

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: September 22, 2020

Time: 7:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Anna Markley Bush, Chairperson
Dan Hogan, Vice-Chairperson
Joann Lee, Commissioner
Robert Windon, Commissioner
David Holtermann, Commissioner
Anna Kesler, Commissioner

Staff: Jennifer Tennant
Andrew Binder

Call to Order

Chairperson Bush called the meeting to order at 7:04 p.m.

Roll call noted the following: Anna Kesler, present; David Holtermann, present; Robert Windon, present; Susan Ferry, absent; 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.

Ms. Tennant stated directions on how the public can participate in the virtual meeting.

New Business

PC 20-03: 1201-1203 S. Northwest Highway Special Use Planned Development –
Public Hearing

PETITIONER(s): Midwest Triumph Corporation of Mundelein

PROPERTY OWNER(s): Land Trust No. 1148 (Dobe Agency, LLC)

The Petitioner is seeking approval of a new Special Use Planned Development for the redevelopment of the existing building and site into an Automobile Dealership for the sales and service of motorcycles, scooters, all-terrain vehicles, utility task vehicles and the like as well as related site improvements including but not limited to parking, landscaping and signage.

Thomas Eckhardt from CD Group LLC, project architect, presented the proposed plan. He indicated that they are reusing the existing building and are making improvements to the front elevation. He stated that

all of the proposed exterior materials and colors are the Honda Corporate standard. Mr. Eckhardt gave an overview of the proposed exterior modifications.

Chairperson Bush asked if the proposed project went in front of the Architectural Review Commission (ARC) and if the Petitioner provided the certified mailing notices.

Mr. Eckhardt responded that they went to a preliminary ARC and the final ARC will be on Thursday (9/24/20).

Ms. Tennant indicated that the applicant did send out the correct notices and provided the confirmations.

Mr. Eckhardt continued that the existing footprint of the building will not change. Most of the parking lot footprint will stay the same and that they are keeping the same circulation. He continued that the rear parking lot will be modified to accommodate several new parking spaces. The handicap spaces will be modified to be in front of the new building entrance. He described the proposed interior building layout and how the business will operate in the space. Mr. Eckhardt also gave an overview on how customers will access the building for vehicle sales and service.

Jeff McLennan, applicant, presented an overview on the interior of the building and general business operations.

Commissioner Kesler asked if there is a break room for employees.

Mr. McLennan indicated that the conference room will also be utilized as the lunch/break area.

Chairperson Bush asked where new products will be received on the site.

Mr. McLennan indicated that they utilize a setup company who stores all of their crates and provide vehicles that are already assembled. He indicated the setup company's truck will back up on the lot and into the service center entrance bay at the front of the building in the morning before opening.

Commissioner Kesler asked what time the delivery occurs.

Mr. McLennan responded that deliveries will occur in the morning, around 9:00 am. The maximum number of bikes delivered per day is 12.

Commissioner Lee asked if there would be a carwash area.

Mr. McLennan responded that the vehicles come clean from the setup company. He indicated that the repair area inside the back of the building would be used to wash bikes down if needed. The bikes are not washed in the same way a car is washed, they are wiped down.

Vice-Chairperson Hogan asked if they allow test drives.

Mr. McLennan responded that they do have a test drive policy. He stated that they do not allow test drives on every product. For example, off-road vehicles, scooters and sport bikes are not test driven. The test drive policy requires that you must be riding a motorcycle for 12 months with a license and must have owned a motorcycle for at least 12 months. Test drivers are required to wear a helmet and the proper clothing.

Chairperson Bush asked if there will be test drives in the surrounding neighborhoods.

Mr. McLennan indicated that they ask customers to stay on main streets. He gave an overview of the current test route at their current location in Des Plaines and stated that a similar type route on main roads will be proposed in Barrington.

Mr. Eckhardt presented the proposed sign package. He indicated that the existing wall sign panels from the current building in Des Plaines will be used for the monument sign. There will be two wall signs on the building. The existing Honda service sign will be used and is an illuminated box sign but meets the requirements for only the words and logo to illuminate.

Chairperson Bush asked if the monument sign will be internally illuminated.

Mr. McLennan indicated that the monument sign will not be internally illuminated.

Commissioner Kesler asked with the west side having an expanded drive aisle, will there be any drainage issues.

The project engineer, Dan Strahan, gave an overview of the drainage. The proposed reconstructed retaining wall will be approximately two feet from the property line.

Commissioner Kesler asked if there will be any drainage affects to the neighboring properties or changes to the existing flow of the water to the neighboring property.

Mr. Strahan confirmed that there will not be any negative impacts.

Vice-Chairperson Hogan asked the applicant if they are acquiring the two parcels to the west.

Mr. McLennan indicated that the parcels to the west are under contract and he will take control of those properties.

Chairperson Bush asked that would be the ultimate plan for the property to the west.

Mr. McLennan responded that the current plan is for the property to be vacant and more appealing and acceptable than it is right now.

Commissioner Holtermann asked if the parking lot area on the backside of the building will be for parking only and that no work will be done in the rear parking area.

Mr. McLennan responded that no work or repairs will be conducted in the rear parking lot.

Ms. Tennant presented the Staff Report, the exceptions requested and a brief overview of the special use and planned development standards. The proposed development is an adaptive reuse of the existing building and site and therefore the proposed modification trigger a good amount of exceptions from the Zoning Ordinance to accommodate the existing nonconformities. The 45 parking spaces that are proposed is sufficient for the proposed use. Ms. Tennant stated that existing billboard will be removed at the end of the lease in 2024. The applicant is taking control of the two parcels to the west and will not be permitted to use the vacant lot for any parking, storage, test driving, etc. Ms. Tennant indicated that the traffic report shows that traffic impact on Northwest Highway will be minimal.

Ms. Tennant concluded with Staff's recommendation and proposed conditions. Staff is no longer recommending condition #2 regarding the plat of resubdivision. The consolidation of the lots will be required in the future if the Petitioner moves forward with redevelopment of the parcels to the west.

Staff recommends approval of the request subject to the conditions listed in the Staff Report.

Vice-Chairperson Hogan confirmed that Staff is withdrawing condition #2 in the Staff Report.

Ms. Tennant confirmed.

Commissioner Lee asked what material is proposed for the retaining wall.

Mr. McLennan indicated that the retaining wall will be a landscape brick.

Commissioner Kesler asked if there is any concern about fire access along the east side of the building.

Ms. Tennant indicated that the Fire Department did review the plan and the access will remain the same as it is now and will likely be accessed from the front.

Commissioner Kesler asked how the oil and other similar products will be handed on the site.

Ms. Tennant indicated that she believes that the applicant is required by code to have a triple basin in the service center but will confirm with the building inspector.

Chairperson Bush asked if the applicant would like to rebuttal.

Mr. McLennan indicated that there are no drains within the building and the building does not have a triple basin currently. He asked if the triple basin will be required.

Ms. Tennant indicated that whatever the building code requires for the interior of the space will be required at the time of permit.

Ms. Tennant read several public comments received in advance of the public hearing.

Kevin & Susan Duffy

155 S. Ela Road

We have two (2) concerns we would like addressed.

- 1) Our home is located on S. Ela Road, three houses off Northwest Highway. We get a lot of road and train noise all year long coming from Northwest Highway. It is especially loud during the winter when the leaves are off the trees. Motorcycle owners are notorious for constantly revving the engines which we feel would be detrimental to the quality of life for the immediate neighbors. Just the initial acceleration of a motorcycle engine produces elevated decibel levels which may reverberate through the neighborhood.*
- 2) We assume the Dealer will set-up a test drive route for prospective clients. Can they specify exactly the route they intend to use? We would think they would take a right onto Northwest Highway towards downtown. Take a right on either Hillside or Main Street. Another right onto Ela Road back to Northwest Highway. If this is the case, two thirds of the route will be through a residential area. Use of this route would be a serious safety concern as we would expect many of their prospective clients will be inexperienced motorcycle drivers. We would also be interested in the amount of training a first time motorcycle driver gets before he or she pulls out onto Northwest Highway.*

Thank you for the opportunity to address this issue.

Mr. McLennan addressed the public comment. He indicated that pipes on Honda motorcycles are not changed regularly. He gave an overview of the Honda motorcycle standards and stated that many Honda motorcycles are quieter than lawn mowers and power tools. Mr. McLennan stated that most of the service work is done inside and the work does not include revving the motorcycle engines. He stated that he encourages customers to test drive on main roads and not through residential areas.

Commissioner Lee asked where the other motorcycle business is located in the Village and has there been any noise concerns.

Ms. Tennant indicated that the other motorcycle business is located downtown on North Cook Street behind Barrington Commons next to the residential area. She is not aware of any complaints about the existing motorcycle business.

Ms. Tennant read the next public comment.

Margaret Mickey

175 Hillcrest Drive

I just learned of the proposed development of a Honda dealership on Northwest Highway just west of Ela Road. I am opposed to this development. I live in the Thunderbird Estates neighborhood up at Ela Road and Hillcrest Drive within the village limits. If this dealership is allowed to go in on Northwest Highway it will bring more traffic to our streets with people who may not be experienced drivers of the different types of vehicles they are proposing to sell test driving the equipment. This could create very dangerous

situations and also an increase in noise to our neighborhood that is unwanted. Please do not allow this proposed development to take place.

Ms. Tennant asked for any other comments from the public in the Zoom meeting.

Commissioner Windon put on the record that he knows Thomas Eckhardt socially.

Vice-Chairperson Hogan stated that he is happy with the Petitioners explanation of the test driving policy and noise.

Vice-Chairperson Hogan motioned to approve PC 20-03 for a Special Use Planned Development for the redevelopment of the existing building and site into an Automobile Dealership for the sales and service of motorcycles, scooters, all-terrain vehicles, utility task vehicles and the like as well as related site improvements subject to and including the recommended conditions #1 and #3 – 14 contained within the Staff Report. Commissioner Windon seconded the motion

Roll call Vote: Ms. Kesler, yes; Mr. Holtermann, yes; Mr. Windon, yes; Ms. Lee, yes; Ms. Ferry, absent; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6-0; the motion carried.

Approval of Minutes

August 25, 2020

Vice-Chairperson Hogan made a motion to approve the August 25, 2020 meeting minutes. Commissioner Lee seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planner's Report

Ms. Tennant gave an overview of several upcoming project including: Langendorf Park planned development amendment and the proposed rezoning of 560 Carl Avenue, multi-family building at 407 E. Main Street, referendum projects at both middle schools and review of the Comprehensive Plan draft.

Adjournment

There being no additional business to come before the Commission, a motion was duly made by Vice-Chairperson Hogan and Commissioner Lee seconded to adjourn the meeting at 8:10 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved: December 1, 2020