

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: January 9, 2018

Time: 7:00 p.m.

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

In Attendance: Richard Ehrle, Commissioner
Jeff Anderson, Commissioner
Mike Ward, Commissioner
Susan Ferry, Commissioner
Joann Lee, Commissioner
Dan Hogan, Vice-Chairperson
Anna Bush, Chairperson

Staff Members: Natalie Nye

Call to Order

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

Roll call noted the following: Richard Ehrle, present; Mike Ward, present; Jeff Anderson, present; Susan Ferry, present; Joann Lee, present; Vice-Chairperson Hogan, 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.

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PC 18-02: Plat of Resubdivision – Ela Street Subdivision

Petitioner: John B. Weber
415 Berkley Avenue
Winnetka, IL 60093

Engineer: **MeritCorp**
50 North Brockway, Suite 3-9
Palatine, IL 60067

The applicant seeks approval of a Plat of Resubdivision for the consolidation of two parcels located on Ela Street (13-36-306-009, 13-36-306-013). The property is located in Neighborhood Number 1 and is designated for Residential by the Village of Barrington Comprehensive Plan.

Ms. Nye said that when a subdivision is over an acre it needs to come before the Commission. This is an apartment building on Ela Street that is comprised of two separate parcels. They wish to expand the parking lot, which will fall over two parcels.

Chairperson Bush asked how many spaces they are adding.

Mr. Weber said approximately 10 spaces. It will be striped and numbered.

Vice-Chairperson Hogan moved to approve PC 18-02, a Plat of Resubdivision for the consolidation of two parcels located on Ela Street (13-36-306-009, 13-36-306-013). Commissioner Ehrle seconded the motion.

Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, yes; Mr. Ward, yes; Ms. Ferry, yes; Ms. Lee, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 7-0; the motion carried.

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New Business

PC 17-08: **1415 S. Barrington Road – Special Use Planned Development (McGrath Volvo)**

Petitioner: 1415 Barrington Road LLC (McGrath Volvo)

Owner: Land Trust (Schurecht Family)

The Petitioner is seeking approval of a special use planned development for the construction and operation of a new automobile sales and service facility (McGrath Volvo) and related site improvements including but not limited to parking, signage, lighting and landscaping. The subject property is zoned B-1 General Business Service District. The subject property is located in Neighborhood 8, and is designated for Commercial (Retail/Office) by the Village of Barrington 2010 Comprehensive Plan.

Mr. Gary McGrath, St. Charles, Illinois, said he runs 5 dealerships in Illinois. He bought the dealership in December. Sales have been increasing. They are operating out of a very small facility at present. They have had several meetings with their prospective neighbor (Marquardt). They are in the process of an easement agreement with them. There will be three lanes between the properties to accommodate large

trucks delivering cars. It is not an historical site. The closing date is the end of March. They plan to break ground in April. Mr. McGrath said this is a 5 acre site. They are hoping to sell 100 – 150 cars a month.

Vice-Chairperson Hogan asked about the easement agreement, is it a permanent agreement.

Mr. McGrath answered yes.

Vice-Chairperson Hogan asked about the stacking of the vehicles. He asked where on the property that would be done.

Mr. McGrath said in the rear parking area to the northeast corner.

Vice-Chairperson Hogan asked how close the lower lot is from Barrington Road for Motorwerks.

Ms. Tennant said at the closest point it is 3 feet, but the majority of it is between 11 and 15 feet.

Vice-Chairperson Hogan asked if there was a barrier around the water retention.

Mr. McGrath said it will be curbed. Ms. Tennant said there will be no fence.

Commissioner Ehrle asked how many cars they would be parking at the dealership.

Mr. McGrath said they would like to have a 90 day supply plus employee parking (30 spaces) and customer cars (30 – 45).

Commissioner Lee asked about the test drive area for the customers.

Mr. McGrath said their policy is to not go through neighborhoods. They will stay on the main roads.

Commissioner Anderson said what they are proposing meets their current needs, but what about expansion?

Mr. McGrath said the facility they are proposing is a little big for what they will be doing. But Volvo is expanding its products, so they will grow into this facility. They have it set up so they can add another showroom.

Ms. Tennant said the zoning ordinance is not written for car dealerships. They want them to be a special use. There are a lot of technical exceptions. The first exception is for stacked on level parking. Staff is in support of this for a car dealership, for storage only. The loading space is not practical for a car dealership. It is also not practical for a car dealership to have perimeter parking lot landscaping. They will have a nice low landscape plan around the perimeter. They want their vehicles to be seen from the road. They will also not require landscaped islands in the parking lot. They have asked for an exception to the standard monument sign so they can use the Volvo branded signage. They have requested 3 wall signs. The other dealers in the area have two. The setback will be consistent with the Motorwerks setback of 15 feet. With the corporate standards for car dealerships, we have to allow glass and metal facades.

- Adding language to clarify that upon conflict in the ordinance, the more specific regulation shall override the generalized regulation.
- Staff proposes to standardize the allowable rental periods across all types of rental properties.
- The current definition for roof signs technically excludes signage on mansard roofs. As there are several key commercial sites with mansards roofs (all with signage), Staff proposes to amend this definition to allow signage on true mansard roofs only. Signage will continue to be prohibited on roof tops.
- The definition for raised foundation should be amended in order to clarify when a height bonus is applicable for new construction homes. In order to receive a height bonus, the foundation must be purposely raised around the entire perimeter of the structure as an architectural feature of the structure.
- There is a need for automobile dealerships to maximum their on-site vehicle storage by double stacking parking stalls in vehicle on level storage areas. This will not apply to any customer/guest, service center or employee parking areas.
- The amendment identifies a handful of scrivener’s errors to be corrected.
- The Zoning Ordinance currently allows for the wall of a nonconforming structure (a house not meeting the required setbacks) to extend said wall in the same plane as the existing wall. This also applies to front porches. Staff is proposing to extend this encroachment allowance to decks in the rear yard, not encroaching into the required rear yard setback (30 ft.). Staff finds that if the wall of the structure is permitted to be extended that a deck is no more of a burden to the neighboring property.
- The Zoning Ordinance does not allow for electronic delivery confirmation for certified mailing requirements. The proposed amendment will allow Petitioners to select traditional return receipts (green cards) or electronic delivery confirmation. The electronic delivery confirmation option from USPS will save Petitioners approximately \$2.00 per letter. This option is also more efficient for Staff as we do not have to collect and retain large stacks of green post cards in the case files.

Vice-Chairperson Hogan moved to approve PC 18-01, of a text amendment to the Zoning Ordinance for the Village of Barrington for the purpose of amending Chapter 1 “Title, Purpose and Applicability,” Chapter 2 “Definitions,” Chapter 4, Part I “General Regulations,” Chapter 4, Part II “Off-Street Parking and Loading,” Chapter 4, Part IV “Signs,” Chapter 6 “Residential Districts,” Chapter 10 “Nonconformity” and “Appendices.” Commissioner Ferry seconded the motion.

Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, yes; Mr. Ward, yes; Ms. Ferry, yes; Ms. Lee, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 7-0; the motion carried.

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Minutes

December 12, 2017

Vice-Chairperson Hogan made a motion to approve the December 12, 2017 meeting minutes. Commissioner Ward seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Planners Report

The next meeting is January 23, 2018.

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Ferry seconded to adjourn the meeting at 8:12 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

Approved: January 23, 2018