

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: February 14, 2017

Time: 7:00 p.m.

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

In Attendance: Dick Ehrle, Commissioner  
Susan Ferry, Commissioner  
Jeff Anderson, Commissioner  
Dan Hogan, Vice-Chairperson

Staff Members: Jennifer Tennant  
Greg Summers

**Call to Order**

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

Roll call noted the following: Richard Ehrle, present; Mike Ward, absent; Jeff Anderson, present; Susan Ferry, present; Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, absent.

There being a quorum, the meeting proceeded.

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

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**Old Business**

**PC 16-08:** 1475 S. Barrington Road (Motor Werks of Barrington) Special Use  
Planned Development Amendment – Public Hearing Continued  
from January 10, 2017

<b>Petitioner:</b>	Motor Werks of Barrington	Village of Barrington
	1475 S. Barrington Road	200 S. Hough Street
	Barrington, IL 60010	Barrington, IL 60010

**Owner:** JDB Real Estate Holdings  
906 S. Northwest Highway  
Barrington, IL 60010

The Petitioner is seeking approval of an amendment to the existing special use planned development (ordinance 1974, 2012, 2079, 2222, 2326, 07-0405, 09-3549, 13-3772 and 15-3828) for the purpose of expanding the front parking/vehicle display area including modifications to lighting and landscaping. The subject property is zoned B-1 General Business Service District. The subject property is located in Neighborhood 13, and is designated for Mixed Use (Retail/Office/Residential) by the Village of Barrington Comprehensive Plan.

The attorney for the petitioner, Larry Eiben, presented on behalf of Motor Werks. Motor Werks of Barrington has been operating for more than 30 years. They are in the process of a large expansion and modernization of their facility. With the increase in demand for sales, there is a desire for more display space. They would like to amend the Planned Development to allow for the development of 106 vehicle display parking spaces on the frontage along Barrington Road. It will be attractively landscaped. There is a stormwater management plan that has been approved by the Village. There is no plan for more entrances along Barrington or Dundee Roads or the expansion of the present entrances. Motor Werks has submitted a lighting plan that meets Village standards. Lighting will be reduced to security levels at the close of business days.

Commissioner Anderson asked if they had considered any other locations for the display spaces.

Mr. Eiben said they were looking for convenience for the customers. There is not another location as suitable.

Vice-Chairperson Hogan asked about the trees that are being contemplated along Barrington Road.

Mr. Mick Austin said the trees would be planted along the right-of-way line.

Ms. Tennant said they will be placed about 25 feet from the edge of the pavement and 13 feet from the property line.

Ms. Tennant said the project will be located between the current property line and the edge of the IDOT right-of-way. There are several exceptions from the Zoning Ordinance that are required. One is that a 75% landscaping scheme is required. As the primary part of the parking lot is to display their merchandise, they are asking for an exception. They are planning to put back more trees than they are taking out. Another exception is for the internal parking lot landscaping. They are proposing two landscape islands. The Zoning Ordinance requires 10%

of the parking lot be landscaped. Usually car dealers ask for an exception of no landscaping. So this is unusual and will be aesthetically pleasing to have the two landscape islands. The Zoning Ordinance also includes the Barrington Road setback. The exception will be for three feet. They are asking for two exceptions to the setback requirements in the Planned Development.

The area along Barrington Road is becoming a key redevelopment area in the Village. The car dealerships have been expanding their facilities with increased sales and demands. The Village wants to stay competitive with the surrounding communities. Both neighborhoods to the south and the west have significant landscape screening in place. Motor Werks will follow a lighting management plan to limit lighting to security levels after business hours. Staff proposes that the Plan Commission recommend approval to the Board of Trustees.

Vice-Chairperson Hogan asked if there was anything comparable to this in the area.

Ms. Tennant answered that currently there is not anything comparable on the east side of Barrington Road. The majority of the properties have a 100 foot space of undeveloped property in front of them.

Vice-Chairperson Hogan asked if the Village had been approached by other businesses in the area to do the same.

Ms. Tennant answered that they have not. Since this petition is being done through a Planned Development, the Village has the opportunity to review each petition as it comes forward individually.

Commissioner Ehrle asked about the four phase expansion project.

Mr. Eiben said there are no plans for further expansion on the site. The entire foot print is in place now.

Commissioner Anderson asked where the vehicles are coming from.

Mr. Austin said they will certified pre-owned vehicles. They will be of the brands of the dealerships located behind them.

Commissioner Ferry asked what the concerns of the neighbors were.

Ms. Austin said that the main concern of the neighbors is lighting.

Vice-Chairperson Hogan opened up the discussion to the public.

Ms. Cory Fiddes, 1465 Columbia Lane, said she is concerned about the proximity of the vehicles. She does not like the idea of used cars right on the road. The lights are an issue. There is a lot of parking in the back of the property. She questions the placement of the trees along the road. If they are close to the road, they will absorb the sand and salt and will possibly die. She suggested they lease the Barn property for parking. She does not think this is the feel for Barrington that you want to have.

Mr. Himashu Varandani, 1445 Cascade Lane, said his concerns are similar to Ms. Fiddes. Since Motor Werks has made modifications, the lights have gone up and are very visible and he will be affected. He is also concerned about future traffic jams.

Mr. Tracy Cross, 209 Astoria Court, who is a board member of the Oaks of Barrington, said there is some question about the notification to the subdivision. He said they did not receive notification until mid-December. He suggested that the Commission look to the Weatherstone and Stone Canyon areas regarding the expansion and the light along Dundee Road. The lighting penetrates the neighborhoods. There will be light pollution. He does not believe that dimming will work.

Vice-Chairperson Hogan closed public comment.

Mr. Eiben responded to the comments from the public. They have notified neighbors within the required boundaries. The parking lot will not be three feet off of Dundee Road. There is a ten foot gravel shoulder and fifteen feet of green space before you get to the parking lot. Since this is a display lot, there will no extra traffic generated. The lighting is to the Village standards. It goes straight down and does not spill directly into the surrounding properties. The new lights will be lower than the existing lighting.

Vice-Chairperson Hogan asked about the lot on the southwest corner, if it is being altered.

Mr. Eiben said there are two temporary lots that are being removed as part of the project.

Vice-Chairperson Hogan asked about the Ms. Fiddes' concern that the extra parking will be a distraction to drivers and a safety concern.

Mr. Austin said any car dealership will have a lot out front. He said they are one of the premier car dealership in the entire country. Every new car dealer sells new cars. He does not consider this a used car lot.

Commissioner Anderson asked if Staff will go out and take lighting measurements after the project is finished.

Mr. Summers answered that yes, they will go out and take readings.

Ms. Tennant said since the other renovations have been completed, the Village has not received any complaints.

Commissioner Ehrle asked about using the Barn property, was this considered.

Mr. Austin said that it did not make any sense. The employee would have to walk along Barrington Road.

A neighbor who did not wish to give his name, asked for an explanation of the law of notification. The Homeowners Association received a certified letter in mid-December to their mailbox directed to the Homeowners Association only, not any individual property owners. The letter was held by the Post Office and they did not receive it until after the first meeting.

Ms. Tennant said the first meeting is a neighborhood meeting that the Village requires, so there is no notice requirement. The Homeowners Association was notified because the tree area is owned by the Homeowners Association (the property owner) and are within 250 feet of the proposed parking area and that is why they were notified. The Homeowners Association is the taxpayer of record. Occasionally, the address is listed as a PO Box. There are six individual homes that are clipped by the buffer. They were all given notice.

Vice-Chairperson Hogan closed public comment. He understands the concerns that have been addressed. It will change the character of this entrance to the Village. It appears that there is a good bit of screening between the homes and Motor Werks. The lights will be significantly lower than the existing lights because of the tiering. The Plan Commission is a recommending body. It will proceed to a meeting of the Board of Trustees. The neighbors have a chance to communicate to the Board at that meeting.

Commissioner Anderson commented on the lighting. The dealership has been around a long time. He recognizes that when you buy a home, things could change. He wants Staff to make sure that the lighting remains in compliance.

The Petition will go before the Village Board as a Receive and Place on File at the February 27<sup>th</sup> meeting and for final consideration at the March 20<sup>th</sup> meeting.

Commissioner Ehrle moved to approve PC 16-08 an amendment to the existing special use planned development (ordinance 1974, 2012, 2079, 2222, 2326, 07-0405, 09-3549, 13-3772 and 15-3828) for the purpose of expanding the front parking/vehicle display area including modifications to lighting and landscaping. Commissioner Anderson seconded the motion.

*Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, absent. The vote was 4 – 0; the motion carried.*

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**Planners Report**

Ms. Tennant said there are upcoming project. Roslyn will be back on in March 14. There will be a revised packet. And a comprehensive plan amendment.

**Approval of Minutes**

***July 14, 2015***

The July 14, 2015 minutes were not approved as the appropriate commissioners were not in attendance.

***September 27, 2016***

The September 27, 2016 minutes were not approved as the appropriate commissioners were not in attendance.

**Adjournment**

Commissioner Anderson made a motion and Commissioner Ehrle seconded to adjourn the meeting at 8:03 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,  
Jean Emerick

Approval Date: May 23, 2017