

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: July 8, 2014

Time: 7:00 p.m.

Location: Village Board Room
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
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, absent; 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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Old Business

PC 14-01: David Weekley Homes – Workshop Session

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

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

On May 13, 2014, the Plan Commission held a public hearing to consider a proposal for a 45 unit single-family residential subdivision from David Weekley Homes. After hearing testimony from the Petitioner and several consultants, the Plan Commission opted to continue the public hearing to June 10, 2014 to allow the Petitioner additional time to address the Commission's concerns and to address the issues raised in the Staff Report. The Petitioner elected not to attend the June 10, 2014 meeting and instead opted to meet with Staff to discuss how to proceed.

At this time, the Petitioner is not prepared to spend additional funds and resources to develop architectural drawings and/or floor plans without additional feedback from the Plan Commission on the site layout, specifically relating to the separation between units. In order to move forward, Staff recommended that the Petitioner attend an informal workshop with the Plan Commission to discuss the concerns raised at the public hearing. Based on the feedback provided at the workshop session, the Petitioner hopes to ascertain whether to proceed with the development.

Staff has informed the Petitioner that no formal recommendations or decisions can be made in a workshop session.

Ms. Tennant explained that David Weekley Homes was here for a workshop to discuss some issues from the public hearing. She said that because this is not a public hearing there will not be a public comment section during the presentation. The public can address the Commission in a general nature following the presentation. If the developer decides to go forward, the case will be re-noticed as a public hearing.

Ms. Tennant explained that the Developer has provided additional information, a letter explaining the development and an exhibit showing the exact distances between houses. There will be no formal recommendations or decisions, the Commission will give the Developer direction on how to move forward.

Mr. Hal Francke, of Meltzer, Purtil & Stelle LLC, said that John Morgan, division president for David Weekley Homes, Moses Kukerman, Representative, Ron Adams, Civil Engineer, the property owner and Bob Best were also present.

Mr. Francke said they would like to address the comments and concerns from the original public hearing. They are seeking to construct on a unique piece of property, a residential community that has not been built before in the area. It will be driven by the site plan and have separations of only five feet. David Weekley would like to build a unique subdivision, a pulled-apart townhome product.

Mr. Ron Adams, Pierce and Browner & Associates, Libertyville, the civil engineer, prepared a building envelope exhibit. There are 40 side-to-side situations on the plan. There are several pie shaped lots where they may be wider at the front and narrower at the back or vice versa. Nowhere is there a straight plane across the front of the house. There are 35' building envelopes, but they have agreed to only build 34' houses. So in closest condition, they are really 6' apart in the closest position. The patios and decks are located in the envelope areas. There will be 27' front yard setbacks, allowing for 2' of green space between the curb and a 20' driveway. Some of the rear yards are 10' to 25', depending on the location and utilities. Some lots will only support the smaller envelope, most are midrange, 35' x 63'.

Mr. Francke distributed their anti-monotony standards which David Weekley Homes abides by.

Chairperson Bush asked where she could go to see a development like this.

Mr. John Morgan, David Weekley Homes, said the most similar development is the School Street property in Libertyville. Their nearest development like this is in Texas.

Commissioner Burroughs asked if they can see them on the website.

Mr. Morgan said yes, on the David Weekley Homes website.

Commissioner Burroughs said that by showing the box of buildable space, it shows it in more than the worst case scenario. He would like to see how realistically the size of the houses would be. He suggested that because of the wetlands, they could have less open space.

Mr. Adams said that because of the soils, the wetland buffer, and the detention, the lot lines are as close as they can be.

Mr. Morgan said the use of caissons is cost prohibitive and they feel that the wider the home is, the more marketable it is.

Chairperson Bush asked about the price.

Mr. Morgan answered the mid-500s.

Chairperson Bush asked if the market was for empty-nesters and young families. Do they have first floor master bedrooms? She said she would have to buy up to buy one of their homes.

Mr. Morgan said they found buyer preferences continue to change with time. Some people do not want yard maintenance. They may want new construction. Lifelong residents may want to be near to downtown, family and friends. Families with young children may want Barrington schools. They think they can attract the new construction buyer that cannot afford a teardown.

Chairperson Bush asked if the homeowner has to maintain the back yard.

Mr. Morgan said they can set up the Homeowners Associations in many ways.

Chairperson Bush asked if it was possible for them to take out some of the homes and have wider distances between houses, and if so, how many?

Mr. Morgan answered yes.

Mr. Francke said this is not the traditional Barrington neighborhood. They think it will meet a need. They would not do this if they did not think it would be successful. They have done a market study. They are asking for the Commission's support.

Chairperson Bush said she would like to see the market study in its entirety. David Weekley Homes is asking them to modify every requirement they have for a subdivision. The Commission is looking for the best development that will work long term.

Mr. Francke said they are asking for departures from the ordinance because it is a unique development.

Vice-Chairperson Hogan said this will be the only gated community in town, and is concerned about the lack of onsite parking.

Mr. Adams said there are 35 parking spaces on the street.

Chairperson Bush asked what happens when there is a garage sale or a graduation party.

Mr. Adams said that could happen anywhere. There are office buildings and churches. They will have to make arrangements.

Mr. Morgan said they struggled with the final architecture. What is the comfort level of the Commission based on renderings?

Commissioner Sholeen said they usually get plans when a petitioner first comes before the Commission, but they normally are not asking for so many variations from the ordinance.

Mr. Morgan said they can put together an approximate layout.

Commissioner Sholeen asked why this type of development is popular in Texas.

Mr. Morgan said a smaller lot brings the price down. In Texas people are not willing to drive far to get to work. People want to be closer to what they want.

Commissioner Sholeen said that The Glen has more amenities to offer than this development. The Glen is tight for parking. He believes that a young family will not want to buy this.

Mr. Morgan asked if there is a magic number.

Commissioner Hogan said he is less inclined to base a decision on what he thinks will be accepted in the marketplace. He defers to the people that develop these projects. He is happy to hear the PD and FD are satisfied with the project. He believes that it is contrary to the sentiment of the community. He thinks the consensus is that the separation is too narrow.

Chairperson Bush asked if they can take out 3 or 5 or 7 homes.

The Developers left for a five minute break at 8:00 p.m.

The meeting resumed at 8:05 p.m.

Mr. Francke said he appreciates the comment and concerns of the Commission. The Developers would like to come back with a plan that will meet the 10' separation. They will try to come back with a typical situation. They will submit a plan for the landscape buffers. They hesitate to prepare detailed plans, which will cost them time and money.

Chairperson Bush suggested that they bring in some architectural renderings and proposed floor plans. She would like a streetscape, what it will look like at 10 feet, and details showing the buffering. She reminded them that the Commission still needs to see what is proposed before they can approve it. It is not a guarantee.

Mr. Dick Kuhn, 533 Park Barrington Way, has lived in Barrington since 1965. He thinks this proposal is out of character for the Village of Barrington. It is too much in too small a space. We need to protect our Village. Zoning regulations and rules are in place for a reason. It is a great piece of commercially zoned property. This development does not fit in the Village of Barrington.

Mr. Curt Warren, 1501 Lake Shore Court in Fox Point, said he is interested in this development. He likes the gated community. He does not think that mixing the demographics, young families and retirees, will work. He does not understand why they put a walkway to the west that does not go anywhere. He would not buy a property there unless it was at least 10 feet apart.

Ms. Tennant explained that the connector sidewalk goes to the front portion of the Barn property which is commercially zoned and it will give the residents a way to get there without driving.

Mr. Rich Peterson, 1360 Lake Shore Drive South in Fox Point, said he does not mind the 5 feet. The property has been vacant as long as he has lived in Barrington. He thinks the Hough-Main project has been a disaster. He is personally happy to see the David Weekley Homes development.

Mr. Mark Botsford, 526 Park Barrington Way and vice-president of Park Barrington Homeowners Association, said he appreciates that the Commission is protecting the interests of the residents. He is familiar with David Weekley Homes work in Texas. They do nice work. His concern is the density. He is disappointed there are no ranch styles.

Chairperson Bush closed public comment.

The developers will probably be ready to come back in 60 days.

Ms. Tennant will send them submittal deadlines and meeting dates.

Planners Report

Approval of Minutes

June 24, 2014

Commissioner Burroughs made a motion to approve the June 24, 2014 meeting minutes, Vice-Chairperson Hogan 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 Vice-Chairperson Hogan to adjourn the meeting at 8:30 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

A handwritten signature in black ink, appearing to read "Anna Bush", written over a horizontal line.

Anna Bush, Chairperson
Plan Commission