

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: December 3, 2013

Time: 7:00 p.m.

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

In Attendance: Jeff Anderson, Commissioner
Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
Todd Sholeen, Commissioner
Dan Hogan, Vice Chairperson
Anna Markley Bush, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson Bush called the special 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, absent; Jeff Anderson, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings and swore-in those wishing to address the Commission.

New Business

PC 13-08: 1475 S. Barrington Road/42 E. Dundee Road (Motor Werks) –
Special Use Planned Development Amendment

Petitioner: Motor Werks of Barrington / Jim Hubb
1475 S. Barrington Road/42 E. Dundee Road
Barrington, IL 60010

The Petitioner is seeking an amendment to the existing special use planned development which was previously granted pursuant to Ordinance Nos. 2012, 2079, 2222, 1974, 2326, 07-0405 and 09-3549. The Petitioner is proposing amendments to Phase IV of the previously approved development, including but not limited to parking, landscaping, signage and setbacks. The applicant is also seeking approval of a revised site plan for Phase IV and the incorporation of the recently acquired property located at 18 E. Dundee Road for an access road between the 1475 S Barrington Road and 42 E. Dundee Road properties. The applicant is seeking the following exceptions from the Village of Barrington Zoning Ordinance: General Regulations For All Permanent Signs – Color Restrictions (Section 4.14-C); General Restrictions For All Permanent Signs – Illumination (Section 14.4-D); General Regulations For Wall Signs (Section 14.16-D); Minimum Yard Requirements (Section 7.2-G); Design Standards (Section 7.2-I); along with such other zoning permission relief as may be related to this application as discovered in the public hearing process. The 1475 S. Barrington Road property is zoned B-1 General Business District, the 18 E. Dundee Road property is zoned B-3 Office District and 42 E. Dundee Road property is zoned O-R Office-Research District. All portions of the subject property are located in Neighborhood Eight, and are designated for Commercial (Retail/Office) by the Village of Barrington Comprehensive Plan.

Mr. Bob Plabanski, with Eckenhoff/Sanders Architects for Motor Werks, 700 S. Clinton in Chicago. They are working on the Honda Infinity 17,000 square foot addition to Motor Werks. The service addition is almost complete. The buildings will sit about 6 – 8 feet below Dundee Road. The subdivision across the street will sit higher. The lighting manufacturer did some foot candle calculations for them. In the middle of Dundee there are zero foot candles. At the Motor Werks property line there are .1 - .8 foot candles. Under the light in the parking lot they are at 11 foot candles, which is the brightest spot. There is no spill over light onto Dundee. It will not be any different for the residents when they are finished with the addition than how it is now. Mr. Hub also shuts off all the lights except for security lighting at 10 o'clock.

Vice-Chairperson Hogan asked for an explanation of foot candles.

Mr. Plabanski said that it is the amount of light on a horizontal surface. A typical office is about 30 foot candles. A grocery store parking lot is about 2 – 5 foot candles.

Commissioner Ehrle asked if the showroom lights also go off at 10:00 p.m.

Mr. Hub said that they will switch to security lights only at night.

Mr. Plabanski said that the light does not roll over the landscaping berm on Dundee. They do not intend to add parking lot lights.

Chairperson Bush asked where the drive aisle comes into the showrooms.

Mr. Plabanski said you can come from Barrington Road or Dundee Road.

Ms. Tennant said Motor Werks is requesting an amendment to the existing special use planned development, which was approved in 2007. It is to be a 5 phase project. This is Phase IV of the project. In the text of the ordinance, they were allotted a 110,000 square foot sales and service addition. They have built a 67,000 square foot service center addition and a 17,000 sales center. The code requires a setback of 25-35 feet. It will actually be set back 38 feet, which is more than the code requires. Staff is in support of this. The second component is the sign package. The master sign plan they put together is generic, so that brands can switch around a bit without amending the ordinance every time there is a change. This will allow for one franchise sign and one dealer identification sign per building. Code allows 80 square feet. Motor Werks is asking for an additional 40 square feet for the dealer identification. Each delivery or service center is also allowed a sign. There is an exception to allow corporate colors. All of the signage right now is compliant with the corporate color restrictions. We will also adopt a landscape plan, site plan, and photometric plan. They are building an access road between the two properties, which was permitted under the 2007 ordinance but there is no site plan in the ordinance. Light spill over is not permitted. Staff recommends approval of PC 13-08.

Chairperson Bush asked about the access road, will it give access to 18 E. Dundee Road.

Ms. Tennant said yes and there is a gate to prevent getting into the car areas.

Chairperson Bush said that if they decided to build on to the used car lot on the east, they will have to come back to the Commission.

Ms. Tennant said that is Phase V, which shows a building on that lot conceptually, which was only preliminary. They will have to come before the Commission again for Phase V.

Commissioner Anderson asked if the foot candles will be the same on the Barrington Road side.

Ms. Tennant answered yes.

Commissioner Ehrle asked how they will use the road.

Ms. Tennant said that it is an internal drive so they will not have to take cars out on the main road.

Commissioner Ehrle asked if parking will be sufficient, and is there disability parking

Ms. Tennant said yes, it is sufficient and they have the appropriate ramping for disability parking.

Mr. John Cocciemiglio, 131 Hillshire Court in Inverness, said that in Phase III, 100% screen landscaping was supposed to be finished along Dundee Road prior to Phase IV. He distributed pictures. It is not even 50% screened. The lighting studies didn't take into consideration reflection.

Mr. Terry Dompke, 502 Stone Canyon Circle in Inverness, said his biggest concern is the lighting.

Ms. Tennant said the Honda sign will be much less than 35 square feet.

Mr. Dompke asked what the height of the building is.

Ms. Tennant said that the tallest portion is 28 feet currently and will be 27 feet.

Mr. Dompke asked Mr. Hub for help with additional landscaping. He believes that the changes will alter the character of the neighborhood.

Mr. Hub noted that many light poles have been removed from the site. Grove is wired for a lot of light poles, which he has not put up.

Mr. Larry Florey, 512 Stone Canyon in Inverness, equates the light to like being at the theatre. They should have a barrier, 100% screening, and the signs off at a certain time would all help.

Chairperson Bush asked if the ordinance provided for a certain time for the lights to be turned off.

Ms. Tennant said no, and that actually Motor Werks had wanted less lighting but the Police Department was not comfortable with that for security reasons.

Chairperson Bush asked if there is any landscaping planned on the south side of the lot.

Ms. Tennant said that there are existing trees in front of the new signs. The Inverness residents will have to do a private agreement if they want Motor Werks to share the landscaping expense on their property. They may also have to work with the Village of Inverness and their homeowners association.

Commissioner Sholeen asked how long Mr. Florey has lived across the street.

Mr. Florey has lived there a year and a half.

Ms. Lisa Burke, 506 Stone Canyon Circle, said their home will be greatly affected by the light. Currently, she has window shades. Their front bedroom is very well illuminated. She asked if there is a difference in lighting from one building to another.

Mr. Plabanski answered, not necessarily. The Infinity curtain wall has a striping will be illuminated by the light above. The Honda showroom has a lot of can lights up above that are illuminating down.

Ms. Burke asked if the buildings could be flip flopped so the Infinity building would be in front of her house, rather than the Honda building.

Mr. Plabanski answered that the showrooms cannot be flip flopped. The agreements are in place. The foot candle level at the glass line is about 2 – 2.4, and gets higher at the driveway, then drops to 3 at the street, and zero across the road.

Ms. Linda Gorman, 600 Stone Canyon Circle, asked if there will be an increase in traffic.

Mr. Hub said that they don't look for any increase in traffic. The main flow is off of Barrington Road and loading will be off of the access road.

Vice-Chairperson Hogan said there should be a diminishing impact on the traffic on Grove.

Mr. Hub said the delay in the landscaping is due to waiting for IDOT to finish the road changes. The project is due to begin in the spring of 2014.

Mr. Cocciemiglio said that about 25% of the plantings are dead and they are an eyesore.

Commissioner Ehrle said the new car parking lot is not illuminated, what is their long range plan.

Mr. Hub said that it will be illuminated to remain crime-free. They close at 9 PM on Monday through Thursday and 6 PM on Friday and Saturday.

Chairperson Bush said that the large addition is not very visible from the road.

Vice-Chairperson Hogan asked if it is feasible to turn the lights off when they are closed.

Mr. Hub said he is fine with that.

Ms. Elizabeth Lascari, 820 Stone Canyon Circle, asked where the security lights are and what the illumination on that is.

Mr. Hub said the security lights are some of the pole lights and there are separate cans on the building.

Chairperson Bush said that security lights are mandated by the Village of Barrington.

Chairperson Bush closed public comment.

Vice-Chairperson Hogan said in fairness to the community, the Commission must consider certain special use standards. One of them is that it will not significantly diminish the safety, use, and enjoyment of the surrounding property. Everyone has the right to enjoyment and use of their property, including Motor Werks and the residents. He agrees with the staff report that it will not have a significant impact on the residential property on the south because of the separation

between them and the landscaping barrier. He is grateful to the dealership for what they have offered to do toward mitigation.

Chairperson Bush agrees with Vice-Chairperson Hogan. She has drove by and it was much darker than she thought it would be and thought safety maybe it was too dark. Motor Werks has been a good neighbor to the community.

Commissioner Burroughs reminded the residents that they would have to secure their own private agreement with Motor Werks to accomplish assistance with improved screening on their properties.

Commissioner Ehrle thanked Motor Werks for all they do for Barrington. He is happy to see the road being put through. The original plans approved in 2007 and 2009 are finally coming to fruition.

Commissioner Anderson agreed that Motor Werks has been very accommodating to their neighbors.

Vice-Chairperson Hogan moved and Commissioner Burroughs seconded to approve PC 13-08, an amendment to the existing special use planned development, subject to two requirements: to turn off lighting during non-business hours, and to place trees or additional reasonable screening in front of the signage along Dundee Road and at the discretion the Village Manager for placement.

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

This will go before the Village Board on December 16, 2013.

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Approval of Minutes

October 8, 2013

Commissioner Sholeen made a motion to approve the October 8, 2013 meeting minutes, Commissioner Hogan seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

2014 Meeting Schedule

Commissioner Burroughs made a motion to approve the 2014 Plan Commission Meeting Schedule, Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planners Report

Ms. Tennant said that there are no cases on the books at this time. There are a few potential residential projects coming next year, probably in February.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Burroughs and seconded by Vice-Chairperson Hogan to adjourn the meeting at 8:24p.m. Commissioner Sholeen declared the motion approved.

Respectfully submitted,
Jean Emerick

A handwritten signature in black ink, appearing to read 'Anna Bush', written over a horizontal line.

Anna Bush, Chairperson
Plan Commission