

Minutes
Planning Commission & BPZ Meeting
Village of Port Barrington
69 S. Circle Avenue, Port Barrington, IL 60010
Tuesday, February 12, 2019
8:00 p.m.

I. Call to Order

Chairman Weiner opened the meeting at 8:01 p.m.

II. Roll Call

Members included Chairman Weiner and members Disclafani, Kotarski, Ashley and Benson. Member Olson was absent.

Others present included Petitioner Brent Sherman, Attorney Lisa Waggoner, Matthew Schumacher, PE of Cage Civil Engineering and Eric Thompson, Director of Business Development, Arco Design/Build.

III. PUBLIC HEARING: Petitioner, B. Sherman, LLC, 28965 W. Roberts Road, Port Barrington, IL 60010

Chairman Weiner opened the Public Hearing at 8:01 p.m. for the purpose of Petitioner B. Sherman, LLC, 28965 W. Roberts Road, Port Barrington, IL 60010 for the following:

An Application for Approval of one or more Text Amendments to the Port Barrington Zoning Code, including by not limited to Section 154.037, "Permitted Uses", thereof, to add the indoor storage of non-hazardous materials as a Conditional Use in the BG Zoning District and amend Appendix B, the "Table of Permitted Uses", in Chapter 154, "Zoning Code", accordingly, and to change the caption of Section 154.117 to be "\$154.117: Planned Developments";

An Application for Approval of one or more Text Amendments to Appendix B of the Port Barrington Zoning Code, including but not limited to Section 154.037, "Permitted Uses", thereof to add a Planned Development as an authorized Conditional Use in the BG Zoning District and in all other Zoning Districts;

An Application for Approval of a Conditional Use Permit for a Planned Development, Phase 1 of which will be the construction, establishment, operation, and maintenance of an approximately 80,000 square foot secured indoor self-storage facility for non-hazardous materials and related

stormwater management facilities, and Phase 2 of which will be the construction, establishment, operation, and maintenance of a an approximately 4,000 square foot retail space in a separate building with a separate parking area, and related underground utilities all in in the BG Zoning District; and

An Application for Approval of a Conditional Use Permit for the construction, establishment, operation, and maintenance of an approximately 80,000 square foot secured indoor self-storage facility for non-hazardous materials and related stormwater management facilities in the BG Zoning District on a parcel of land totaling approximately 8.98 acres, more or less, within the corporate limits of the Village of Port Barrington.

Chairman Weiner noted that the Notice for the public hearing was published in a timely manner.

Attorney Waggoner was present on behalf of the Petitioner and explained the applications for requested for text amendments and approval of a condition use permit for a Planned Development, Phase 1 of the construction, establishment, operation, and maintenance of an approximately 80,000 square foot secured indoor self-storage.

Petitioner Brent Shermann explained his ownership of the property and indicated he had a feasibility study conducted for this use. Petitioner Shermann noted that he was asked by the Village President to include retail on the property. Petitioner Shermann noted that this use would not create high volume traffic according to the feasibility study. Petitioner Shermann noted that he used two companies that specialize in closed storage buildings.

Attorney Waggoner noted the following as Exhibit #1 Master Architect Plan P100

Eric Thompson of Arco Design/Build explained the presented Exhibit #1. Mr. Thompson noted that the first phase would be the 80,000 square foot. The second phase would be 4,000 square feet. Mr. Thompson noted there would be a berm on the neighboring side of the property. The hours of the facility would be 8am to 7pm, but not 24 hour access.

Petitioner Shermann noted the units would be drive in self storage with loading zone off Roberts Road. It was noted that there would not be any fencing around the facility. Member Disclafani

asked if the entrance could handle a box truck. It was noted that the entrance could handle a box truck.

Chairman Weiner asked if there is enough parking. Petitioner Shermann noted that land could be banked for parking or will become just green space.

It was noted that the largest unit is 10x20 and size ranged from 5x5.

Chairman Weiner briefly asked about landscaping. It was noted that sod would be used for the slopes and a 4-6 foot berm on the west side.

Attorney Waggoner tagged the next exhibit as Exhibit #2 Preliminary Site Plan C10

Matt Schumacher of Cage Civil Engineer, project manager explained the Preliminary Site Plan as presented. Mr. Schumacher noted that phase one the detention would be complete. It was noted that the north and east side would have native plantings, swales and appropriate water run offs.

It was noted that there would be two full access from Center and Robert Roads. Chairman Weiner asked about the waste location. It was noted that the waste receptacle would be on the north end. Chairman Weiner noted that the dumpster would need to be fenced. Mr. Schumacher noted that he would make sure its blocked.

Attorney Waggoner presented the next plan as Exhibit #3 Truck Turn Fire Truck Ex1

Chairman Weiner asked to make the turn wider. Mr. Schumacher noted that he would make that change.

Attorney Waggoner presented the utilities plan as Exhibit #4 C30

Chairman Weiner mentioned question #27 of the preliminary engineering letter responses to Manhard's questions regarding the stormwater design. Chairman Weiner noted that the village

would prefer a connection to the southbound existing 18" CMP. The engineer or developer should indicate the preference of the eastbound route over the suggested route.

Attorney Waggoner presented the next plan as Exhibit #5 P101

It was noted that the standard wall packs would be used for lighting. Mr. Schumacher noted that all photometrics would be provided.

There was general discussion regarding the roof line and Chairman Weiner expressed his concern about the flat roof would be viewable by the residents. Member Benson asked if all havoc would be on the roof and suggested screened.

In response to Chairman Weiner, Petitioner Shermann suggested adding pitches to the roof line.

Member Kotarski asked if the plan was to scale . Mr. Thompson replied yes. Member Kotarski questioned the size of the door does not appear to be to scale. Chairman Weiner asked the plans to be redone using a different program to show the accurate scale.

IV. PUBLIC COMMENT:

Chairman Weiner opened the hearing to the public for comment at 8:50 p.m.

Resident Ken Wagner noted that there is a storage facility a couple miles away. Petitioner Shermann noted that his feasibility study indicates this to be within the proper radius and use for his property.

Village Attorney Bateman suggested that Petitioner Shermann's marketing study should be provided for the public to review. In response to the resident, Petitioner Shermann noted that there would be 560 units of mixed sizes.

Resident Bill Simon asked expressed concerns about the hours operations, water off, building lighting and berming height. Petitioner Shermann noted that the facility will not

be 24 hours/day and that building lighting would be wall packs with the appropriate level of lighting. Resident Simon expressed his concerns with unsafe uses of the units and asked for noise level decibels.

With no further public comments, Chairman Weiner closed public comments portion of the meeting at 9:05 p.m.

V. ZBA COMMENTS:

Member Kotarski expressed his concern with the size of the building that takes up a sizable part of the property. Petitioner Shermann noted that the building will be softened with berms, trees and landscaping.

Member Ashley asked to address the roof line. Mr. Thompson noted that he could design a roof slope to address his concerns.

Attorney Bateman asked the PC if they would be ready to vote on the request or need more time to review the proposed plans.

Member Kotarski expressed concern with the building height accuracy. Chairman Weiner suggested that the plans are redone in a 3D image using a CAD to produce renderings.

Village Attorney Bateman suggested that the PC take a poll vote on the proposed project.

It was noted to have the petitioner provide screens around the units outside from the resident roofline, screens around the roof units, provide renderings of proper elevations and architect options. Chairman Weiner noted that he suggests the petitioner come back with updates as discussed.

Chairman Weiner asked the members to take a pole vote. It was the consensus of the PC to accept the proposed text and concept as requested. Member Ashley asked for more

details on the concept plan.

Attorney Bateman explained that the PUD preliminary process and noted the final the engineering would be brought back to the Planning Commission, then presented to the Village Board for final approval.

It was suggested to continue the public hearing to a special meeting on Tuesday, March 5 at 8pm.

Motion: Ashley moved, seconded by Benson, to continue the public hearing to Tuesday, March 5th at 8pm.

All Ayes – Motion Carried

Public Hearing was closed at 6 9:47 p.m.

Motion: Benson moved, seconded by Disclafani at 9:47 p.m. to closed the public hearing.
All Ayes – Motion Carried.

VI. Call to Order the Planning Commission Meeting

Chairman Weiner opened the Planning Commission Meeting at 9:48 p.m.

VII. Consideration of Approval of the Minutes of the January 8, 2019 meeting minutes

No action – there was no meeting on January 8, 2019 as it was canceled.

VIII. Any and/or All New or Old Business

Member Kotarski pointed out a correction on the 2019 meeting calendar. Clerk Schroeder duly noted and will correct the calendar accordingly.

IX. Adjourn

Motion: Benson moved, seconded by Ashley, to adjourn at 9:48 p.m.

All Ayes – Motion Carried.

Respectfully Submitted,

Elizabeth Schroeder
Deputy Clerk Schroeder