

**Minutes**  
**Planning Commission & BPZ Public Hearing Meeting**  
**Village of Port Barrington**  
**69 S. Circle Avenue, Port Barrington, IL 60010**  
**Tuesday, March 5, 2019**  
**8:00 p.m.**

**I. Call to Order**

The meeting was called to order at 8:01 p.m.

**II. Roll Call**

Present included Chairman Weiner and members Benson, Ashley, Kotarski and Disclafani.  
Nelson was absent.

Others present included Petitioner Brent Shermann, Petitioner Attorney Lisa Waggoner, Village Attorney Becky Bateman, Deputy Clerk Schroeder and members of the audience.

**III. Consideration of Approval of the Minutes of the Public Hearing Meeting of February 12, 2019**

Tabled

**IV. Continued Petitioner, B. Sherman, LLC, 28965 W. Roberts Road, Port Barrington, IL 60010**

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 this public hearing was continued tonight from the February 12, 2019 meeting.

***Motion: Benson moved, seconded by Disclafani, to open and continue the public hearing from February 12, 2019 at 8:08 p.m.***

***All Ayes /1 absent – Motion Carried 5-0***

At this time, Village Attorney Becky Bateman swore in those wishing to make comments.

Petitioner's Attorney, Lisa Waggoner presented the following as exhibits.

Exhibit 6: 201 modified Exterior elevation and rendering plan

Exhibit 7: 202 modified Exterior plan

Exhibit 8: Marketing / Feasibility Study

Attorney Waggoner reiterated that the subject property is a 5.8 acre vacant lot located on the corner of Roberts Road and Rawson Bridge Road, zoned BG. The proposal is for a two phased development, phase one for a self-storage building and phase two retail units. Attorney Waggoner further noted that the petition is for text amendments and conditional use for the purpose of a self-storage building. The petitioner has prepared modified renderings as well as excerpts of the marketing/feasibility study as per the request of the Planning Commission / BPZ from the last meeting on February 12<sup>th</sup>.

Petitioner Shermann presented the materials as required by the Planning Commission/BPZ from the February 12<sup>th</sup> public hearing regarding his petition. Petitioner Shermann provided projector images of the architecture plans showing an aerial view of the proposed building and the roof line pitch changes.

Chairman Weiner asked the height of the parapet. Mr. Shermann indicated 12' from the peak. It was noted that with the berm and trees, residents will not see from the road.

Chairman Weiner confirmed the materials to be used for the building exterior including the gutters and down spouts.

Attorney Waggoner noted that no variance is required for the fire/truck turns and pointed out that the berm will have trees and bushes per the village ordinance. Also, the south eastern side will be landscaped with trees.

There was general discussion regarding the Petitioner's marketing/feasibility. Village Attorney Becky Bateman pointed out that the presented documents are only portions of the full study.

Chairman Weiner asked the Planning Commission for any comments. Member Benson noted that he likes the modified plans better.

Petitioner Shermann noted that he also likes the modified plans better. Member Ashley expressed concern with seeing the heating/AC units on the roof from the road. Petitioner Shermann noted that he believes it will have appropriate coverage and/or will make sure of it. Chairman Weiner suggested using screening. Petitioner Shermann noted that he's not sure what type of screening will be used.

Member Kotarski noted that the presented modified plans are an improvement, but the 80,000 square foot building is not comparable to a bowling alley. Kotarski questioned the if there is a big demand for a self-storage in the village. Kotarski pointed out that he just received all the material in less than 24 hours to review. Kotarski further questioned how the proposed development will benefit the village; there are no job opportunities. Petitioner Shermann noted that originally, he suggested a two story building.

Chairman Weiner asked about business signage. Petitioner Shermann noted that it would be zoning appropriate.

No further comments from the Planning Commission.

Public Comments:

Dave Cushmann, Chairman for the Plan Commission of the Village of Lake Zurich's expressed concern with the proposed use. Mr. Cushmann explained he was familiar with the zoning process and uses.

Resident Robert Johnson expressed concern with the size of the proposed building and use.

Alexandra Roginsky of Lake Barrington suggested changing the zoning to allow for a park.

Resident Brian Daniels was present with no comments.

Resident Ken Wagner was present with no comments.

Resident Ray Polcyn noted that he agrees with member Kotarski.

Resident Jeremy Catalano pointed out that there are (15) self-storage buildings within a five mile radius. He questioned why the village needs another one and questioned what will happen if the units are not filled.

Resident Saverio Schiro expressed that he doesn't support the proposed project. He noted that he moved here for the quiet neighborhood.

Resident Daniel Ridosh of 605 Camden Lane, expressed concern of hazardous material being stored in the units and questioned how that would be monitored.

Residents Beth and Justin present with no comments.

Resident Bill Simon pointed out that the proposed building of 80,000 square feet is equivalent to the size

of the Kohl's building in Lake Zurich. Mr. Simon presented Chairman Weiner with a petition opposing the project proposed. Mr. Simon further asked how the village would repurpose the building if the storage use doesn't work.

A resident questioned how the facility would be policed.

Resident John Waller noted that he knows that surrounding self-storage buildings in the area are less than 40% capacity and questioned how the village would use the building if the company fails. He noted that he lives behind where the potential building would be constructed and asked that the village consider another use for something that will benefit the village. Chairman Weiner noted that the property is zoned for business use. Mr. Waller suggested changing the zoning.

Resident Lynn Fosco of 311 S. Circle Avenue, expressed that she was attracted to the area for the openness and opposes the proposed use. There was general discussion about who would be responsible for maintenance.

Resident Eileen Bell expressed concern with traffic. She expressed that there are no benefits to the community. She expressed concern with potential stored chemicals fires. She noted that there are no fire hydrants and felt that the building doesn't fill the image of the village. She further expressed concern that the impact this will have on the house value. She asked that the village consider a more viable use for the community.

Petitioner Shermann noted that he did consider a different use and that he offered the property to the village at which time, the village chose not to except. Petitioner Shermann noted that village wanted some retail, so he included that in Phase 2. Petitioner Shermann noted that the property has been for sale for the last 10 years and anyone could have purchased it.

Attorney Waggoner reiterated that the Petitioner has followed the proper application process and noted that the property is zoned BG not for residential. She further noted that the second phase of the proposal is retail. Attorney Waggoner noted that the feasibility study shows a need for a storage facility. She noted that the surrounding storage units are not similar to the proposed building. She further noted that the Petitioner has complied with the village ordinances. She pointed out that the facility will be landscaped and will be low traffic facility. The Petitioner will be required to maintain the building.

Member Kotarski noted that the table of permitted uses and condition uses do not allow for a storage facility. A storage facility is not a permitted use.

Chairman Weiner asked the Planning Commission / BPZ if they had any further comments. Member Ashley noted that he works at O'Hare Airport and that before the airport was built in the 1940's the homes surrounding the property were aware of the zoning and potential use but yet the homes were sold with that knowledge, therefore should not complain about the use. No further comments from the Planning Commission.

Village Attorney Becky Bateman asked Attorney Waggoner had any further comments. Attorney

Waggoner replied that she had no further comments.

Village Attorney Becky Bateman explained that this hearing was continued from February 12, 2019 and noted that there is a multi-step process. Bateman noted that the petitioner is seeking text and zoning amendments to allow a PUD and conditional use to allow an indoor self-storage facility in a BG zoning district, which is not a conditional or permitted use. Attorney Becky Bateman explained the four-step process.

Resident Bill Simon provided the Planning Commission / BPZ with a petition protesting the proposed project. Attorney Becky Bateman, noted for the record, that the petition was accepted and entered the protest petition as presented by resident Bill Simon as an exhibit.

Exhibit 9: Protest petition presented by resident Bill Simon

***Motion: Benson moved, seconded by Kotarski, to close the public portion of the hearing at 9:22 p.m. All Ayes 5-0/1 Absent – Motion Carried.***

Attorney Bateman explained that the Planning Commission / BZ has the option of continuing this hearing for deliberations or proceed with a motion.

Chairman Weiner recommended to continue to Tuesday, March 12, 2019 at 7pm at this location, Village of Port Barrington office. Should the need for more room to accommodate the public, the meeting would be moved to Cross Roads Church.

**V. Adjourn**

**Motion: Ashley moved, seconded by Kotarski, to adjourn at 9:24 p.m.**

**All Ayes – Motion Carried 5-0 / 1 absent**

**Respectfully Submitted,**

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**Elizabeth Schroeder**  
**Deputy Clerk**