Village of Barrington Plan Commission Minutes Summary

Date:	April 25, 2023
Time:	6:30 p.m.
Location:	Village Board Room – 200 South Hough Street, Barrington, Illinois
In Attendance:	Anna Bush, Chairperson Susan Ferry, Commissioner Joann Lee, Commissioner Tim Gall, Commissioner
Staff Members:	Jennifer Tennant, Assistant Director of Development Services Shannon Coleman, Planning & Zoning Coordinator

Call to Order

Chairperson Bush called the meeting to order at 6:30 p.m.

Roll call noted the following: Tim Gall, present; David Holtermann, absent; Robert Windon, absent; Joann Lee, present; Susan Ferry, present; Vice-Chairperson Hogan, absent; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings.

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New Business

PC 23-03: 500, 530 & 550 N. Hough Street – Public Hearing

Brenden Penny, project attorney, introduced the members of the project team. The primary tenant will be a Chipotle with pick-up window and Unit A is not yet tenanted.

Javier Millman, KOLA, provided an overview of the traffic study. The site was previously a drive-through bank and will be redeveloped as a two tenant building with Chipotle and the second space for retail, service or office. Traffic counts were conducted and traffic was also observed. The maximum outbound que was 4 vehicles with a police officer present between 4:30-6:30 pm. The que was less during other times during the observation.

There tends to be a lot of pass-by trips, meaning you were already in the area or driving by the site. This is located within a well-established shopping center so there will be additional pass-by trips from visitors to the center.

Based on the results of the capacity analysis, the left-turn experiences delays. However, these delays are typical when an access road intersects with a major road like Rt. 59. However, the capacity rating indicates that vehicles can make the turn even though they may experience some delays.

The proposed pick-up lane will be for orders placed online or via the app only. Approximately 8 vehicles will be accommodated by the pick-up lane. Numerous studies from other Chipotle throughout the Country indicate that the average number of vehicles is 2 and the maximum number of vehicles is 4.

Chairperson Bush asked when a car exits the site if it has to cross the traffic in the drive aisle.

Mr. Millman responded that yes, it is the same as it is today.

Commissioner Lee asked about the "do not enter" markings shown on the pavement and if there would also be signs.

Mr. Millman said that they could start with the pavement markings and then add the sign if it is needed.

Commissioner Gall said it does not appear as though they are changing the access drive.

Ms. Tennant confirmed that they are not changing the access drive.

Chairperson Bush asked if there was additional landscape proposed.

Mr. Millman showed the landscaped areas on the site plan around the building and drive aisle.

Mr. Millman went over some rough estimates for other possible uses of the other tenant space in the building.

Chairperson Bush referenced another local Chipotle and the traffic generated because it is located next to another quick-serve restaurant.

Mr. Blum commented that they agreed to implement a cross access easement for parking in the main center if the second tenant space will be occupied by a quick service restaurant.

Chairperson Bush said she is not worried about more trips but she is worried about the internal circulation of the site.

Mr. Millman said that some of this is combated by the one-way traffic circulation. This eliminates pedestrian conflicts and two-way traffic.

Ms. Tennant provided the Staff Report.

Pat Kennedy, 541 N. Hough Street, said her concern is when you are coming south from Rt. 14 there is a right turn only lane that people use and then try to get back into traffic. She would like to see signs that say right lane must turn right.

Ms. Tennant said that she will discuss this issue with the Police Department.

Commissioner Lee asked if there was any particular use they are trying to attract for the second tenant space.

Mr. Blum said service oriented retail. Something that serves the neighborhood.

Commissioner Gall motioned to approve PC 23-03 subject to the conditions listed in the Staff Report. Commissioner Ferry seconded

Roll call Vote:

Ayes:	*Bush, Ferry, Lee, Gall*
Nays:	*None*
Abstain:	*None*
Absent:	*VC Hogan, Windon, Holtermann*

4-0 vote. Motion carried.

Minutes

February 14, 2023 Meeting Minutes

There was not a quorum to approve the February 14, 2023 minutes.

February 28, 2023 Meeting Minutes

This was not a quorum to approve the February 28, 2023 minutes.

April 11, 2023 Meeting Minutes

This was not a quorum to approve the February 28, 2023 minutes.

Planner's Report

Ms. Tennant gave an overview of the upcoming agenda items for the next meeting.

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Adjournment

Commissioner Gall made a motion and Commissioner Lee seconded to adjourn the meeting. Chairperson Bush declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Asst. Director of Development Services

Approved: August 22, 2023