

*Village of Barrington
Special Plan Commission Meeting
Minutes Summary*

Date: August 5, 2014

Time: 7:00 p.m.

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

In Attendance: Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
Todd Sholeen, Commissioner
Jeff Anderson, Commissioner
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, present; Dan Hogan, absent; 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.

Chairperson Bush stated that this meeting is to continue the workshop for David Weekley Homes. It is the second workshop. After David Weekley Homes has presented, she said the Commission will be happy to hear comments from the public. She reminded all that this is not a public hearing. There will be no recommendations tonight.

#

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 July 8, 2014, the Plan Commission held a workshop session with David Weekley Homes to discuss the site layout for a proposed single-family residential subdivision. The Petitioner initially requested 45 lots with 5'-0" separation between units. Based on the feedback from the Plan Commission, the Developer is now presenting 43 lots with 10'-0" separation between units.

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

Ms. Tennant said that the Commission met with David Weekley homes early in July. She said widening the separation from 5' to 10' between the units was recommended at that meeting and the petitioner has agreed to do that. The developer has provided a revised layout, from 45 lots to 43 lots, a more detailed site plan, and potential landscaping and streetscape plans.

Mr. Hal Francke, attorney for David Weekley Homes, said that they have submitted exhibits for the Commission's review in response to their comments from the last meeting.

Mr. Ron Adams, the civil engineer, Pierce and Browner and Associates, explained that they increased the minimum distance between homes from 5 to 10 feet. They reconfigured the site plan to indicate building envelopes and illustrative footprints for each lot. They dimensioned the lots. The average front separation is 12.6' and rear separation 18.9'. The minimum is actually 11 feet between the side yards; some will have more. There is no instance where the building is 34 feet straight across.

Ms. Sharon Dickson, landscape architect with Dickson Design Studio, 526 Skyline Drive, Algonquin, said there was concern about the transition between the homes and the commercial sites to the north and west, along Lots 19 – 24 and 24 - 31. A wood fence was always in the plan, but they have added landscaping to that on the property owners' side, which will be maintained by the homeowners association.

Commissioner Burroughs stated that Lots 31 and 32 back up to a parking lot.

Ms. Dickson said they could wraparound to Lot 32 if the Commission wants them to.

Mr. John Morgan, from David Weekley Homes, presented the streetscape.

Commissioner Burroughs asked who will provide the plantings.

Mr. Morgan said David Weekley will.

Chairperson Bush asked what caliper of trees they would be installing.

Ms. Tennant said that 4-inch is typical.

Commissioner Burroughs asked if the HOA is responsible for the plowing.

Mr. Morgan said that is correct.

Commissioner Anderson asked if their plan was for all two-story homes.

Mr. Morgan said, yes, the plan is for all two-story.

Commissioner Ehrle asked if there is more than one size for the two-story.

Mr. Morgan said, yes, there are three sizes. They want to have two for each pad size, so there will be six home plans, from 1900 – 2600 sq. ft.

Chairperson Bush asked if the streetscape will look like the rendering.

Mr. Morgan said yes, it will look very similar to that.

Chairperson Bush asked what the distance is it from the garage to the sidewalk.

Mr. Morgan said about 20 ft.

Commissioner Anderson asked if two cars can be parked in the drive and not block the sidewalk.

Mr. Moran answered yes.

Chairperson Bush doesn't think it looks much better. It looks like a dense housing project. The plantings are very nice. She thinks it is under parked. She asked if there will be decorative fences between them.

Mr. Morgan said yes, for privacy in their own yard, picket fences.

Commissioner Anderson asked if it is the intent to sell a certain number of homes before they start construction on the property.

Mr. Morgan said they would start development immediately upon closing on the property. The financing is already in place. They would build a few showcase homes and begin marketing it.

They will try to progress in an orderly manner.

Commissioner Anderson asked how quickly they thought they would sell the homes.

Mr. Morgan answered they project that they will sell between 1 ½ and 2 homes a month, or about 2 – 2 ½ years to complete the project.

Mr. Hal Francke distributed a comparison of density between their development and Park Barrington. It is less dense than Park Barrington. It is a unique parcel surrounded by commercial property on three sides. They believe that a gated community is an asset to the marketing of the development.

Commissioner Ehrle asked how they define density.

Ms. Tennant said it is based on units per acre. If you took the square footage, this project would be denser.

Chairperson Bush said the feel is different from Park Barrington.

Commissioner Anderson asked why they will not be building ranches.

Mr. Morgan said there are units with the master down which will attract those who would like a ranch. There are economic factors, a two-story has less slab and less roof for the square footage.

Commissioner Sholeen said subtracting the area of the open space changes the density.

Mr. Francks said there have been preliminary parking discussions with the non-residential surrounding properties for guest parking.

Mr. Tennant asked for a summary feedback from each commissioner.

Commissioner Anderson asked if they could use some of the open space to lessen the intensity.

Mr. Morgan answered, no, the open spaces have poor soils. If it is open, it cannot be built on.

Commissioner Sholeen said he likes the spacing better. He is concerned about parking. He is happy with what they have done with lessening the density. He is not keen on a gated community.

Commissioner Ehrle likes the new plan. He is concerned with the definition of density. He would like to measure the actual space.

Ms. Tennant said with the new changes, when they come back for public hearing, all the revised calculations will be figured out for the Commission's review.

Commissioner Ehrle said it would be great if there was a visitor parking agreement. He is okay with the overall plan.

Commissioner Burroughs likes the improvement of 10 feet. He is concerned about the parking. He has lived in areas with similar density. He is feeling more positive about it.

Chairperson Bush said it is better than it was. She still does not like it. It has a completely different feel than Park Barrington. She thinks they will have a hard time selling them.

Commissioner Anderson said he appreciates them coming back; it shows that they are listening. It is a major improvement from the first presentation. It is good for the Village to have some diversity in housing stock. He is concerned about the parking; during events it will be a problem. What happens if they miss the market?

Mr. Morgan said they intend to finish what they start. There are ways to recalibrate. They can always adjust the plan mix as they go along. When they close, the shovels will be in the ground. They will have to be methodical.

Chairperson Bush opened the meeting to public comment.

Mr. Frank Ravino, 443 Park Barrington Drive, asked what they would do if they sold lot 7 before lot 6.

Mr. Morgan said they would start homes on lots 6 and 7 at the same time.

Mr. Steve Rich, 529 Park Barrington Way, said there are 118 homes not 128 homes in Park Barrington. The streetscape makes it look like townhomes. He thinks that cars will hang over the sidewalk.

Ms. Tennant said the driveway portion is 27 feet from the street.

Mr. Rich asked how UPS trucks will turn around.

Mr. Adams said they were worried about the garbage trucks. Emergency vehicles will have a fob to get into the subdivision.

Mr. Rich is concerned that they will use the driveways at turn around.

Ms. Tennant reminded all that it is not a public hearing. Comments should be directed to the Commission rather than the Developer.

Mr. George Martinelli, 416 Park Barrington Drive, asked if this is the first of its type for the Weekley Corporation.

Mr. Morgan said it is the first in Illinois.

Mr. Martinelli asked what their track record was.

Mark Botsford, 526 Park Barrington Way, said he is familiar with the builder because his parents live in Texas. They have a good reputation. Not everyone will be interested in this development. He likes the idea of a detached townhouse. He said he does not think parking will be a problem often.

Mr. Bob Maciaczk, 519 Park Barrington Way, said there will be prime lots. What happens with the rest while they are waiting to sell the others to build?

Mr. Frank Leali, 441 Park Barrington Way, is concerned about the turnaround space for vehicles, especially a school bus or fire truck.

Ms. Tennant said that the Fire Department has done an analysis. A school bus would circle through the development.

Mr. Dick VanLersberg, 439 Park Barrington Drive, said he is concerned on how it will look on the outside. When will they fence around the property being constructed?

Chairperson Bush said landscaping usually comes at the end of the phase.

Mr. Morgan said they would do the landscaping in the beginning so that the customer can see it.

Mr. VanLersberg asked who will maintain the property.

Mr. Morgan said the homeowners association.

Mr. Francke said they will start over again to reconvene a public hearing, probably in a month or two. They will have a complete resubmittal, but they will not have complete architectural plans.

Commissioner Anderson said they have gotten the feedback and the Commission wishes to see the architectural plans.

Chairperson Bush said it is up to the Developer to bring the architectural plans or not, but she thinks everyone would like to see them.

Planners Report

Approval of Minutes

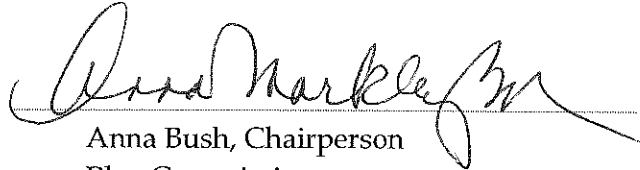
July 8, 2014

The minutes were not able to be approved because the appropriate Commissioners were not present.

Adjournment

Commissioner Anderson and seconded by Commissioner Sholeen to adjourn the meeting at 8:14 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission