

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: October 27, 2015

Time: 7:00 p.m.

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

In Attendance: Jeff Anderson, Commissioner  
Richard Ehrle, Commissioner  
Mike Ward, Commissioner  
Dan Hogan, Vice-Chairperson  
Anna Markley Bush, Chairperson

Staff Members: Jennifer Tennant

*Call to Order*

Chairperson Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Richard Ehrle, present; Dan Hogan, 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 15-08: 407 E. Main Street – Special Use Planned Development  
Amendment Public Hearing

**Applicant and Owner:** Greg Crowther  
51 Oak Ridge Lane  
Deer Park, IL 60010

The Petitioner is seeking approval of an amendment to existing special use planned development ordinance no. 07-3431. The Petitioner is proposing to eliminate the retail and office component of the original approval in favor of a 12 unit multi-family residential development. The Petitioner is also proposing the modification of several exceptions granted by the original ordinance as well as

several new exceptions relating primarily to use, parking and building height. The subject property is zoned B-5 Village Center East District. The subject property are located in Neighborhood 18, and is designated for Mixed Use (Retail/Office/Residential) by the Village of Barrington Comprehensive Plan.

Mr. Greg Crowther, 51 Oak Ridge Lane, Deer Park, petitioner and owner, said they had a neighborhood meeting at Village Hall. He has owned the property since 2004 and petitioned the Village in 2006. It was a mixed use building at the time, first floor commercial and residential above. Because of the downturn in the economy, they did not build at the time. They would now like to bring a high quality all residential use to the Village. It is an ideal location. The Staff Report is thorough in explaining the new petition. The roof is higher pitched. It is less of a variation than the original.

Commissioner Ward asked about the major changes since it first was petitioned.

Mr. Crowther said the fact that it will be all residential. Also, they redistributed the heights to achieve a 10-foot height in the units. They raised the building up to allow more privacy to the first floor residents.

Vice-Chairperson Hogan asked what changed from the marketing standpoint.

Mr. Crowther believes that there is an unmet need of downtown housing in the Village.

Chairperson Bush asked what the price point was on the units.

Mr. Crowther said it is a quality building and they will probably ask \$300 a square foot, so \$300,000 - \$500,000.

Commissioner Anderson asked if they are still studying the market.

Mr. Crowther said yes and that rentals seem to be more attractive at the moment.

Chairperson Bush said it will be a nice addition to the neighborhood.

Commissioner Anderson asked what their timeline was.

Mr. Crowther said that ideally, they would like to start construction late spring, early summer.

Ms. Tennant said this is an amendment of a previously approved project from 2007. The use is the primary difference. The Village recently rezoned this area to allow multi-family as a special use because this area is on the periphery of the downtown. This project fits in well with the Village's planning for this area. The ARC is in favor of this project. It will go to the ARC for final approval, if the Plan Commission gives its approval, in December. They are requesting a height variation of 4'7". The Zoning Ordinance has been rewritten since this project was

approved. Staff is comfortable with the height exception. The Zoning Ordinance also requires that the third floor be set back from the front face of the building. The ARC is not in favor of this. They are comfortable with the design as presented that does not have the setback. The parking is compliant. There will be stormwater management improvements. There is no open space in this development, so they need an exception. Staff feels like open space in this urban environment would not be expected, so they are comfortable with it. It will connect to Village sewer and water. Staff recommends approval of this project as amended. They need an exception to build a fence that is wrought iron only and not brick pillars with wrought iron. Staff is okay with this but not the exception for the taller fence height. Staff believes it will give a closed off feel to the walkable downtown area. The code allows up to 3 ½ feet or 42 inches. The petitioner is asking for a minimum of 48 inches. It is up to the Plan Commission to consider it.

The Plan Commission was not ready to approve the exception for the fence height at this time. They will forward this decision to the ARC and will accept its recommendation on the fence height.

Vice-Chairperson Hogan moved and Commissioner Ehrle seconded the motion to approve PC 15-08, an amendment to existing special use planned development ordinance no. 07-3431, to eliminate the retail and office component of the original approval in favor of a 12-unit multi-family residential development and modification of several exceptions granted by the original ordinance, subject to the seven conditions in the Staff Report and the Plan Commission will accept and abide by the recommendation from the ARC for fence height with a maximum of 48 inches.

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

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### **Planners Report**

The Village Church of Barrington is doing an expansion which is on the agenda for December. Hough Street School is doing a small addition. The property at 200 Lageschulte Street has changed hands and the new owner would like to build a second building as a community center use, keep the existing building, and do an addition for art studio space. They wish to pave the parking lot and add landscaping and lighting. This will probably come to the Commission in January.

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### **Approval of Minutes**

***March 10, 2015***

Vice-Chairperson Hogan made a motion to approve the March 10, 2015 meeting minutes. Commissioner Ward seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

*April 14, 2015*

Vice-Chairperson Hogan made a motion to approve the April 14, 2015 meeting minutes. Commissioner Ehrle seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

*June 23, 2015*

Vice-Chairperson Hogan made a motion to approve the June 23, 2015 meeting minutes. Commissioner Ehrle seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

*Adjournment*

Vice-Chairperson Hogan made a motion and Commissioner Ward seconded to adjourn the meeting at 7:50 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,  
Jennifer Tennant



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Anna Bush, Chairperson  
Plan Commission