

*Village of Barrington
Zoning Board of Appeals
DRAFT Minutes Summary*

Date: October 8, 2014

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

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

Staff Members: Jennifer Tennant
Natalie Ossowski
Jean Emerick

Call to Order

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

Roll Call noted the following: Victoria Perille, present; William Fitzpatrick, present; David Holtermann, present; Kevin Connolly, absent; Kate Duncan, 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 speak during the meeting.

New Business

ZBA 14-04: 303 E. Main Street – Public Hearing

Applicant: Barrington Centre LLC
303 E. Main Street
Barrington, IL 60010

The subject property, known as Barrington Centre Office Building, is approximately 21,344 square feet and contains a three-story office building and adjacent parking. The property is zoned B-4 Village Center District. The Petitioner is requesting a variation from Chapter 4, Part IV, Table 16.2D-1 (Wall Signs) of the Village of Barrington Zoning Ordinance relative to a

variation for the increase in number of signs permitted and location of wall signage on a building. The Petitioner is requesting additional signage at 303 E. Main Street for the primary tenant, UBS, and additional signage on the rear/south side of the building, facing the Barrington Train Station and on the east side of the building, facing Spring Street. The Petitioner has indicated two location options for each of the proposed signs. Staff supports the request for the signage on the rear/south side of the building and the request for signage on the front/north façade of the building rather than the east/side façade as shown on the submittal documents.

Mr. Fred Weinert, managing member of the Barrington Centre LLC, 303 E. Main Street, said that their request is to accommodate a major tenant that has made a long-term commitment to the Centre and the Village. The signage will give the building identity. He made a correction to the Staff Report; there is also a public entry into the building on the Metra side, which is used by employees and visitors. He said that Bob Glowaki, branch manager for UBS, was also present to answer questions.

Mr. Ron Flubacher, architect of Barrington Centre, said he did the original design on the building. The petitioner is asking for the approval of two sign locations high on the building, one facing the south side and the other one on the Main Street side. On the south side on the master sign plan, there were four signs permitted and only two signs have been used. The count on the building will remain the same.

Mr. Flubacher said that on the front there are two locations being proposed, one on the front parallel to the street or the other just east of the front facade. There are also two locations on the back of the building being proposed. They will only choose one location in the front and one in the back. The signs are lit internally, that glow around the outside of the letters or they will be lit by lighting already on the building, which will shine on the sign to illuminate it.

Ms. Ossowski said that the petition is a variation for wall signage at 303 E. Main, a three-story office building. It was built in 2000 and is not under planned development. They were granted two variations in 2001, one for the number of wall signs and one for illumination. In 2011, a special use was granted to allow professional office on first floor. The petitioner is asking for an exception for the number of wall signs, one on the front and one on the rear of the building. They are also asking for an exception for allowable height up to 35 feet, 16 feet is what is allowable. Ms. Ossowski said that Staff believes the eight standards to be met. There is not sufficient signage for the petitioner's primary tenant, which occupies the entire third floor. The building is in a unique position in the town with all sides being visible. It is not under planned development. If it were built today, it would have a planned development. The Village has granted similar signage exceptions for major tenants in the past. There is a large amount of space without proper signage. It is in harmony with the Village ordinance and the Comprehensive Plan. It is consistent with the look of signage in the area. Staff does not have a preference on the options for the rear of the building, but they do have a preference on the front elevation, preferring the location facing Main Street as it is most compliant with current zoning. Staff recommends approval of the proposed variation.

Chairperson Pokorski stated she is confused with what the Staff Report finds and does not find. She understands they are approving the Main Street signage and they do they not recommend approval of the eastern side signage.

Ms. Ossowski said Staff would prefer the signage parallel to Main Street. There are two options for the rear, either option of which is fine with Staff.

Chairperson Pokorski wanted to clarify the term "naming rights." They are not changing the name of the building, just putting the name of the tenant on the building. The report should not reflect that they are changing the name of the building for the tenant. She asked that UBS be referred to as an anchor tenant.

Chairperson Polorski asked if there was anyone from the public that wished to speak. There was none.

Mr. Bob Glowaki, branch manager for UBS, said it was their intent to grow the business and increase their occupancy over time. They wish for people to know where they are and that they intend to stay.

Commissioner Fitzpatrick asked why Staff preferred the north location to the east for the front signage.

Ms. Ossowski said that signage on the front is more compliant with the Zoning Ordinance.

Commissioner Holtermann said that the request is a variation for two signs at four proposed locations. He asked if the Commission should express a preference for the locations.

Vice-Chairperson Julian said they could specify where the Commission prefers the locations or they can give the petitioner the freedom to choose.

Commissioner Holtermann asked Mr. Flubacher regarding the sign facing the east, he said it looks as though the third floor is set back.

Mr. Flubacher said the third floor is set back about 12 to 14 feet.

Chairperson Pokorski said that the Main Street location appeals to her, which is where she would be looking for the sign.

Mr. Weinert said on the south elevation, the angle of the logo is the appropriate location because it is lit by lighting that is already in place. They prefer the east location on the front of the building, which would have similar lighting.

Vice Chairperson Julian said he does not want to tell them where to put there signs as long as it fits with the Zoning Ordinance and intent.

Commissioner Duncan stated several concerns with the variation standards. She does not understand how the petitioner meets the standards.

Chairperson Pokorski said she shares Ms. Duncan's concerns. She thinks they have stretched the standards to achieve the results they are looking for. It is not logical.

Commissioner Duncan said she sees a good business that is requesting some additional signage. She has trouble finding ways to meet the criteria to grant that request. She does not believe there is public benefit to granting this variation.

Vice Chairperson Julian said there is public benefit in that there is a good tenant that Barrington might not otherwise get and for people to know where the business is in town. He thinks the question is - would the signage cause an issue? He believes that the variation is reasonable for the purpose, size, and location.

Ms. Tennant said that the heights of the signs in the Zoning Ordinance are based on the assumption that they are for first floor only. The third floor location may be different.

Mr. Flubacher said when it was first proposed in 2000, a Master Sign Plan was required for multiple signs.

Mr. Weinert said that it was critical that they built up to the property line on Main Street because the Village wanted that. There is no room for monument signs. They need to grant signage to attract tenants, which gives businesses an identity.

Commissioner Fitzpatrick said that this Commission exists to grant variances from the rules.

Commissioner Holtermann said some of the standards are challenging in their wording. Knowing the history of the building is useful. Market conditions have changed. He thinks this is a reasonable proposal and he is inclined to support it.

Chairperson Pokorski said she wants to spell out what they are recommending and what they are not recommending.

Commissioner Perille said she thinks that on the north and the south it is prescribed they can have one sign on the main entrance and one on the rear entrance. The east side is a variant location.

Vice-Chairperson Julian believes that either sign location is acceptable. He does not want to choose for them.

Commissioner Perille moved to recommend approval of ZBA 14-04, 303 E. Main Street relative to a variation from Chapter 4, Part IV, Table 16.2D-1 (Wall Signs) of the Village of Barrington

Zoning Ordinance for an increase in wall signage; 1. A variation in the mounting height of the wall signs, allowing the signage on the third floor parapet, 2. To allow one of the two proposed signs on the south side of the building, 3. To allow one of the two locations indicated on the north or east elevation, in accordance with the petitioner's submittal. Commissioner Fitzpatrick seconded the motion.

Roll Call Vote: Ms. Perille, aye; Mr. Fitzpatrick, aye; Mr. Julian, aye; Mr. Holtermann, aye; Mr. Connolly, absent; Ms. Duncan, no; Ms. Pokorski, aye; the vote was 5 to 1. Chairperson Pokorski declared the motion approved.

##[EJ]###

Approval of Minutes

2015 ZBA Meeting Schedule

A voice vote recorded all ayes to approve the 2015 ZBA Meeting Schedule. Chairperson Pokorski declared the Schedule approved.

September 2, 2014

A voice vote recorded all ayes to approve the minutes of the September 2, 2014 meeting, as amended. Chairperson Pokorski declared the minutes approved.

Planner's Report

Ms. Ossowski said the Barrington White House and the Village Center were under construction. The Plan Commission will have a public hearing for David Weekley Homes this week. The next possible ZBA meeting will be December 2, 2014.

Adjournment

As there was no additional business to come before the Board, Commissioner Fitzpatrick moved to adjourn; Commissioner Holtermann seconded the motion. Voice vote recorded all ayes. Chairperson Pokorski adjourned the meeting at 8:33 p.m.

Respectfully submitted,

Jean M. Emerick
Recording Secretary



Ms. Patricia Pokorski, Chairperson
Zoning Board of Appeals

Approval Date: