

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: April 12, 2011

Time: 7:00 p.m.

Location: Village Hall Board Library  
200 South Hough Street  
Barrington, Illinois

In Attendance: Harry Burroughs, Commissioner  
Richard Ehrle, Commissioner  
Dan Hogan, Commissioner  
Todd Sholeen, Commissioner  
Mike Ward, Commissioner  
Anna Bush, Chairperson

Staff Members: Brooke Jones, Development Planner  
Darren Monico, Assistant Director of Engineering & Building  
Jennifer Tennant, Zoning Coordinator  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, present; Dan Hogan, present; Todd Sholeen, present; Mike Ward, present; Anna Bush, Chairperson, present.

There being a quorum, the meeting proceeded.

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*New Business*

**PC 11-03**                      610 Summit Street, Plat of Consolidation

**Petitioner:**                Roger Paulman  
625 S. Grove Avenue  
Barrington, IL 60010

The applicant seeks approval of a Plat of Consolidation for 610 S. Summit Street, PINS 01-01-126-072-0000 & 01-01-126-049-0000. The property is located in Neighborhood Number 3 and is designated for Residential by the Village of Barrington Comprehensive Plan.

Mr. Burroughs recused himself at 7:01 pm from PC 11-03.

Ms. Tennant, Planner, said that the Paulmans own property between Summit Street and Grove Avenue. There is currently a house at 610 Summit Street that they are hoping to expand. In order to expand their home and meet all of the zoning requirements, they would like to consolidate some of their property. Staff reviewed the expansion plans and they appear to meet all of the zoning requirements.

Mr. Paulman, 625 South Grove, thanked Ms. Tennant for all her work.

Commissioner Ehrle asked what the project was.

Mr. Paulman said that they are downsizing. They will extend the house backwards. They own several lots in back of them and they want to consolidate one of them with their main lot in order to expand in that direction.

Commissioner Ward moved to recommend approval PC 11-03, a Plat of Consolidation for 610 S. Summit Street as proposed by staff. Commissioner Ehrle seconded the motion.

*Roll call Vote: Mr. Burroughs, recused; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; and Chairperson Bush, yes. The vote was 5 - 0; the motion carried.*

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**PC 10-06**                      Wickstrom Auto Group  
600-660 W. Northwest Highway, Special Use

**Petitioner and  
Owner**                      Colin Wickstrom  
Wickstrom Auto Group  
600 West Northwest Highway  
Barrington, Illinois 60010

The petitioner (Wickstrom Auto Group) seeks the approval of an amendment to the existing special use planned development (Ordinance 08-3452) for modifications to an existing car dealership on Parcels 1, 2, and 3. The plans include constructing a new building, expansion of existing buildings, expansion of parking areas, construction of new signage, construction of new lighting, and associated engineering improvements. The petitioner is also requesting that the rear undeveloped portion of the property (Parcel 4) be rezoned from R-1 Single-Family Residential to B-1 General Business Service. The applicant is also seeking exceptions from the

Zoning Ordinance for minimum yard requirements, site lighting, landscape and tree preservation regulations, signage, and an automobile dealership special use. Parcels 1, 2, and 3 are zoned B-1 General Business Service District. Parcel 4 is zoned R-1 Single Family District. The property is located in Neighborhood 15. The Village of Barrington Comprehensive Plan designates this area for commercial (retail/office) use.

Mr. Colin Wickstrom, 664 North Hill Farm Road in Lake Barrington, presented for the Wickstrom Auto Group. He thanked the staff for all their help. They are looking to expand the development of the parkways at 630 W. Northwest Highway, the old Gentile property, and 660 W. Northwest Highway, expanding those parking lots. They will expand the Chrysler dealership, up to 25,000 additional square feet with a second floor and develop the acreage to handle more parking. There are many signage issues because the brands have changed; they have lost brands and are adding brands. The 630 building is currently administrative; if they get a franchise in that building, they will need signage. They want to rezone the back property into the same zoning as the front properties (B-1). The Village has a pumping station between the 600 and the 630 property. The pumping station is out of date and needs work. The Village needs to acquire the property and rebuild the pumping station. In the long term plan, if they do acquire a franchise, they may need to expand the middle property building, maybe add a carwash and add on to the Lincoln store. They may add on to the back property for compensatory water storage.

Commissioner Burroughs asked about future parking.

Mr. Wickstrom said that they are not requesting it at this time. If they get another franchise in the future, they will ask for it at that time.

Commissioner Ehrle asked with the expansion of the Chrysler building, will they have to add more retention.

Mr. Wickstrom said that they would prefer not to but Lake County says they have to.

Commissioner Burroughs asked if they would do all the paving right away.

Mr. Wickstrom pointed to the map and explained what would be done.

Commissioner Ehrle asked if in the long range plan, will they change access to Route 14.

Mr. Wickstrom said they will lose parking because there is a plan to widen the intersection at Hart Road and Route 14. The entrance on Hart Road will move from the front to the back.

Ms. Jones, Development Planner, said that the petitioner is seeking approval to an amendment to an existing special use planned development at 600 West Northwest Highway (Parcel 3) and a new planned development for the entire four parcel area for the existing car dealership. The

plans include constructing a new building, expansion of existing buildings, expansion of parking areas, construction of new signage, construction of new lighting and associated engineering improvements. The petitioner is also requesting a rezoning of Parcel 4 from R-1 Single Family Residential to B-1 General Business Service. The three front parcels (1, 2 and 3) are all B-1. All four parcels are recommended for commercial according to our Comprehensive Plan. The plans are conceptual, a 3- 5 year plan. Staff is recommending that we remain flexible because of the changing auto industry. There are several exceptions proposed to the signage. This is a unique development in the Village. The dealership would like their own identification, as would each franchise (which are changing), there is service and oil change identification needed, wall signage, and monument signage. Staff has created a master sign plan for this zoning lot and should be adopted as part of the planned development. There will be exceptions for the size of the signs, the quantity, the height, the content, the style and setback. It would allow for future changes without amendments to the PUD. They are seeking exception to the site lighting and the setback. They need a lot of parking so will not be able to meet the landscaping requirements. Staff is recommending approval of the proposed special use planned development for the auto dealership and accessory uses subject to the exceptions noted in the Staff Report.

Commissioner Burroughs said given these exceptions, what about the other car dealers. Will we have to grant these same exceptions to them also?

Chairperson Bush said that Motorwerks is a much different situation because it is adjacent to residential.

Ms. Jones said that the Wickstrom light spillover goes to Route 14.

Commissioner Burroughs asked if we are increasing the allowable light level in the back.

Mr. Wickstrom said they have requested the same lumens on the property lines in the front, and at the back it is a little bit lower.

Commissioner Hogan said he is confused on the development of parcel four on the 3-5 year plan, the development of several more acres of the back parcel for inventory storage.

Mr. Wickstrom said that is not part of this request. There is a wetland that hinders the development of that.

Ms. Jones said that the development is just at the front portion as it is shown. They do not anticipate more asphalt at the northern portion of the property.

Commissioner Ward asked if they would expand further, would they be required have to be another amendment.

Ms. Jones said that yes they would.

Chairperson Bush said that this is not blanket approval. Parking is planned out for the asphalt areas only. If they would further develop lot four, they would have to come back for an amendment. She wanted to make sure that it is correctly stated in the report.

Mr. Wickstrom said that he agrees with the Staff Report.

Ms. Judy Catlow, 26535 Tanner Road, said she understands everything correctly and she does not think it is a problem.

Chairperson Bush closed public comment.

Commissioner Ward asked if the signage plan is going through a process as well.

Ms. Jones said that zoning exceptions for signs no longer need to be reviewed by the Architectural Review Commission.

Commissioner Burroughs asked if there will be any landscaping.

Mr. Wickstrom answered that there will not be any.

Commissioner Ehrle said that based on the discussion from the last meeting, he thinks that Citizens for Conservation might be interested in knowing about this plan.

Chairperson Bush said that this has always been a wetland; it is not a dramatic change from what is there now. The development may actually improve it.

Commissioner Hogan moved to recommend approval PC 10-06, an amendment to the existing special use planned development (Ordinance 08-3452) for modifications to an existing car dealership on Parcels 1, 2, and 3, that the rear undeveloped portion of the property (Parcel 4) be rezoned from R-1 Single-Family Residential to B-1 General Business Service, and exceptions from the Zoning Ordinance for minimum yard requirements, site lighting, landscape and tree preservation regulations, signage, and an automobile dealership special use, that the improvement is subject to the recommendations from staff and that any further development would require an amendment. Commissioner Sholeen seconded the motion.

*Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Ward, yes; Mr. Sholeen, yes; and Chairperson Bush, yes. The vote was 6 - 0; the motion carried.*

Ms. Jones said that this will go the Board on April 25<sup>th</sup>.

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Approval of Minutes

March 29, 2011

Commissioner Sholeen moved to approve the minutes of the March 29, 2011 meeting as presented; Commissioner Hogan seconded the motion. Voice vote recorded all ayes. The minutes were approved.

Planners Report

Ms. Jones said that there are two cases for the May 10<sup>th</sup> meeting. There is also one case on April 26<sup>th</sup>.

Commissioner Ehrle said that the baseball diamond is functioning. Will they be putting the lights up?

Ms. Jones said she had not heard anything recently.

Commissioner Hogan asked if when there is a request for a planned development, is it automatically limited to the plat that is submitted with it.

Ms. Jones said that it is limited to the property indicated on the petition. Staff can offer suggestions that weren't there initially.

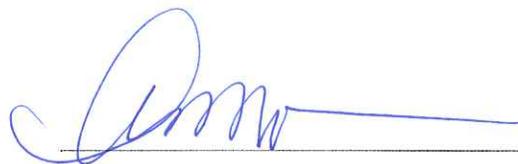
Ms. Jones said she took a look at the property and tried to come to some consistency with the three buildings. The problem is that they don't know what they need yet. The Village is trying to remain flexible.

Commissioner Ward said it should be clearly stated as to why exceptions have been made or why things were approved as such.

Adjournment

There being no further business to come before the Commission, Chairperson Bush adjourned the meeting at 7:49 p.m.

Respectfully submitted,  
Jean Emerick



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Anna Bush, Chairperson  
Plan Commission

Approval Date: