

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: January 27, 2015

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
Jeff Anderson, 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 7:00 p.m.

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, present; Dan Hogan, present; Todd Sholeen, present; Mike Ward, present; Jeff Anderson, 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 15-01: Workshop Session – Review of Draft Affordable Housing Plan

Owner: Village of Barrington
200 S. Hough Street
Barrington, IL 60010

Ms. Tennant said that the Village was notified in December of 2013 that we had fallen below the acceptable requirements for affordable housing. It has been looked at every five years since 2003. We have fallen to 8.2%. It is based on averages and data from the census. The goal is to get up to 10%. The options are 15% of all new development and redevelopment must be affordable housing, a minimum of a 3% increase, or just trying to get back up to 10%. The Board is interested in seeing that we get back up to the 10%.

The plan has to have several components. The Village has to identify suitable and unsuitable sites and other ways to create affordable housing or keep existing housing. The last Zoning Ordinance Amendment included to allow duplexes and multifamily units to remain and not require them to convert back to single family.

Ms. Tennant said they have identified suitable sites, which are not traditionally marked for residential. It is unlikely in Barrington to get a fully affordable development. Offering zoning or fee-based incentives may encourage developers and allow them to build more.

Commissioner Anderson asked how many units it would take to get back up to 10%.

Ms. Tennant answered that 71 units is what we need. If we do not get back up to 71 units, there are a couple of options. We have established a plan to allow more affordable housing to stay. There are no penalties in place for noncompliance, but we do not want to be in violation of State laws. If there was an appeal, we could lose zoning over a development. It is unlikely to happen, but it is important to adopt a plan.

Chairperson Bush mentioned that there are scattered apartment buildings around town that would be considered affordable, Green Castle, Barrington East and behind Alden.

Commissioner Burroughs asked what caused us to drop below the 10%, did we lose some affordable housing or did the average drop?

Ms. Tennant said that is what has happened.

Commissioner Anderson said the senior developments affect the percentages and the trend is for more tear-downs.

Vice-Chairperson Hogan said there is a demand for rental.

Commissioner Ward asked if there could be an incentive to owners that the rent cannot go over a certain amount.

Ms. Tennant said this could be part of an incentive for a new development, 10% rental controlled apartments.

Vice-Chairperson Hogan asked if our submission to the IHDA has to be approved by them.

Ms. Tennant answered technically, yes. If the plan is reasonable, they will approve it.

Vice-Chairperson Hogan did not like the language that the Village "may be willing to consider . . ." It does not sound like strong support.

Ms. Tennant said that the plan will be adopted and given out to developers. They want to be careful not to be bound by the language. The plan is not dissimilar to neighboring communities that have been approved.

Vice-Chairperson Hogan said it does not sound like the Village will make a serious commitment.

Ms. Tennant said that sometime people confuse this with Section 8 Housing. The law was developed for individuals such as young professionals, teachers, seniors, and fire fighters, who would like to live in our community.

The formula is based on the Chicago metropolitan area. We are asking the Commission to look at the plan with another set of eyes and give us feedback.

Commissioner Anderson said he agreed with Vice-Chairperson Hogan that the language should change.

Vice-Chairperson Hogan said it should read that the Village is willing to consider zoning incentives. It is a more affirmative statement.

Ms. Tennant said they are talking to developers. They need to meet us in the middle. Most are looking to capitalize on the Barrington market. It would be difficult to get a fully affordable development.

Commissioner Sholeen asked if the rental amount was based on a one- or two-bedroom apartment.

Ms. Tennant said there is a sliding scale, it is dependent on the number of incomes in the household.

Vice-Chairperson Hogan asked about reaching out to other communities, those who are similar to Barrington and those who are hitting their numbers.

Ms. Tennant said that three larger communities, Oak Park, Highland Park, and Arlington Heights are actively seeking affordable housing. They have some government subsidized housing. There is more property in these larger communities.

Commissioner Ehrle asked if there were any plans to annex property into the Village.

Ms. Tennant said we are always in talks with property owners on the outskirts of town. There are areas, but no large tracts of land.

Chairperson Bush agrees that the language should be changed, otherwise she is fine with it.

Commissioner Ward suggested that we add more incentives, more options.

Commissioner Ehrle asked if there is a target date.

Ms. Tennant said our plan needs to be submitted by May 15, 2015. There is no completion deadline, but we will be reassessed in 2018.

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Planners Report

Ms. Tennant said that Hough Street School will be coming in for some modifications to their site. There probably will be no first meeting in February. Stratford Homes is still pending.

Approval of Minutes

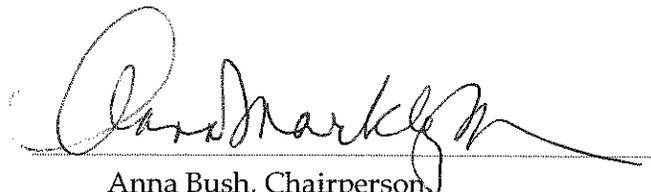
November 11, 2014

Commissioner Anderson made a motion to approve the November 11, 2014 meeting minutes, as amended. Commissioner Ehrle seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

Commissioner Sholeen and seconded by Commissioner Anderson to adjourn the meeting at 8:00 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission