vice-Chairperson Hogan motioned to approve PC 19-05 for approval of a Special Use Planned Development for the redevelopment and operation of a Veterinary Office and Kennel (Barrington Animal Hospital) subject to and including the recommendations contained within the Staff Report. Commissioner Windon seconded the motion

Roll call Vote: Mr. Windon, yes; Ms. Lee, yes; Ms. Ferry, absent; Mr. Anderson, yes; Mr. Ehrle, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, no. The vote was 5-1; the motion approved.

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Adjournment

Commissioner Ehrle made a motion and Vice-Chairperson Hogan seconded to adjourn the meeting at 7:44 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning & Zoning Coordinator

Approved: August 25, 2020