

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: April 22, 2014

Time: 7:00 p.m.

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

In Attendance: Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
Mike Ward, Commissioner
Jeff Anderson, Commissioner
Dan Hogan, Vice-Chairperson
Anna Markley Bush, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

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, absent; Mike Ward, present; 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 14-02: 1203 S. Northwest Highway – Special Use Planned Development Amendment

The Petitioner is seeking approval of an amendment to an existing special use planned development Ordinance No. 01-2922 for the purpose of amending the list of permitted uses and adding the following special uses: Automobile Repair, Automobile Sales, and Indoor Recreation. No additional exceptions were requested at this time.

Mr. George Hanley, 308 Grovener, Schaumburg, Illinois, said he has worked in this area for a long time. He would like to open an auto repair shop. They will need to have the zoning changed to do so. His

service pertains to high-end cars. They do no paint work or anything that will affect the environment. They are a green company, they repurpose or recycle 99% as much as they can. They want to be able to do automotive repair, restoration, and small retail sales. There is a show room there now that they want to make use of.

Commissioner Burroughs asked where will the cars for sale be parked.

Mr. Hanley said since the cars are high end, they want to have inside sales. There is a 40 x 40 showroom. There may be a car outside now and then. It is a startup business; they have their own clientele and will have four employees.

Chairperson Bush asked if they will be improving the façade.

Mr. Hanley said they will be leasing the building. They will have new signage and want to improve the landscaping.

Commissioner Burroughs asked if most of their business will use the rear to access the business.

Mr. Hanley said that most of their service will use the two doors in the back in the bay area, but there is also access in the front.

Commissioner Ward asked if the front is for customer parking.

Mr. Hanley said yes, but there is parking in the back also. They want to keep most of the business within the building.

Commissioner Ward asked about the parking requirements.

Ms. Tennant said that the parking requirements are exactly what they need right now. If they expand, they would need to address the parking requirements again. Parking is calculated at two cars per bay. So the service portion requires eight parking spaces, and there is some parking in the back.

Ms. Tennant said they are applying for auto sales and repair, which are for special uses. Another component of this application is for indoor recreation. The current planned development is very restrictive; it is only permitted for retail and warehousing and excludes all other permitted uses. They want to open it up for all permitted uses. The recreation facility is not a full-scale gym. They have restrictive hours and are appointment only. Staff will recommend that they do not exceed 10-student classes.

The sign was required to be removed and was not accomplished. They want to require that the old sign be removed and a compliant sign installed. There is a landscape buffer requirement when a property abuts residential. There is significant tree-screening in the rear, but they will also be required to install a solid fence barrier between the businesses and residential. The property owner is required to install a fire suppression and alarm system.

With the location on Northwest Highway and a previous commercial use, Staff feels this is a compatible use. The site is on well and septic and this facility does not have any floor drains. If they expanded, they would have to put in floor drains. They will have to install a tank to operate the sprinkler system. The traffic pattern will stay as is. The space has been vacant for almost two years. Auto uses in the Village all have been self-sustaining. Staff is recommending approval.

Commissioner Ehrle asked if they are proposing any changes to the lighting.

Ms. Tennant answered no, they did not submit a plan.

Commissioner Anderson asked if the property next door also does auto repair.

Ms. Tennant answered yes, that the gas station has an auto repair component.

Commissioner Anderson asked what kind of signage the petitioner is planning.

Mr. Hanley answered whatever meets the Village requirements. They are thinking to do a monument style sign.

Ms. Tennant said anything compliant with the Zoning Ordinance will be approved by Staff.

Chairperson Bush swore-in new members of the audience and opened up public comment.

Mr. Steve Yellin, 217 Alpine Drive, Lake Zurich, one of the owners of the property, asked if the trees had to come down.

Ms. Tennant answered no, but there is a fence requirement also. The trees that exist are a natural buffer.

Mr. Yellin asked why other businesses, such as the gas station and the golf course, are not required to have a fence.

Ms. Tennant said that this business is a change to a more intense use. If the other properties were redeveloped or made significant changes, they would have to be reviewed again.

Mr. John Arndtsen, 172 S. Ela Road, said they were looking to develop property to the northwest of this property, he was told by Staff that this property was zoned business. He thought it was residential.

Commission Burroughs said that it used to be residential but had been changed to business prior to 2001.

Chairperson Bush closed public comment.

Mr. Hanley said they would like to open June 1st.

Ms. Tennant said they will not be able to operate or occupy until the fire suppression system is installed.

Vice-Chairperson Hogan moved and Commissioner Burroughs seconded the motion to approve PC 14-02, an amendment to an existing special use planned development (Ordinance No. 01-2922) for the purpose of amending the list of permitted uses and adding the following special uses: Automobile Repair, Automobile Sales, and Indoor Recreation. PC 14-02 is subject to the following conditions, the health facility cannot expand without coming to the Village, the old sign will be removed, the landscaping screening be met (including the construction of a fence), and the install fire suppression and alarm system,

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

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Planners Report

Ms. Tennant said that David Weekly Homes has submitted draft plans. They are hoping to get their Plan Commission submittal in this week and come before the Commission in May or June. There is a small project from Pepper Construction on Hager; they want to take down a building and rework the site.

Approval of Minutes

February 11, 2014

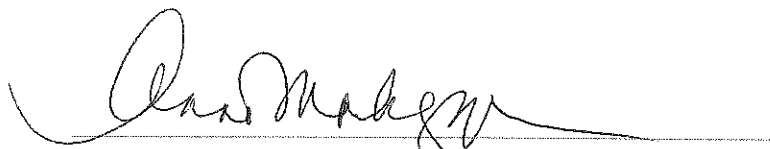
Commissioner Burroughs made a motion to approve the February 11, 2014 meeting minutes, Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Chairperson Bush said their next meeting special meeting on May 7th, and she will not be able to attend.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Vice-Chairperson Hogan and seconded by Commissioner Ehrle to adjourn the meeting at 7:27 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission