

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: March 29, 2011

Time: 7:00 p.m.

Location: Village Hall Board Library  
200 South Hough Street  
Barrington, Illinois

In Attendance: Harry Burroughs, Commissioner  
Richard Ehrle, Commissioner  
Dan Hogan, Commissioner  
Todd Sholeen, Commissioner  
Mike Ward, Commissioner  
Anna Bush, Chairperson

Staff Members: Peg Blanchard, Director of Economic and Community Development  
Brooke Jones, Development Planner  
Greg Summers, Director of Engineering and Building  
Jean Emerick, Recording Secretary

**Call to Order**

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

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, present; Dan Hogan, present; Todd Sholeen, present; Mike Ward, present; Anna Bush, Chairperson, present.

There being a quorum, the meeting proceeded.

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**New Business**

**PC 11-02**                      Comprehensive Plan Amendment

**Applicant**                      Jeff Lawler, Village Manager  
Village of Barrington  
200 South Hough Street  
Barrington, Illinois 60010

The petitioner (The Village) is requesting approval of amendments to the Village of Barrington's 2000 Comprehensive Plan (Ordinance 00-2853 as amended) with regard to all chapters (including Mission Statement, Introduction, Municipal Boundaries, Intergovernmental Cooperation, Land Use, Village Center, Housing, Transportation, Environmental Design Control, Neighborhood Developments, and Special Planning Areas), maps, and tables.

Chairperson Bush said that the Village of Barrington rewrites the Comprehensive Plan every ten years. They have worked on it all year; they had many meetings all summer, workshops and neighborhood meetings. The Commission will be happy to hear comments from the public after Brooke Jones' presentation.

Brooke Jones, Development Planner for the Village, began her presentation by saying that that The Comprehensive Plan is a planning tool that provides the framework and policy direction for future growth for the Village. The Village typically does an update to the Comprehensive Plan every ten years. In the last ten years, there have been 12 minor amendments to the plan that were particular to a specific site. This amendment takes a look at the entire document. Staff assessed the existing recommendations and they had eight neighborhood meetings. They held workshops to draft the amendments to the new document. This meeting is the Public Hearing. The Board will consider the document for approval on April 25, 2011. 268 people came to neighborhood meetings. The public recommended greater pedestrian and bike connectivity, growth and diversification of the Village Center, and solutions to Barrington's traffic (such as a CN underpass, intersection improvements and traffic signalization).

Ms. Jones gave an overview of the changes from the 2000 Comprehensive Plan. There were no major changes to the Municipal Boundaries chapter. The map was updated to show the current and ultimate Village boundary.

Ms. Jones explained that the Interagency Cooperation chapter was changed from Intergovernmental to Interagency to reflect the cooperation of various agencies in the area. They also wanted to highlight new BACOG partnerships.

One of the things that changed in the Land Use chapter is the creation of the Artisan Land Use classification. It encourages low impact, small scale artisan operations that manufacture and offer products for retail sale. Ms. Jones explained the 24 new land use changes and corrections to the map.

The Village worked with Chicago Metropolitan Agency for Planning a couple of years ago on a planning project that looked at some development sites in the downtown. The Village worked with a topographer, who looked at the Village Center with fresh eyes. The topographer saw many more districts in the Village Center. We had divided the Village Center into four quadrants, but they saw eleven districts. We have expanded our Village Center from the 2000 Comp Plan to incorporate additional commercial properties, including Lageschulte, South

Hager, James Street, West Main Street, Miller Park and the Metra Train Station and lots. They are all walkable and close to the Metra. Ms. Jones explained the new Village Center Districts.

Since 1990, the statistical profile of the Village includes an increase in persons per household, a decrease in percentage of rental units, and an increase in housing costs. A change to the Housing chapter includes a recommendation to encourage opportunities for green and sustainable building in housing development practices. We are also looking at a diversification of housing options in the Village Center. Housing density should be left up to the Zoning Ordinance. They will just designate single or multi-family housing.

Ms. Jones explained that new in the Transportation chapter is freight traffic because of CN's acquisition of the EJ&E. The recommendation is that CN and the Surface Transportation Board should address the Village's concerns regarding the CN's local impacts on public safety, traffic congestion, and the environment. Underpasses are recommended. They have updated the Transportation Plan Map. They have also created a Master Sidewalk Plan and a Bikeways Addendum which lay out our long range goals. They will work on a more detailed bikeway plan upon completion of the Comprehensive Plan.

The Environmental Design Control chapter will now be split up into two chapters, Environmental Sustainability and Community Design and Character. Environmental Sustainability encourages sustainable building and development practices, improvements to pedestrian and bikeway network, and preservation and enhancement of wetlands. The Wetlands and Floodplains Map has been updated. The Community Design and Character chapter takes into account two changes that have occurred since the 2000 Comp Plan. First, the creation of the Historic Preservation Overlay District and second, they have created design guidelines for the commercial districts. When redevelopment occurs, the Village would like to include unique public spaces that promote social interaction, especially in the Village Center.

There is a chapter that addresses neighborhood developments, including protecting local streets, protecting neighborhoods from encroachment by commercial establishments, newly annexed areas shall be required to connect to and extend Village utilities, and future developments should address flooding issues and provide stormwater management improvements. Some neighborhood boundaries have changed because the Village Center has expanded.

In 2000, the Special Planning Areas numbered 29 and in 2011, we have only 9. This eliminated overlapping and conflicting SPA recommendations.

Chairperson Bush said that the Plan Commission will ask questions first. She explained that they are a recommending body. Ms. Bush asked why septic tank maintenance was included in the introduction of the Comp Plan.

Mr. Summers, Director of Engineering and Building, answered that there are a number of properties south of Makray Golf Club that do not have access to sewer.

Chairperson Bush said that residents should be kept informed of significant development proposals through such mediums as the Village newsletter and website and should be invited to give input through the public hearing process. She would like to add the public access TV to this list.

Commissioner Ehrle thanked the staff for their hard work. Throughout the process there was considerable discussion about the planned bikeway and pedestrian connections. He suggested that a community advisory board be appointed by the Board to develop a bikeway plan.

Chairperson Bush said that the Commission can send this suggestion on as a part of their recommendation.

Commissioner Burroughs asked if we want to include sidewalks.

Chairperson Bush said that they will include sidewalks in the recommendation.

Commissioner Ward asked Ms. Jones to expand on the CN mitigation.

Ms. Jones said that it is on our traffic plan. The number one priority is the underpass at Route 14.

Mr. Summers said there are ongoing efforts towards grade separations. The Village did receive a \$2.8 million grant from the federal government to look at a grade separation at Route 14. IDOT put up a match of \$700,000; the Village should have no cost in putting together the study. There could be a need for more grade separations in the future at other crossings. In theory one train could block all crossing in Barrington at the same time.

Commissioner Ward asked about the Artisan District and what it means as far as economic development.

Ms. Jones said there have been changes on Lageschulte Street from what was a manufacturing district into an artisan district, where there are small shops that craft their own products on site and sell them. This could possibly happen on South Hager. On James Street has been recently rezoned to Artisan from Office Research.

Commissioner Hogan commented to the staff that it was well done.

Chairperson Bush opened the meeting to public comment.

Mr. Tom Vanderpohl, 26810 Appletree Lane, unincorporated Cuba Township, is here as a representative of Citizens for Conservation. In recent years, the Flint Creek Watershed Partnership has developed a mapping system showing important aquifer recharge areas. Special Planning Area 1 almost completely overlays that spot. In the northwest end there are wetlands. Southeast of the pond is a major oak grove. In the 2000 Comp Plan, there was a joint plan, commercial combined with open space. He asked if again the Village would consider a joint plan, something to limit the damage in the oak grove and the ponds. CFC has partnered with Lake Barrington protecting a recharge area just northwest of where Flint Creek comes under Route 14.

Chairperson Bush said they will make a note in the SPA that they need to specifically address the recharge area, the oak grove, and the pond.

Mr. Vanderpohl will get a map to Ms. Jones the map that shows the aquifers.

Mr. John Bryla, 27221 Henry, said he had not attended the neighborhood meetings. He said he is not in favor of land use changes that the Village proposes for Neighborhood 15, Special Planning Area 1. He believes that the changes, if fully implemented would drastically change the character of the neighborhood. He is also surprised to see no PINs listed in SPA 1. Every other SPA has them listed. He is most concerned about the westernmost land in this SPA where he feels the Village is encouraging commercial use. Any encroachment of commercial development onto Cuba Road could also impact the bike path that currently exists along the roadway. Mr. Bryla commented on several chapters of the Comp Plan Amendment. His recommendations to the draft proposal include: identifying the borders of land that would be recommended for commercial zoning and what uses would be recommended north of these properties, that PINs be included for SPA 1 and notification to impacted owners regarding the Village's plans, and lastly, holding an additional public meeting for those impacted by the Village's planning recommendations.

Chairperson Bush said that the Village did have public meetings and the homeowners were notified. She said it was unfortunate that Mr. Bryla did not attend any meetings until the last night. She said that staff will review his comments before it is finalized and sent on to the Village Board.

Ms. Blanchard, Director of Economic Development, said that there is a Plan Commission meeting on April 12, 2011 and if there was something they felt needed to bring back to the Commission, they would do it at that time.

Mr. Fred Weinert, general partner at the 303 W. Main St. building in Barrington, complimented the Village on the process. He believes the flexibility that has been shown will help take up some of the vacancies in the offices in the future.

Chairperson Bush closed the public comment part of the meeting and thanked the public for attending.

Commissioner Hogan asked Ms. Blanchard if there would be staff discussion regarding Mr. Bryla's comments and feedback at the April 12<sup>th</sup> Plan Commission meeting.

Ms. Blanchard said they will look at the area and look at the consistency of the language.

Mr. Summers said he understands Mr. Bryla's comments, but there was a significant amount of time invested by the Plan Commission and on the process. There may be conflicts in the text that need to be addressed.

Chairperson Bush said she does want Mr. Vanderpohl's comments on the wetlands noted in the description.

Commissioner Ward commented that the pin numbers should be listed on this SPA if they are listed on other SPAs. And it appears that some specific plots are split in half and that creates confusion.

Mr. Summers will clarify the language.

Chairperson Bush restated the conditions for the motion: to modify the language about the community advisory board about the sidewalks, pedestrian walkways and bikeways, for Neighborhood 15 and SPA 1, to create language that it is a general delineation, not intended to be specific lots, and noting the wetland issues and a recharge area.

Commissioner Ward moved to recommend approval PC 11-02, the Comprehensive Plan Amendment, subject to the conditions as stated. Commissioner Ehrle seconded the motion.

*Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. McCauley, yes; Mr. Mr. Hogan, yes; Mr. Sholeen, yes; and Chairperson Bush, yes. The vote was 6 - 0; the motion carried.*

### **Approval of Minutes**

**March 2, 2011**

Commissioner Burroughs moved to approve the minutes of the March 2, 2011 meeting as presented; Commissioner Sholeen seconded the motion. Voice vote recorded all ayes. The minutes were approved.

### **Planners Report**

The next meeting is April 12, 2011. There is a petition from the Wickstrom Auto to incorporate all four parcels into their dealership and a rezoning of the rear property. There will also be a lot consolidation for a property on Summit included on the agenda.

Adjournment

There being no further business to come before the commission, Chairperson Bush adjourned the meeting at 8:25 p.m.

Respectfully submitted,  
Jean Emerick



Anna Bush, Chairperson  
Plan Commission

Approval Date: