

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: June 14, 2016

Time: 7:00 p.m.

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

In Attendance: Susan Ferry, Commissioner
Jeff Anderson, Commissioner
Dick Ehrle, Commissioner
Dan Hogan, Vice-Chairperson
Anna Markley Bush, Chairperson

Staff Members: Jennifer Tennant
Natalie Ossowski

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 16-02: 322 N. Hough Street – Public Hearing

Petitioner: Monroe Residential Partners, LLC
1101 W. Monroe, Suite 200

Chicago, IL 60607

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

The Petitioner is seeking approval of a special use planned development for a 64 unit multi-family residential building with underground parking and related site improvements. The subject property is zoned B-4 Village Center District. The subject property are located in Neighborhood 18, and is designated for Mixed Use (Retail/Office/Residential) by the Village of Barrington 2010 Comprehensive Plan.

Drew Friestedt is one of the developers from Monroe Residential Partners. Mr. Friestedt presented several slides showing completed projects by Monroe Residential Partners in the City of Chicago. Mr. Friestedt explained that their target product is 30-80 residential units with amenities such as a clubhouse, fitness center and/or a rooftop terrace. Their experience is vast and their goal is to deliver an exceptional product to the Village.

The architect for the developer, Adam Thoma, presented on behalf of the developer. Mr. Thoma explained that they are proposing 64 luxury apartment units in an L-shaped building with underground parking and the main entrance on Liberty Street. The first floor is a combination of the lobby, mailroom, bike storage, etc. as well as residential units. There is landscaping throughout to provide necessary transitions and screening. There is also a 10' easement on the south side of the property. They are proposing a 6' fence to screen the residents from the easement and Volvo access driveway.

The building is four stories but three stories on Hough Street. The fourth story is setback quite a ways from Hough Street to minimize the impact from Hough Street.

Mr. Thoma said they are proposing a three story brick industrial building with traditional details that would have been found on the building such as pilaster treatment, cornice detail and infilled windows. The three story component wraps the building and then picks up the lightweight materials found on the rear of the building. On the top of the building, we are proposing a community room, fitness room and rooftop deck. There will also be a penthouse unit with a private rooftop terrace. The partial fourth story and rear section of the building are designed to appear as though they are later additions to the building. Mr. Thoma goes on to explain the material choices which are a mix of brick and lighter weight corrugated metal sidings in various dimensions.

Mr. Thoma said he is happy to entertain any questions from the Commissioners.

Commissioner Ferry stated that as a real estate agent she can see the need for this type of product in the community.

Commissioner Anderson asked the target rental prices.

Mr. Obloy stated their market study indicates that prices will be approximately \$2.00/sq. ft.

Commissioner Hogan asked what aspects of the project qualify it as luxury.

Mr. Thoma stated that they intend to use wood or wood product floors, granite or quartz counter tops, stainless appliance and in unit laundry. These are the features that people are looking for in luxury rentals.

Chairperson Bush stated that she is in favor of the project as there is nothing like this in Barrington and it is something the community needs.

Chairperson Bush asked Staff to provide their report.

Ms. Tennant, Assistant Director of Development Services, presented the staff report. Ms. Tennant stated that the Petitioner has requested a special use planned development for a 64 unit multi-family residential building with underground parking facilities and associated site improvements. The development will be comprised of one and two bedroom units ranging in size from 718-1263 sq. ft. There will be 86 parking spaces (64 interior spaces and 22 exterior surface spaces) and one loading zone. The proposed building is four (4) stories with the fourth story being setback approximately 32 feet from the front face of the building and 13 feet from the corner side face of the building.

Ms. Tennant reviewed several buildings throughout the Village with varying heights. 407 E. Main Street is approved at 48'-6", 445 E. Main Street is approximately 46'-0", The Garlands is 52'-0" and Creekside point is 47'-0".

Ms. Tennant said that staff feels this is an important project because it is considered a transit oriented development as it will be located within easy walking distance to the Metra station and many shopping, dining and entertainment options. This development will enhance the vibrancy of Barrington by increasing the population of the downtown. Some residents of the development will rely on the Metra, biking and walking for transportation to work, shopping, dining and entertainment rather than complete dependence on cars for transportation.

Ms. Tennant reviewed the requested exceptions. She stated that although there seems like a lot of exceptions, the majority of the exceptions are necessary due to the residential nature of the building. Even though the Comprehensive Plan contemplates mixed use development, the regulations in the Zoning Ordinance have always been geared towards commercial development.

Ms. Tennant said she would not briefly review the standards. Staff finds that the proposed development is compliant with the comprehensive plan which designates this area for mixed use. As there are commercial and office uses but no residential uses currently in the vicinity.

Staff finds that there will be no public expense crated due to the proposed development. The Village will be upgrading the sanitary sewer in this area regardless of whether the project moves forward. All other utility requirements will be at the sole expense of the developer.

The proposed development will provide sufficient vehicular access off of Liberty Street. There will be a right turn lane installed as part of the road reconstruction which is part of the sanitary sewer project. In addition, the Village traffic consultant has determined that overall traffic on Hough Street will be minimally impacted.

Staff finds that there will be an economic benefit to the Village is the project is approved. The development will drive additional population to the Village center to shop, dine and utilize existing services.

Staff finds that there is no gain to public is the Petitioner is denied this request.

Ms. Tennant concluded her repot and stated that Staff recommends that the Plan Commission recommend approval of the proposed project subject to the conditions listed in the staff report.

Chairperson Bush asked for public comment.

Mr. Jack Schafer asked the developer if the units would be sound rated on the floors and dividing walls.

Mr. Thoma explained that they would be using soundproofing material on both the floors/ceilings and dividing walls between units. They expect to archive a good sounds barrier.

Mr. Schafer stated that sound proofing is key to having high-end units be successful.

No other members of the public present participated in the public comment section.

Chairperson Bush closed public comment. She asked the Commissioners for comments and deliberation.

Commissioner Ehrle stated that he was in favor of the project and appreciated the comprehensiveness of the submittal. He found it complete and easy to understand.

The other Commissioners echoed this comment.

Commissioner Anderson asked for more clarification on the proposed sanitary sewer project and how it affects this development.

Ms. Tennant gave an overview of the project and explained that this project would be moving forward whether or not the development is approved. It is simply good timing that will allow the developer and the Village to work together on installing their respective improvements at the same time.

Ms. Tennant informed the Commission and public that additional information on the sanitary sewer project would be presented at a community meeting on June 20, 2016.

There being no additional deliberation, Chairperson Bush called for a motion.

Vice-Chairperson Hogan moved and Commissioner Ehrle seconded the motion to approve a special use planned development as recommended by Staff for a 64 unit multi-family residential building with underground parking and related site improvements.

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

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Approval of Minutes

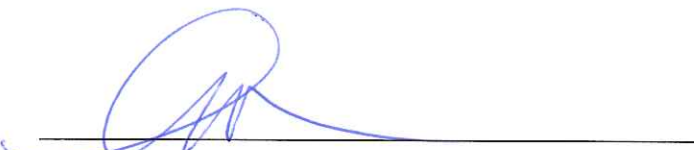
April 26, 2016

Vice-Chairperson Hogan made a motion to approve the April 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 8:15 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission