

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: April 26, 2016

Time: 7:00 p.m.

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

In Attendance: Susan Ferry, Commissioner
Richard Ehrle, 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: Richard Ehrle, present; Mike Ward, absent; Jeff Anderson, present; Susan Ferry, present; Vice-Chairperson Hogan, 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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Old Business

PC 14-01: The Reserve of Barrington – 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

Mr. Bernard, with David Weekly Homes, 1930 N. Thoreau in Schaumburg and Jesus Cerano were present for the workshop. Mr. Bernard said they were trying to work out what the customer needs and wants and to make it fit in with the community. David Weekly Homes thought customers would benefit if they added some additional elevations to the floor plans already approved. The lots are tight with the massing of the houses. Mr. Bernard provided color renderings and a streetscape with the existing and the new proposed elevations.

Chairperson Bush asked if the brick homes were just brick facades.

Mr. Bernard answered yes. Solid brick is not an option.

Commissioner Ehrle asked about the reaction of the consumer to the first set of elevations.

Mr. Bernard said that they have not shown them the new elevations and told them they would follow up with them if the other elevations were approved.

Chairperson Bush asked if it would save them money if they did not do a brick façade.

Mr. Bernard said possibly but the hardy plank is not a cheap option; there would possibly be some cost savings.

Chairperson Bush asked who is responsible for the maintenance.

Mr. Bernard said the residents are responsible for their individual home, but David Weekley maintained the roads, etc.

Commissioner Anderson asked what other changes they may be asking for.

Mr. Bernard said the size of the home potentially.

Commissioner Anderson asked if these elevations have the identical footprint.

Mr. Bernard answered yes.

Vice-Chairperson Hogan asked if this project was ever subject to ARC.

Ms. Tennant answered no and in retrospect, she feels that was a mistake. Technically single family homes are not subject to ARC. In the future Staff would elect to send them to ARC voluntarily.

Chairperson Bush said she is happy there are some non-brick options. It is better for the buyer.

Commissioner Ferry asked if approved, would they mix in the new elevations.

Mr. Bernard said yes. He thinks it will be well received.

Vice-Chairperson Hogan asked if the Village had any issues with the project.

Ms. Tennant said they did not. They think the additional elevations will have the desired effect and lessen the monotony.

Commissioner Anderson asked if they think it will be built out in a couple of years.

Mr. Bernard thinks that is about right.

Vice-Chairperson Hogan moved and Commissioner Ferry seconded the motion to approve PC 14-01, the request to add several new elevations.

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

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Planners Report

Ms. Tennant said on the next meeting agenda will be 322 N. Hough Street, a 64-units apartment building, the preliminary has already gone to the ARC. It will look like a brick warehouse with a modern addition in the back, like they were reusing a brick building that would have been on the site. It has underground parking and a top deck. They are a mix of 775 – 1250 square foot apartments at \$2.00 a square foot. They will be considered high end rentals. Then there is a townhouse project for the vacant land on Cumnor, which will consist of 21 high-end townhomes, with a mix of 1900 – 2300 square footage. Ms. Tennant has scheduled neighborhood meetings next week. Also coming up are text amendments. The Supreme Court banned signs that are content based. Staff is working with Jim Bateman. Also, the Village Board is to consider rental housing restrictions, as a reaction to a recent incident in Lake Barrington. The Village Board will most likely include a milder restriction of one month for rentals in Barrington. This would not affect the corporate rental companies. They would prefer no weekend rentals in neighborhoods. Staff will be researching this topic for discussion.

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Approval of Minutes

July 14, 2015

The July 14, 2015 minutes could not be approved because the appropriate commissioners were not in attendance.

January 26, 2016

Vice-Chairperson Hogan made a motion to approve the January 26, 2016 meeting minutes. Commissioner Anderson 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 Anderson seconded to adjourn the meeting at 7:45 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission