

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: August 14, 2018

Time: 7:00 p.m.

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

In Attendance: Jeff Anderson, Commissioner
Susan Ferry, Commissioner
Joann Lee, Commissioner
Anna Bush, Chairperson

Staff Members: Jennifer Tennant

Call to Order

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

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

There being a quorum, the meeting proceeded.

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Old Business

New Business

PC 18-05: 908 S. Northwest Highway – Special Use Planned Development

PETITIONER: Christian Brothers Automotive Corporation, 17725 Katy Freeway, Suite 200,
Houston, TX 77094

PROPERTY OWNER: Peter Fischer, 24075 Chardon Rd., Grayslake, IL 60030

The Petitioner is seeking approval of a special use planned development for the construction and operation of a new automobile repair facility (Christian Brothers Automotive) and related site improvements including but not limited to utilities, parking, signage, 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 2010 Comprehensive Plan.

Chairperson Bush begins by asking those in attendance who would like to address the Commission tonight.

After noting who will address the Commission, Chairperson Bush asks them to stand so she can swear them in.

Chairperson Bush summarizes the agenda for tonight and asks the Petitioner to approach the podium.

Mr. Wakefield directs the Commission to the Staff Report. There were a number of recommendations. Christian Brothers Automotive has met all one and has submitted a new photometric plan that they believe will be compliant. If not, Mr. Wakefield ensures the Commission that revisions will be made to the plans until they are compliant.

Mr. Wakefield points the Commission to a document in the packet and hands out copies of the document to the public present, so they can follow along. He summarizes the information within the document relating to the overall business of Christian Brothers Automotive. Followed by asking the Commission and attendees if they have any questions or concerns.

Commissioner Ferry asks Mr. Wakefield who will be responsible for cleaning up the site.

Mr. Wakefield says the seller is responsible for removing any vehicles on the property and Christian Brothers Automotive will get a demolition permit for the structure. From there, Christian Brothers Automotive will be responsible for the remainder of the site cleanup.

Commissioner Ferry asks if the parking is adequate for both employees and customers.

Mr. Wakefield says yes.

Since Mr. Wakefield mentioned that Christian Brothers Automotive will have nine stalls specifically for cars that stay overnight, Commissioner Ferry asks what would happen if there are more than nine cars that need to stay overnight.

Mr. Wakefield says any additional cars would be placed inside the building.

Commissioner Lee asks if they are purchasing the lot or do they have a long-term lease.

Mr. Wakefield says they purchased the lot.

Commissioner Lee asks how often Mr. Wakefield will be coming to check on the status of the business.

Mr. Wakefield explains that every 10-15 stores have a coach assigned. The coach comes out twice a year and someone from the construction department comes out once a year. Both of them ensure the business is running smoothly and is following all regulations of the town.

Commissioner Ferry asks how the retention area is going to look and what is going to be done concerning the area.

The civil engineer, Mr. Olson, approaches and states the area is not so much a detention pond as it is water quality area, so it is much smaller than one would usually see. The proposal is to plant native plants, that grow no more than three feet, so the area can look more natural.

Chairperson Bush asks the men to be seated and asks Ms. Tennant for the Staff Report.

Ms. Tennant provides a summary as to why they are in the planned development process and brief summary of the overall project.

Ms. Tennant also mentions that along with the recommendations there are conditions that the Village would like the Commission to consider. Ms. Tennant lists all the conditions along with the reasoning behind the conditions.

Ms. Tennant says the staff does recommend approval of this project and will take any questions from the Commission.

No one has any questions, therefore, Chairperson Bush opens it up to the public.

Mr. Crook approaches the podium and asks Mr. Wakefield if the Hillside road will be only for emergency vehicles or for everyone to utilize.

Mr. Wakefield states that the access is for everyone to use, but if issues were to occur then Christian Brothers Automotive would be fine letting it become for emergency vehicles only.

After Mr. Wakefield answers Mr. Crook's question, another resident approaches the podium; Mr. Brown, the owner of Ace Hardware.

Mr. Brown, notifies the Commission that his concerns are:

1. Property Lines: Mr. Brown wants to extend his property line from Northwest Highway to Hillside. He would like the Commission to consider having Mr. Brown and Mr. Wakefield meet, so an agreement can be made concerning the matter.

Ms. Tennant lets Mr. Brown know that the Village and Commission cannot be involved in a private property sale but could become involved if an agreement is reached to work on approval of a revised site plan.

2. Why is the Village allowing another automotive business? Mr. Brown indicates that there are already various automotive businesses in Barrington, therefore, bringing in another one only creates more competition. Mr. Brown is alarmed for the automotive businesses that are already in town and what another automotive business will do for their business. Mr. Brown hopes the Village will consider allowing additional competing businesses in the future.

Chairperson Bush thanks Mr. Brown for speaking his concerns and closes public comments to move onto the deliberation phase.

Commissioner Anderson motioned to approve PC 18-05 a special use planned development for the construction and operation of a new automobile repair facility (Christian Brothers Automotive). Commissioner Ferry seconded the motion to approved PC 18-05.

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

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Minutes

July 24, 2018

Commissioner Anderson made a motion to approve the July 24, 2018 meeting minutes. Commissioner Lee seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Planners Report

Adjournment

Commissioner Anderson moved to adjourn the meeting and Commissioner Ferry seconded to adjourn the meeting at 7:50 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: September 11, 2018