Village of Barrington Special Plan Commission Minutes Summary

Date:	September 17, 2024
Time:	6:30 p.m.
Location:	Barrington's White House, 145 W. Main Street, Barrington, IL 60010
In Attendance:	Anna Bush, Chairperson Dan Hogan, Vice-Chairperson Robert Windon, Commissioner Susan Ferry, Commissioner Joann Lee, Commissioner Tim Gall, Commissioner
Staff Members:	Jennifer Tennant, Assistant Director of Development Services Marie Hansen, Director of Development Services Heather Lis, Village Engineer John Burke, Police Chief Lori Allsteadt, Deputy Police Chief Conor Libit, Cultural & Community Center Manager

Call to Order

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

Roll call noted the following: Tim Gall, present; David Holtermann, absent; Robert Windon, present; Joann Lee, present; 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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PC 24-02: Motor Werks SUPD Amendment – Public Hearing Continued from July 9, 2024 and August 13, 2024

Chairperson Bush provided an overview of the process of the Plan Commission. The proceedings will start with a brief overview of some additional information by Village Staff.

Jennifer Tennant provided a brief update on information requested by the Commission. Ms. Tennant noted that red LED lighting on the Porsche Dealership was brought to the Village's attention and it is not recommended for approval. Ms. Tennant provided some additional background on prior planned development processes at this property to address Commissioner questions that were received after the last hearing. MS. Tennant provided a summary regarding transporter vehicle considerations being made as part of the proposed planned development, including staff recommendations for a Motor Werks staff person on site 24 hours per day and additional turn lane on Barrington Road. Ms. Tennant confirmed that several exceptions were required for the parking structure and clarified that an amendment would be required for any items above and beyond that previously approved by a planned development. The Plan Commission was provide a comparison of all setbacks for the various zoning

district and a list of all requested exceptions by project area and provided additional Motor Werks development history.

Chairperson Bush thanked Ms. Tennant for being so thorough and opened public comment.

Britt Casey, Hillshire Estates subdivision, gave a power point presentation. Mr. Casey said that the Motor Werks request will ruin the hometown charm of Barrington and that none of the Petitioners or their experts live in Barrington. He does not believe that there has ever been community consideration as part of Motor Werks developments. Barrington should place its residents first and deny zoning variations to this property. Mr. Casey shared specific sections of the Village codes and ordinances and noted that the proposed development does not meet these requirements. We are not desperate for Motor Werks – they should be privileged to operate within the Village of Barrington. Mr. Casey presented historic aerials of the site showing the development history. He said that one would expect that as adjacent properties developed as high end residential, that further development of the Motor Werks property would need to be more carefully scrutinized. Prior approvals had minimal to no consideration for the neighbors. Mr. Casey shared concerns regarding the architecture of the Porsche dealership and the size and scale of the parking garage. They are requesting the Plan Commission's adherence to the development code – exceptions shall not be of a nature so as to create a detrimental influence to surrounding properties and do not believe that the Petitioner's request meets this requirement. They are requesting a full denial of the Petitioner's request and consideration of the "we live here" coalition's architectural plan. Ms. Casey discussed their architectural plan and noted that it accomplishes some of their and some of the Petitioner's goals and are requesting further consideration of this layout. They are requesting elimination of any consideration of retail space, a reduction of the Porsche dealer to no greater than 85,000 sq. ft. total and no overhead doors facing Dundee or Grove Avenue without 100% screening, no vehicle display on the corner of Grove/Dundee, no drive aisles should be aligned with opposing residential developments, no parking spaces should be allowed within the 75' required setback and consideration of a moratorium on future vertical development on this property. Mr. Casey closed his presentation by reiterating the same development code sections previously stated and noted that the developer has not provided a development plan meeting these code requirements.

Marlene Walter, Park Barington, have lived there since 2000. The residents are invested in the community and environment. Ms. Walter shared a video of an experience with a transport vehicle on Grove Avenue. She said that they do not want Motor Werks cars in the neighborhood or big trucks causing dangerous situations.

Ken Rusin, Oaks of Barrington, shared a video of Motor Werks demonstrating car alarm noise. He also shared that transport trucks are an issue and that they come at all hours of the night. He has asked Motor Werks for help, but they have not stopped it. He has asked Barrington PD for help, but they are not enforcing the noise ordinance. The issues did not really begin until 2020 when Motor Werks expanded their front parking lot. Motor Werks mployees are setting off alarms to find vehicles and spite the neighbors. He asks that the expansion is not approved.

Ted Shaffner addressed the Commission. He believes that current use of land on Grove Avenue side of the property does not meet current zoning regulations, and that further development should not be allowed. He presented the dictionary definition of a dealership. He said that the current use does not meet the definition of an auto dealer, and that current used car sales business was not originally considered as part of the ordinance approvals. He said that 85% of cars on property are used cars. The operations are not following traditional dealership operations. He discussed how used care internet sales require more urgency to move the cars. The Village should review the definition of auto dealership. These used car sales should not be allowed as they are causing all of these transport issues. Motor Werks should be fined for their current operations. All used car operations should be removed from the Village of Barrington.

Mr. Shaffner continued about proposed zoning changes and shared that the current operations are much different than when Motor Werks was conceived. The land is not prime and they shouldn't be allowed to push their buildings to the road because the land is not level. Zoning requires additional scrutiny of car dealerships and they cannot be constructed by right. This should be opposed. He does not believe that the new Porsche dealership is necessary. He is also concerned about rats from restaurants. He noted that some residents have a sense of resignation – the residents have done a lot of thoughtful work. Motor Werks does not follow rules and we should not believe them when they say they will be a good neighbor. There needs to be a person dedicated to enforcing all the Motor Werks ordinances, a code of behavior and that someone should be able to audit the books.

Dave Geary, Hillshire Estates, referenced the request for a car dealership in this location 17 years ago and how the PC denied it at that time. During that review, it was determined that there were key areas where the request did not meet development

standards. It found that proposed rezoning would be inconsistent with surrounding properties and was concluded that rezoning would have an adverse impact on surrounding properties. At the time, desire was to consider other B-1 uses. Now, 17 years later, there are significantly more residential properties in this area and significantly more traffic and noise. The previous PC denial and these changes make it imperative that that PC deny this current request. The request is opposed by the neighbors and will have an adverse impact to the neighboring properties.

Another resident spoke next and noted that the neighbors value peacefulness and natural beauty. The car wash and transporter vehicles ruin this. Residents are already impacted and are concerned about additional development.

Bill Hartman noted that he has lived in the area for the past 40 years. He appreciates the Plan Commission and their efforts. While he does not live adjacent to Motor Werks, he tries to put himself in other's shoes. Grove Avenue used to be more commercial, but that it has changed to be more residential and since the Village did that the Village should consider the current development when reviewing these requests. You could put 55 of his homes in the proposed Porsche dealership. Does not like parking garage and believes it would be an eyesore. Wants to preserve the quaint charm and character of Barrington.

Mr. Shaffner addressed the Commission again. He noted that General Motors went bankrupt this century but is now trading at 5 times earnings. They own Cadillac and it is now a shaky business. The industry should move more away from car dealerships and toward technology. Elon Musk wants the world to use robo taxis, so people won't need cars. The internal combustion engine is an existential problem for the earth. When you are doing strategic planning it is always good to diversify. Do we want this area to be a full auto mall, or should the plan be more appropriate for a residential area? Need to think further into the future.

Joanie Smith, Park Barrington, said she sees lots of families in her neighborhood. She shared appreciation for the Plan Commission. She is concerned regarding safety on Grove Avenue and increased traffic. The lives and safety of surrounding families need to be considered.

There being no additional public comment, Chairperson Bush closed public comment at 8:24 p.m.

Chairperson Bush said that the Commission has received a lot of additional information and that she would like continue the meeting to allow the Commission additional time for further consideration. Chairperson Bush invited Motor Werks to provide a rebuttal to public comment.

Betsy Gates-Alford addressed the Commission. Motor Werks is a member of the community, and they want to make commercial use of what has long been a commercial property. Motor Werks hopes that this project will address many current concerns that were shared by the neighbors. A lot of surface parking will be converted to indoor parking which will also address concerns related to safety and security. There will be less opportunity for illegal activities. Motor Werks will add landscaping and updated lighting that will improve the light spillover and sky glow from current parking field. The proposed project will create minimal additional traffic, but will generate significant sales tax improvements. Several of the exceptions are carryovers from prior PUDs, reflecting prior approvals. The proposed Porsche dealership is not encroaching any further than the existing open parking field. Additional green space will be added to the corner. The height and bulk of the proposed parking structure is consistent with underlying zoning and no setback exceptions are being requested. They are requesting an exception to allow surface parking in the front of the building and it is not encroaching any further than existing parking. They are not asking for any exceptions to expand the footprint of development. They are increasing greenspace as compared to the current site coverage. Concerns about the parking structure and height have been addressed by the setback of the top story. The parking structure will be required to look like an office building. An engineering analysis was presented relative to why the proposed parking structure could not be relocated to the location requested by the neighbors.

Ms. Gates-Alford noted that they are requesting the modification of some of Staff's staff recommendations. Motor Werks does not want to provide 24-hour staffing or eliminate Porsche dealership accent lighting. Motor Werks is proposing 3 vehicle display areas for the Porsche dealership and are requesting approval to construct these 3 spaces. Murgado wants to maintain the requested retail space within the parking garage and would agree to limit the business hours to the current car dealership operating hours.

Chairperson Bush asked about the parking proposed around the Porsche dealership and who would be using these spaces. Ms. Gates-Alford noted that customers and employees would be using these spaces.

Chairperson Bush asked if the lights inside the Porsche building would be visible through the glass garage doors?

Ms. Gates-Alford said that security lighting levels would be utilized after operating hours.

Chairperson Bush noted that the proposed red lights would be obnoxious to look at and offensive to the neighbors. She asked about the size of the planting material at the time of installation.

Ms. Gates-Alford confirmed that arborvitae will be 8′ tall at installation.

Chairperson Bush asked if additional landscaping would be added throughout the full scope of the Dundee frontage. The project engineer noted that additional plantings are proposed all the way along the Dundee frontage.

Commissioner Lee asked about the consideration of flipping the orientation of the Porsche dealership and what faces Brentwood.

Ms. Gates-Alford said that they find that the side facing Grove Avenue is less impactful than the main service area. Additionally, placing the main access drive on Dundee was not acceptable to IDOT.

Commissioner Less asked if the berm could be raised along the Grove Avenue frontage.

Ms. Gates-Alford noted that they are requesting more visibility in this area.

Commissioner Lee said that more screening of the Grove and Dundee corner should be considered due to the metallic nature of the building. Commissioner Lee asked what elevation the parking spaces along Grove and Dundee are at.

Ms. Gates-Alford noted that the existing tiered parking will be eliminated and that the overall grade at the corner will be reduced by 6 feet from the higher level of parking.

Vice-Chairperson Hogan asked why the proposed dedicated on-site loading area has not already occurred.

Ms. Gates-Alford said that the property is in new ownership and that while it was not originally part of their plan, it was something that was added to be responsive to concerns about historic problems.

Chairperson Hogan asked if there was anything preventing this from being added at this time?

Ms. Gates-Alford said that a SUPD amended would be needed for this to be approved. This work will be included as a part of the first phase of work.

Chairperson Bush again shared her concerns regarding transporter vehicles and none of the drivers following directions. Motor Werks shared that they have been in communication with the staff.

Chairperson Bush also shared continued concerns regarding the test drives through the neighborhood and noted that it is difficult to believe their promises.

Commissioner Lee asked for additional explanation of why the parking structure cannot be relocated to the interior of the lot.

Ms. Gates-Alford revisited the reasoning from the feasibility memo.

Commissioner Ferry asked which building they anticipate building first.

Ms. Gates-Alford said that the first phase would be Porsche dealer. The remaining buildings are not proposed in a specific order but would be dictated by the market and brand interest.

Vice-Chairperson Hogan made a motion to continue the hearing to a special meeting on September 30, 2024 at 6:30 p.m. at Barrington's White House. Commissioner ferry seconded the motion.

Roll call Vote

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

6-0 vote. Motion carried.

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Minutes

Vice-Chairperson Hogan motioned to approve the minutes of July 9, 2024. Commissioner Lee seconded the motion. Chairperson Bush declared the motion approved.

Vice-Chairperson Hogan made a motion to adjourn at 9:32 p.m. Commissioner Windon seconded the motion. A voice vote noted all ayes. Chairperson Bush declared the motion approved.

Respectfully Ssubmitted,
Jennifer Tennant, Asst. Director of Development Services

Approved: October 8, 2024