

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: May 13, 2014

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

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

Staff Members: Jennifer Tennant
Greg Summers
Jean Emerick

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, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings and swore in those wishing to address the Commission.

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New Business

PC 14-01: Rezoning and Consideration of a Residential Special Use Planned Development
1350 – 1500 S. Grove Avenue – David Weekley Homes, LLC

Property Owner: Weekley Homes, LLC
1111 North Post Oak Road
Houston, TX 77055

Applicant: 780 Group, LLC
22 E. Dundee Road
Barrington, Illinois 60010

The Petitioner is seeking approval of a special use planned development for a residential subdivision comprised of 45 single-family homes and all related improvements including private streets, private sidewalks, and on-site stormwater detention. The subject property is 11.25 acres and is located off South Grove Avenue, east of the former Barn of Barrington property. The property is currently zoned B-3 Office District and the Petitioner has requested that the property be rezoned. The property to R-8 General Residential District.

Mr. Bob Best, attorney from K & L Gates, representing the owner of the property, 780 Group, LLC and David Weekley Homes gave some history on the area. He showed an aerial photo of Southgate area, including highlights of the Schurecht properties, who have owned properties in the area for 45 years. He mentioned that the property behind the Barn of Barrington never been developed. The Barrington area has grown. A good use of this property would be a residential development. The Schurechts found David Weekley Homes out of Houston to develop this property. David Weekley Homes will present their plan.

Mr. Hal Francke, attorney with Meltzer, Purtill & Stelle, LLC, Schaumburg, Illinois. He represents David Weekley Homes. Their goal is to walk through their plans for this parcel of land. They met with Staff more than a year ago. He introduced John Morgan, the division president for David Weekley Homes, Ron Adams, the civil engineer, and Sharon Dickson, landscape architect. All architecture is done by David Weekley Homes in Texas.

Mr. John Morgan, David Weekley Homes, 1920 Thoreau Drive, Schaumburg, Illinois, said the company was founded in 1976. They are the largest privately held builder in the nation. They want to building in top-tier villages. They build high-end homes on smaller lots with less maintenance.

Mr. Francke said this is a unique parcel zoned 3B. There are wetlands on the parcel and there is no direct link to Dundee or Barrington Roads.

Mr. Ron Adams, civil engineer with Pierce and Brown and Associates, Libertyville, Illinois. The plan includes a main gated entry off of South Grove Avenue. Residents will need a transponder to enter. There is a detention pond. There is a right in, right out that is for emergency purposes only, except one day a week, Groot, the refuse company, will have access. There are three sizes of homes, each are 35 feet wide, but there are three different depths. They will maintain the wetland. The detention facility is outside of the wetland. There are 16 trees that will be removed on the Grove Avenue side, that will be replanted.

Vice-Chairperson Hogan asked why this is a gated community.

Mr. Morgan said it adds a perception of additional security and higher-end feel.

Commissioner Burroughs asked about the varying home sizes.

Mr. Adams said that they are all about 35 feet wide. Most are 5 feet between buildings. The lots vary in depth from 43 to 70 feet. Customers will pick their home. For stormwater management, they assumed the biggest home that could be built on the lot.

Chairperson Bush asked about the fencing around the periphery.

Mr. Adams said that Sharon Dickson, the landscape architect will address that issue. There is a sanitary sewer and water main that were built through the middle of the lot. Through lot 13 and 39 there is an existing water sewer line. They are replacing the water main on the west side on the Barn property.

Chairperson Bush said it looks like the driveways will accommodate two cars. Where do they park when they have a party?

Mr. Adams said there is some on street parking. There are potentially 35 off street parking spaces, still allowing for emergency vehicles to traverse the site. They will snowplow. The street will be signed but not white striped.

Commissioner Anderson asked about the price range of the homes.

Mr. Morgan said the mid-\$500's.

Commissioner Sholeen asked about the spacing between lots 6 and 5.

Mr. Morgan answered 5 feet.

Commissioner Anderson asked why they chose this type of development.

Mr. Morgan said demographics are a factor. There is a market need for less maintenance and a certain level of home. There is a trend to move away from not as much money in the land and more into the home. They have more than 40 similar neighborhoods that have been very successful.

Vice-Chairperson Hogan asked how quickly they think it will build out to full capacity.

Mr. Morgan answered most likely 2 – 2 ½ years.

Chairperson Bush asked if there were any others in Illinois.

Mr. Morgan answered no. They will tailor the plans to the Midwest.

Chairperson Bush is concerned that the homes are so close to each other. She asked how they provide that the windows won't look into each other; she is concerned about privacy and security.

Mr. Morgan said they can place a six-foot privacy fence in between the homes.

Commission Anderson asked why they chose 5 foot setback rather than a larger setback and fewer homes.

Mr. Morgan said that the price would increase as you add more land. It would be less attainable for families looking for their first home or those looking to downsize.

Commissioner Sholeen said the setback is really only 2 ½ feet on each side.

Commissioner Burroughs said in Chicago they require the homes be built with non-combustible materials.

Mr. Moses Cukierman, a consultant for David Weekley Homes, said in Chicago they give you a choice, you can build a house with a fire suppression system or with non-combustible materials. They do not require both.

Chairperson Bush asked once the homes are built, how do they bring in heavy equipment for repairs.

Mr. Adams said there will be access. All the lots have ability to get a piece of equipment in there. The sewer is owned by the homeowner's association. There will be no responsibility to the individual homeowner.

Commissioner Sholeen asked if the gas, electric, sewer, and water will come into the front of the property.

Mr. Adams said that probably is correct. It is possible that some will come in through the rear of the home.

Commissioner Burroughs asked if the exterior and landscaping would be maintained by the homeowner's association.

Mr. Adams said yes, snow will be plowed and lawns will be mowed.

Chairperson Bush asked where they will go with the snow if we have another winter like 2013-2014. And how will emergency vehicles access the site?

Mr. Adams said they will push the snow into the ponds. He said emergency vehicles will have an access fob and will be able to use the right in – right out access road.

Ms. Sharon Dickson, of Dickson Design Studio in Algonquin, said they prepared the landscape plan. On South Grove Avenue there will be a 5 foot high decorative aluminum fence with a hedgerow in front. The gated entrance will have entrance monumentation. The detention pond will possibly have a fountain in the center. There will be a community gathering space on the west. Every lot will have one shade tree in the front yard and full landscaping. On the north, west, and south there will be a six-foot high perimeter wood fence. The wetlands area will remain natural.

Chairperson Bush asked about the northwest property line, which is above the lot next to it. She wants to make sure will drain properly. And she asked if the four trees on the north property line will be removed.

Ms. Dickson said there the water would have to be captured and treated on their site before it is released. She said the trees in question will be removed.

Commissioner Burroughs asked what the individual homeowner can do on their lots. Will there be guidelines.

Mr. Cukierman said the homeowners association will take care of the lawns up to the rear corner of the home. No permanent structures in the rear yard will be allowed. The homeowner is to maintain the rear yard. No patios can be added on. A patio would have to be part of the original footprint.

Mr. Luay Aboona, the traffic engineer with KLOA, said they prepared the traffic study that was submitted to the Village. They looked at the traffic relating to Grove Avenue between Dundee and Cornell. With a development of this size, there should not be a significant increase in the amount of traffic. There will be a traffic signal at the intersection of Dundee and Grove. Compared to an office use, traffic will be a lot less.

Chairperson Bush said she is more concerned with the sight line and the turn in and turn out at the entrance.

Mr. Aboona said it meets the minimum sight distance requirements. They recommend that the landscape needs to be maintained at all times.

Mr. Greg Summers said IDOT will begin installation of the traffic signal at Dundee and Grove in the spring of 2015.

Chairperson Bush asked where would over parking go?

Ms. Tennant said there is no parking on Grove Avenue and there is no plan for over parking from the developer right now.

Commissioner Sholeen asked who they are expecting to sell the homes to.

Mr. Morgan said they believe it will be 50/ 50, the first-time move up and those trying to stay in Barrington but want more maintenance-free lifestyle, also possibly dual-income no kids.

Chairperson Bush thought it would be a tough sell to a senior. It is too high-priced. She believes that families might want more land. Her biggest concern is the density.

Mr. Francke said that this development is actually less dense than Park Barrington. It backs up to non-residential uses. The concept was created to have land rather than townhomes. It combines a sense of new, more building less land.

Commissioner Anderson questioned that it is less dense than Park Barrington.

Ms. Tennant said that this is a unique subdivision to the Barrington area. They have been meeting with the developer for a year. The initial concept has changed a lot. She would like to go over the remaining concerns. The most comparable subdivision is Park Barrington, 128 units on 29.5 acres. David Weekley Homes is proposing 45 units on 11.25 acres. Without the wetlands it is actually on 8.46 acres. Park Barrington is 41% impervious, they would be at 56%. The density is less 4 units vs. 4.3 units per acre. The intensity is greater at 9,000 sq. ft. per acre vs. 13,000 sq. ft. of living space per acre. The setbacks are comparable. Park Barrington 0 lot line on one side and 10 feet on the other side. Most in the new development would be 5 feet between homes. Staff has researched David Weekley Homes. Their communities are very successful. The situation in Texas is different than in Barrington. There are not a lot of zoning requirements. There are 15 exceptions necessary to make this development work. The most important is the floor area ratio requirement. Day light plane is a regulation that is almost a 100% exception. Most unique exception is the side yard setback, ranging from 7 to 2 ½ feet each side.

Commissioner Anderson asked if there would be any issue for maintenance where they would require more than 2 ½ feet.

Ms. Tennant said there will be a cross access easement between all the houses. They would like more information on the houses, elevations, floor plans and square footages are needed. There is public interest. They would like to see first floor bedrooms for empty nesters. They have added solid fencing on the north. Staff would like to see some landscaping added in there. On the south entrance the photo metrics exceed what is permitted by Village Code, a one foot candle at the property line. There is a monotony clause, for architecture and landscaping, no identical elevations or landscaping. There are concerns about fencing in between homes and mulch and grass. The site is in a hidden location. There is no offsite signage allowed. The private roads and sidewalks need to be maintained by the homeowner's association and they need a capital reserve to fund it. It should also be a condition in the planned development. The Village will not accept maintenance of the roads. Staff has asked for sidewalks to be added to the island. The Village suggests that they keep some of the parkway trees. If the trees come out, the fee in lieu to replace the parkway trees is approximately \$19,000, to cover the removal and future replacement of the trees. The final plat will have to include storm sewers easements. The primary issue is to know exact product that will be delivered.

Mr. Francke said they are seeking a recommendation of a preliminary plan of approval. They are identifying a maximum exception. They have provided what they can at this point.

Ms. Tennant said we don't traditionally have two approvals through Plan Commission. We don't want to grant more exceptions than we need to.

Mr. Francke said the builder will work with the Village on the potential additional landscaping. If it is needed, they will do it. The intergovernmental agreement can be a condition that gives the police the ability to enter and enforce traffic and parking regulations on private property.

Ms. Tennant said they are working with Attorney Bateman on the intergovernmental agreement. It is under development and they will be forwarding it on to David Weekley team when finished.

Mr. Francke said the anti-monotony clause is no problem. They will work with Staff on what will be between the homes, mulch or grass or both. They will want to put a sign at Grove and Dundee to direct people into the site. They are willing to work with the Village on the parkway trees. The sidewalks added to the island is not a problem.

Chairperson Bush said the Commission is tough. The reality is they want a good development. This project is very unique. The Village has to understand the product that they will create. Chairperson Bush said she would like to continue the meeting to May 27th.

Ms. Tennant said that the next Plan Commission meeting is Tuesday, May 27th, followed by June 10th. The team prefers June 10th to have time to put together some additional information.

Commissioner Sholeen moved and Commissioner Anderson seconded the motion to continue PC 14-01, Rezoning and Consideration of a Residential Special Use Planned Development 1350 – 1500 S. Grove Avenue – David Weekley Homes, LLC to June 10, 2014.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, absent; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 5 – 0; the motion carried.

Vice-Chairperson Hogan moved and Commission Burroughs seconded the motion to continue PC 14-04, the consideration of the Comprehensive Plan Amendment to June 10, 2014.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, absent; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 5 – 0; the motion carried.

Planners Report

Approval of Minutes

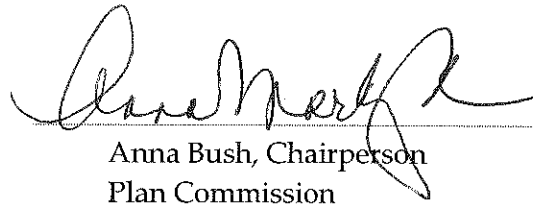
April 22, 2014

Vice-Chairperson Hogan made a motion to approve the April 22, 2014 meeting minutes, Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Sholeen and seconded by Commissioner Anderson to adjourn the meeting at 9:06 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission