Village of Barrington Plan Commission Minutes Summary

Date:	June 13, 2023
Time:	6:30 p.m.
Location:	Village Board Room – 200 South Hough Street, Barrington, Illinois
In Attendance:	Anna Bush, Chairperson Dan Hogan, Chairperson Susan Ferry, Commissioner David Holtermann, 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, present; Robert Windon, absent; Joann Lee, absent; Susan Ferry, present; Vice-Chairperson Hogan, present; 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 23-01: 306 W. Northwest Hwy (Dunkin') – Public Hearing

Steve Kolber, project architect, presented an overview the proposed project. The Petitioner is proposing a new Dunkin' building with a double drive-through on W Northwest Highway and Bryant Avenue.

Commissioner Ferry stated that the new design is much more presentable than the original, the architect stated the existing building will be demolished.

The Director of Operations for Dunkin' stated the hours of operation are 5 am to 10 pm, and the lighting will be set on a timer, to come on and off 30 minutes before and after close.

Commissioner Ferry asked about peak time for customers and the Director of Operations responded that it was from stated that peak time is from 5 am to 9 am.

Vice-Chairperson Hogan asked about a left hand turn into the side street. Mr. Mike Warrant, Traffic Consultant, discussed traffic details. Vice-Chairperson Hogan asked about no left turn on to Bryant Avenue. Ms. Tennant stated that the Barrington Police Department requested that the site egress is not limited to a right-turn only on Bryant Avenue.

Ms. Tennant presented the Staff Report and discussed the project including parking, drive thru stacking, a dedicated drive thru aisle, the square footage of the building, the addition of sidewalks, and the project exceptions. Staff concluded with the recommendation of approval of PC 23-01.

Vice-Chairperson Hogan asked about extending the bike path, Staff stated there is not extension being proposed, just the addition of sidewalk along the property line on Bryant Avenue.

Commissioner Ferry asked additional questions about turning left out of the parking lot.

Commissioner Holtermann asked Staff about the lower level lighting in the parking lot. Ms. Tennant stated that the low level is compliant.

Commissioner Hogan asked about the potential for additional traffic. Ms. Tennant stated that most of the traffic will be from motorist driving by the property on their way to their final destination.

The resident from 625 Bryant Avenue, Peter Koch, talked about the traffic flow and the lack of sidewalks in the neighborhood. He asked about closing off Bryant Avenue with a cul-de-sac at the north end of the Dunkin' property. He asked about putting a stop sign at Bryant Avenue and Waverly Road.

The resident from 619 Bryant Avenue requested a dead-end on Bryant Avenue at the alley.

Chairperson Bush stated that those proposals are Village issues and not developer issues. She further went on to state that she thinks there should be a "no left turn" sign on the site. Vice-Chairperson Hogan agreed. He also asked about speed bumps. Staff stated that the Village would not be agreeable to installing speed bumps. Chairperson Bush stated that a "porkchop" should be included at the site egress. Commissioner Holtermann suggested that the Bryant Avenue sidewalk be extended to the edge of the Village driveway to the north.

Vice-Chairperson Hogan motioned to approve PC 23-01 subject to the exceptions listed in the Staff Report with additional conditions:

- No left turn sign at egress and a "pork chop" controlling site egress
- Extending the sidewalk to the edge of the curb north on Bryant Avenue

Commissioner Gall seconded the motion.

Roll call Vote:

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

5-0 vote. Motion carried.

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PC 23-05: Zoning Ordinance Text Amendment – Public Hearing

Jennifer Tennant, Asst. Director of Development Services, presented the proposed text amendment. Ms. Tennant reviewed the Staff Report regarding changes to appeal processes due to the recent passing of Home

Rule. The proposed amendment also includes minor changes to front stoop encroachments and circular driveway frontage calculations.

Commissioner Ferry motioned to approve PC 23-05. Vice-Chairperson Hogan seconded the motion.

Roll call Vote:

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

5-0 vote. Motion carried.

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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

Vice Chair Hogan made a motion to approve, Commissioner Ferry seconded the motion.

April 25, 2023 Meeting Minutes

This was not a quorum to approve the April 25, 2023 minutes.

Planner's Report

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

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Adjournment

Chairperson Bush made a motion and Vice Chair Hogan seconded to adjourn the meeting. Chairperson Bush declared the motion approved.

Respectfully Ssubmitted,
Shannon Coleman, Planning & Zoning & Coordinator

Approved: August 22, 2023