

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: October 14, 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
Mike Ward, 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 7:00 p.m.

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, present; Dan Hogan, present; Todd Sholeen, present; Mike Ward, present; 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: Rezoning and Consideration of a Residential Special Use Planned Development 1350-1500 S. Grove Avenue – Weekley Homes

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 43 single-family homes and all related improvements including private streets, private sidewalks and on-site storm water detention. The subject property is 11.25 acres and is located off South Grove Avenue and to the 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. Hal Francke, attorney with Meltzer, Purtill & Stelle LLC, said they had a public hearing many months ago to discuss the project with the Plan Commission. They have had two workshops since then and are now here for a second public hearing. He will focus on the changes they made in response to the Commission's concerns. They are proposing to rezone the property to R-8 General Residence District with approval for a special use residential planned development. They are proposing a development with 43 single family homes. It sits on about 11 acres. It is surrounded by office property, Motor Werks, the Orchard Church, and the Park Barrington residential neighborhood. It has been vacant for a long time. It provides a unique type of housing for the residents of the Village of Barrington. Parking has been a concern. In the project summary there is a letter from the Orchard Church that will allow residents use of the parking lot for special events.

Mr. Ron Adams, Pierce & Browner and Associates, Libertyville, said they revised the drawings and reduced the number of lots to 43 homes. They increased the distances between buildings to a minimum of 10 feet. They revised the utilities and the grading to address Staff comments. They prepared a couple of auto turn exhibits that show how emergency vehicles can navigate through the plan. They have also highlighted 35 parking spaces that will not interfere with driveways, fire hydrants, intersections, or turning movements of the emergency vehicles.

Mr. Francke said all the stormwater within the community will be properly managed. The development will be a benefit to existing drainage conditions. All wetlands will be maintained. They submitted an amended traffic report which shows there will not be an inverse impact on the nearby roadway.

Ms. Sharon Dickson, landscape architect, said that the main entrance monument will be stone, brick, and precast concrete. Along Grove Avenue there is a buffer, a 5-foot high ornamental fence and a solid row of landscape materials. On the northwest lots and the lots along the south border they are proposing a 6-foot high board on board fence and additional landscaping. In the center of the development is a gathering open space. It will have a small trail system and a pergola structure. There are parkway trees along the road of the development and naturalized plantings along the detention basins. They added more buffering between the neighboring uses.

Chairperson Bush asked if there is any landscaping on the outside of the fence.

Ms. Dickson answered no, it is all inside the fence.

Chairperson Bush asked if they were opposed to putting landscaping outside of the fence to soften the facades.

Ms. Dickson said they would like to keep the fences as close to the property line as possible to give the residents a larger back yard, but they could look into it.

Mr. Francke said they have submitted streetscape perspectives and elevations as requested.

Vice-Chairperson Hogan stated that the petitioner has revised their request to include an exception for illuminated off-site signage at the intersection of Cornell Avenue and Barrington Road. If that is not allowed, what impact would that have on the projected sales per month?

Mr. John Morgan, division president of David Weekley Homes, said that it could definitely have an impact. The impact will depend on what other methods they would use to encourage sales. The best way to get drive by traffic is with the proposed signage.

Vice-Chairperson Hogan asked if they had spoken with the property owners at Cornell and Barrington Road to make arrangements for the placement of signs like that.

Mr. Morgan said they had not.

Ms. Tennant reviewed the changes from the last Staff Report. The petitioner developed one floor plan for each size of home. Staff has confidence that the homes will fit within the footprint. A second concern was the height of the houses, which was about 39 feet. Those have changed and now the tallest house is 30 feet 10 inches. They have not asked for a height exception.

Ms. Tennant said that the petitioner has provided a streetscape rendering as requested. The screening and landscaping on the north and west property lines have been addressed satisfactorily. There is no buffer requirement. The Zoning Ordinance expects that commercial properties have a buffer requirement but not residential.

Ms. Tennant stated the proposed subdivision sign, which was set back only one foot, has been moved back to 10 feet from the property line. The photo metrics plan that was submitted showed an exception being necessary at the entrance point. The petitioner redirected the lighting and they are now compliant.

Ms. Tennant said through discussions with the Police Department, they believe the developer should enter into an intergovernmental agreement for parking enforcement in the development.

It is a condition of the planned development. The intergovernmental agreement will be developed in conjunction with the planned development ordinance.

Staff recommends a monotony clause and it will be written into the planned development ordinance. The material placed between the homes will probably be mulch. Staff is fine with that.

Staff does not recommend approval of the off-site signage. They have not granted it for other businesses and developments.

Ms. Tennant said the HOA covenant provisions for the replacement and future maintenance of private roads has seen several revisions. The roads will remain private and there will be a capital reserve fund.

The developer will install a sidewalk along South Grove Avenue. The Village forester has reviewed it and accepted that the developer may remove all of the trees and pay a fee-in-lieu. The sidewalks in the development are required on the island. The final plat will include a storm sewer easement to access all private storm sewers.

Staff believes that the developer has addressed the majority of the comments and they recommend approval to the Board.

Vice-Chairperson Hogan said that the Public Works Department has expressed concern about the future maintenance of the water and sanitary sewer system.

Ms. Tennant said the developer has provided the minimum easement required. There is still concern that it will be tight to get equipment in. It will have to be done carefully with smaller sized equipment.

Chairperson Bush asked about sandboxes, patios, decks, and swing sets.

Ms. Tennant said they won't be allowed; the planned development will include no increase in impervious surface.

Commissioner Ehrle asked about the traffic study. There is a delay at Dundee and Grove during peak hours. When another development comes in, there will be more traffic. There is an urgency to have a traffic light because of this development.

Ms. Summers said the State Department of Transportation has combined the Dundee and Barrington and the Dundee and Grove improvements to be done in two consecutive years. IDOT still needs to buy property from the Village. He thinks it will happen in early 2016.

Commissioner Ward asked about the impact on the schools.

Ms. Tennant said the school district has been notified and is not concerned about the increase in students.

Commissioner Ehrle asked about the development of the homeowners association. How do they see the development of the HOA?

Mr. Morgan said the developers will form the HOA and will turn it over to the residents at about 75 % completion.

Chairperson Bush opened the discussion up to the public.

Mr. Ray Franze, 409 Park Barrington Drive, said that the developer implied the density of Park Barrington was similar to the David Weekley Homes Project. He believes that 10 feet between homes is not adequate.

Ms. Char Cartoff, 453 Park Barrington Drive, questioned that snow would be plowed into the pond. She said then there should be no salting.

Mr. Moses Cukierman said that typically they would push the snow into the pond areas, otherwise they would need to truck it away. The salt will not go into the wetland, only into the detention pond.

Ms. Joann Fulkerson, 416 Park Barrington Drive, asked who they are marketing to.

Mr. Morgan said to a mix of empty nesters and young families.

Ms. Fulkerson questioned how school buses will navigate in a gated community and she does not believe that empty nesters want two-story homes.

Mr. Morgan found that in other areas, they built for the empty nester and found that it appealed to young families as well.

Chairperson Bush closed public comment.

Mr. Francke said on the issue of the off-site signage; they are willing to work with the Village on the specifics, such as illumination, and would consider an annual review.

Chairperson Bush stated that she has an office in Welsh Center and she has a house in Park Barrington. More empty nester homes are needed in Barrington. She would like to see landscaping along the north side on the outside of the fence. She still thinks the development is too dense, but it is an improvement.

Commissioner Burroughs said he likes this development. There is a demand for this type home. He asked if it has to stay a gated community if the homeowners decide otherwise.

Mr. Morgan said they could vote it out if they chose.

Commissioner Burroughs said he likes the development and thinks it is good for the town.

Commissioner Ehrle is concerned about the density. He thinks it will be more for empty nesters. He agrees about the screening on the outside of the fence. He appreciates the developer's willingness to come back. Overall, he supports the project.

Commissioner Sholeen said the developer has made a lot of concessions. He had objections before, but is willing to support it now.

Commissioner Ward said the density seems unusual for Barrington. He thinks the houses look nice and he hopes it will work.

Vice-Chairperson Hogan recognizes that this is a difficult space. The developers are willing to take the risk. He hopes they succeed.

Chairperson Bush asked if they are willing to do some landscaping on the north end on the outside of the fence. She will put them in touch with the property owner.

Ms. Dickson said they would prefer not to but they are willing to look at it. She is asking for more discussion in the future.

Ms. Tennant asked that the signage and/or the landscaping be included in the motion.

Vice-Chairperson Hogan moved and Commissioner Sholeen seconded the motion to approve PC 14-01 Rezoning and Consideration of a Residential Special Use Planned Development 1350-1500 S. Grove Avenue – Weekley Homes, subject to the staff recommendations as set forth in the Staff Report and the developer will consider placing additional landscaping on the adjacent property to the north on the business side of the fence.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; Mr. Anderson, absent; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.

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PC 14-04: Comprehensive Plan Amendment

Due to the increased interest in residential development, Staff conducted a review of the 2010 Comprehensive Plan and determined that an amendment is necessary to accommodate residential growth within the Village. At this time, Staff is focusing on Neighborhood 8, which is located between Cornell Avenue and Dundee Road.

Ms. Tennant said that they want to include Neighborhood 8 in the southernmost portion of the Village and the area behind the Montessori school as Residential to accommodate David Weekley and the Stratford Townhomes. They are asking for an amendment to change the land use on these sites to residential.

Vice-Chairperson Burroughs moved and Commissioner Sholeen seconded the motion to approve PC 14-04 a Comprehensive Plan Amendment.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, yes; Mr. Anderson, absent; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.

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Planners Report

On the October 28th agenda are the cell antennas on the Wisconsin Avenue standpipe and Stratford Townhomes will go on a November agenda.

Approval of Minutes

August 5, 2014

Commissioner Burroughs made a motion to approve the August 5, 2014 meeting minutes, Commissioner Sholeen seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

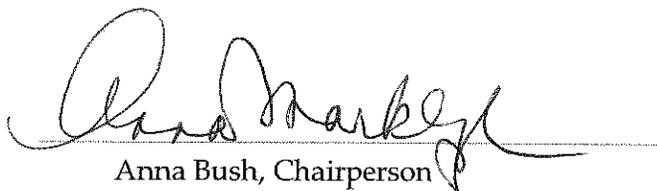
September 9, 2014

Vice-Chairperson Hogan made a motion to approve the September 9, 2014 meeting minutes, Commissioner Ehrle seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

Commissioner Ehrle and seconded by Commissioner Sholeen to adjourn the meeting at 8:35 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick


Anna Bush, Chairperson
Plan Commission