

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: May 8, 2012

Time: 7:00 p.m.

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

In Attendance: Harry Burroughs, Commissioner
Todd Sholeen, Commissioner
Dan Hogan, Vice Chairperson
Anna Markley Bush, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator
Jean Emerick, Recording Secretary

Call to Order

Chairperson Bush called the meeting to order at 7:03 p.m.

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

There being a quorum, the meeting proceeded.

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New Business

PC 12-05: Plat of Consolidation (Russell/ Summit/ Grove Property)

Applicant/Owner: Chris & Anna Bilton
222 Monument Avenue
Barrington, IL 60010

ENGINEER: Professional Land Surveyors
Alan J. Coulson
205 W. Main Street
West Dundee, IL 60118

The applicant seeks approval of a Plat of Consolidation for the properties located south of Russell Street between Grove Avenue and Summit Street (01-01-126-019, 01-01-126-026, 01-01-126-027, 01-

01-126-028, 01-01-126-029, 01-01-126-030, 01-01-126-031, 01-01-126-032, 01-01-126-033, 01-01-126-034, 01-01-126-100, 01-01-126-101). The property is located in Neighborhood Number 3 and is designated for Residential by the Village of Barrington Comprehensive Plan.

Mr. Chris Bilton, 222 Monument Avenue, owner of the properties, presented his petition. They would like to consolidate the twelve lots they have purchased into one lot. They have been working with the Village on what would be best for the property. They intend to build just one single family home on the consolidated lot.

Ms. Tennant said that Mr. Bilton approached the Village and has met with staff on developing the property. The Village has not received a formal plan yet, but the petitioner wishes to build a single family home on the property. Mr. Bilton has met with the Village Engineer and the Director of Engineering and Building to work out issues such as stormwater management. Once the property is consolidated, only one home is allowed. They do not foresee any variations.

Commissioner Burroughs asked what the maintenance requirements for the property were until their home is built.

Ms. Tennant answered that it is the same as any other village property.

Mr. Bilton said that the long term plan is to build a home and they are working with an architect at this time.

Ms. Tennant said that it is a 2.3 acre lot. A fairly large house would be permitted. They will have to provide detention for the increase in impervious surface. Thirty-five percent can be covered with structures. Theoretically, they could build a 10,000 square foot house.

Chairperson Bush asked if any members of the public would like to address the Commission.

Mr. John Julian, 331 E. Russell Street, said he lives right next door. He asked if this property was in the Historic District.

Ms. Tennant answered that it is not in the Historic district; the zoning is R-6.

Mr. Julian asked if an owner can build up to 50% impervious surface.

Ms. Tennant answered that yes, 50% can be impervious surface, but they have to provide detention. The maximum footprint could be 35%, presuming there is no second story. They intend to comply with all zoning regulations.

Mr. Julian asked where ingress and egress will be.

Ms. Tennant said ingress and egress will be on Russell Street. The home will be situated toward the back of the lot. All improvements will be on private property.

Mr. Robert Hinman, 539 S. Grove Avenue, asked about Spring Street being a dedicated street.

Ms. Tennant said that it will remain a dedicated street.

Mr. William Fitzpatrick, 341 E. Lincoln, asked if assuming that the house is built on the south of the lot, what happens to the lot that faces Russell.

Mr. Bilton said their intent is to build a driveway, leaving as many trees as possible, but they want clean up the shrubbery and dead wood. They would like to leave the lot wooded.

Mr. Fitzpatrick is concerned about stormwater drainage, specifically, that the drainage doesn't add to the problem that is already there.

Ms. Tennant said that the Village engineer and Mr. Bilton's engineer have been working together.

Mr. Julian asked what the purpose of the consolidation is.

Ms. Tennant said that none of the lots individually are buildable. You cannot build over property lines. Consolidation is the only way.

Chairperson Bush announced that public comment was now closed.

Commissioner Hogan moved and Commissioner Sholeen seconded, to approve PC 12-05, a Plat of Consolidation for the properties located south of Russell Street between Grove Avenue and Summit Street (01-01-126-019, 01-01-126-026, 01-01-126-027, 01-01-126-028, 01-01-126-029, 01-01-126-030, 01-01-126-031, 01-01-126-032, 01-01-126-033, 01-01-126-034, 01-01-126-100, 01-01-126-101), located in Neighborhood Number 3 and designated for Residential by the Village of Barrington Comprehensive Plan.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, absent; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, absent; and Chairperson Bush, yes. The vote was 4 - 0; the motion carried.

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Approval of Minutes

September 27, 2011

The minutes of the September 27, 2011 meeting could not be approved as the appropriate Commission members were not present.

December 13, 2011

The minutes of the December 13, 2011 meeting could not be approved as the appropriate Commission members were not present.

March 20, 2012

Commissioner Burroughs moved to approve the minutes of the March 20, 2012 meeting as presented; Commissioner Sholeen seconded the motion. Voice vote recorded all ayes. The minutes were approved.

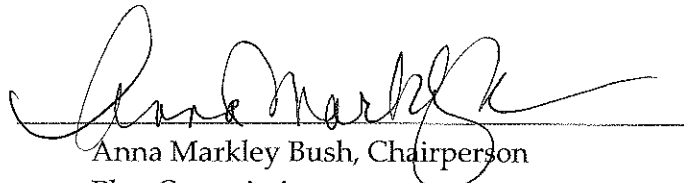
Planners Report

Ms. Tennant said that there will be a Special Meeting toward the end of the month for the School District underground storage tank. The Park District is not quite ready with their project. There will be another text amendment in June for window signs. The Board wants to become more lenient on permanent signs, one permanent sign per window. The Hough/ Main project is progressing. Staff has met with architects. The Commission should be seeing something soon. Heinen's intends to open August 22.

Adjournment

There being no further business to come before the Commission, Chairperson Bush adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Jean Emerick


Anna Markley Bush, Chairperson
Plan Commission