

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: July 12, 2016

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant  
Natalie Ossowski  
Jeff Ende  
Greg Summers

**Call to Order**

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

Roll call noted the following: Richard Ehrle, absent; Mike Ward, present; 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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**New Business**

**PC 16-04:** Residential Special Use Planned Development Roslyn Meadows  
Subdivision

**Petitioner:** Roslyn Meadows, LLC c/o Moises Cukierman

605 N. Michigan Avenue  
Chicago, IL 60611

**Owner:** Bourns, Inc.  
550 W. Northwest Highway  
Barrington, IL 60010

The Petitioner is seeking approval of a special use planned development for a 21-unit townhouse development and rezoning of the subject property (SW corner of Roslyn Road and Cumnor Avenue) from M-1 Limited Manufacturing and R-5 Single Family Residential District to R-8 General Residential District.

Ms. Katrina McGuire, Thompson Coburn Chicago, representing Roslyn Meadows, LLC the petitioner, said they are seeking approval of a special use planned development and rezoning for a redevelopment at the southwest corner of Roslyn and Cumnor for 21 townhomes.

Mr. Moises Cukierman, Chicago Developer, said they are making a firm commitment to the Village that if it is approved they will construct a sidewalk from their site on Roslyn to Exmoor and on Cumnor to the existing sidewalk at Sunrise. This is approximately 1,500 linear feet of sidewalk.

Mr. Joe Maszek, BSP Design in Palatine, said the Sunrise facility is to the south of the proposed development, which is at the southwest corner of Roslyn and Cumnor. The GE Medical facility is on the western boundary. Northwest Highway is to the south. The existing zoning of the area is split between M-1 and R-5. They are proposing 21 units, 14 to back the M-1 District and the GE facility and lightening the density as they move east. They wish to tie the development into the neighborhood. There will be a loop road that will collect all of the driveways of the units with no garages facing Cumnor Avenue. There are 3 units that will face Cumnor Avenue, each are designed to look like single family homes. The stormwater facility is in the natural flow of the area on the southeast. They have provided a 33-foot right-of-way dedication on the north side of the site for future connections as needed for the Village. They expanded the existing interior sidewalks. The sidewalks will connect in with the new sidewalk on Cumnor Avenue. There will be a single family look to the project from Cumnor Avenue.

Mr. Jeff Mulcrone, BSB Design, Palatine, stated that they considered the existing architecture in the neighborhood when designing the development. The predominant style is traditional colonial Americana style. There are 7 multi-family buildings on the site. The buildings that front Cumnor Avenue will appear to be single family homes from the street. He showed examples of the multi-family buildings. The ARC suggested that they differentiate the homes. They can do that with the paint color. They have provided historical features with windows, shutters, frieze boards, etc. per the direction of the ARC.

Mr. Luay Aboona, KLOA in Rosemont, the traffic engineer for the developer, presented the traffic study. The development will not have an impact on the area roadways. There are multiple entry and exit points in and out of the neighborhood. They took counts at key intersections in and out of

the neighborhood. They took Roslyn Road School into consideration, but the traffic did not coincide with the peak business traffic. The project is expected to generate 15-17 trips during the peak hours.

Mr. Mike Anderson, Hager Engineering, Schaumburg, said the site is served by Village water and sanitary sewer. The private streets meet the Village criteria. The drainage on the site generally flows from north to south. They will construct a storm sewer that will run along Cumnor Avenue in the right-of-way. It will slowly drain south to the Sunrise storm sewer system.

Ms. Sharon Dickson, Dickson Design Studio, Algonquin, landscape architect, said the site is mainly open lawn and trees at this point. They plan to remove six trees, five of which have been tagged as dead. The trees on the GE Medical site will remain. They will plant trees throughout the site. The landscape plan meets Village Code. The southeast corner is a naturalized detention basin. There will be a six foot board-on-board fence along the west property line, which will screen the residents from the GE parking lot. All the homes along Cumnor will have at least a 30 foot setback from the road. There will be one entry monument. At-grade A/C units will be screened with landscape material. All buildings will be landscaped on all sides.

Chairperson Bush asked for Staff's report.

Mr. Jeff Ende, Village Engineer, said that one of the concerns of the neighborhood is drainage. The development by providing a detention system will not be contributing to the drainage problem. The sidewalk will improve some of the safety issues for pedestrians.

Vice-Chairperson Hogan asked if there was discussion of a multiuse path and how would that be accomplished?

Mr. Ende answered that a shared-use path is generally wider than a sidewalk. Sidewalks are generally 5 feet wide, shared is a minimum of 8 feet. Most of the sidewalks in this area are 5 feet and they wished to keep it consistent. Village Code allows bike-riding on sidewalks.

Commissioner Anderson asked about the size of the units.

Mr. Cukierman answered that they have two types of units. There are 14 B units (2,450 square feet) on the ends of the buildings and 7 A units (2,083 square feet), which are the middle units.

Vice-Chairperson Hogan asked about the demographics.

Mr. Cukierman said they will be bought by a cross-section of the population.

Commissioner Ferry asked if the builder will determine the color of the units.

Mr. Cukierman answered yes, there are three color palettes.

Ms. Tennant said that the streets, sidewalks, and streetlights will be private. Funding for the future maintenance and replacement of these will be funded through the HOA. The Village will never own

or maintain these streets and sidewalks, which will be written into the planned development. They will have to enter into an intergovernmental agreement for police enforcement on private streets. They will dedicate the northernmost 33 feet right-of-way for the completion of the Roslyn Road. The Village has no plans right now to complete Roslyn Road.

Ms. Tennant said that the petitioner has requested to rezone the property from M-1 Limited Manufacturing District to R-8 General Residential District in order to allow a transitional residential use. The Comprehensive Plan shows the whole site as industrial. The Village is proposing to amend the Comprehensive Plan to reclassify this area as multi-family to allow a transitional residential development.

Ms. Tennant said at the ARC preliminary meeting, 3 of 4 commissioners present saw the project as favorable. There will be a final ARC meeting after the results of this meeting. The ARC initially had an issue with the windows but have since come to an agreement that vinyl windows are acceptable. The siding material will be discussed with the ARC on July 14.

Ms. Tennant said the petitioner has asked for several exceptions. The fence for the monument sign requires an exception; it is 3'6" and the allowable height is 3 feet. They are asking for an exception for a partial buffer requirement on the south property line. There is an exception for the minimum lot area. The Zoning Ordinance requires that more than 10% have more than 2 bedrooms. All the units will have 3 bedrooms. Also, 20% of the surfaces are required to be glazed surfaces. Being that these are townhomes, it is difficult to maintain this percentage. The private street and sidewalks require an exception as sidewalks are required on both sides of the street. The petitioner is proposing sidewalks on only one side of the street.

Ms. Tennant said the petitioner is proposing to rezone the property to R-8. This is in harmony with the proposed zoning changes and the proposed Comprehensive Plan amendment. The use of 3 and 4 family units is permitted in the R-8 District. This development is a planned development because there are more than 3 exceptions requested. Staff believes that the development is appropriate as a transitional residential use. The development will not cause the loss of scenic or natural areas. Staff does not believe there will be a gain to the neighborhood if the project is denied. Staff recommends approval of this project by the Plan Commission. Staff has recommended as a condition that the 3 rail fence along the detention pond be reduced to 2 rails. The HOA covenants should include street improvements. There should be an intergovernmental agreement regarding police enforcement of the streets.

Commissioner Ward asked how many residents were in the Roslyn area and how many the petitioner is expecting to add.

Ms. Tennant said she did not know the current number of residents in the Roslyn Road neighborhood.

Chairperson Bush recessed for a short break so the RAHA HOA could set up their presentation.

Chairperson Bush called the meeting back to order.

Ms. Jodie Nettlehorst, 2100 N. Exmoor Avenue, said she appreciated the Staff's research. Notices were sent to residents who are within 250 feet of the development. Those residents forwarded the notices to the RAHA HOA to inform them. There was a neighborhood meeting hosted by the developer in May 2016. The neighbors do not feel that their concerns were heard. The neighborhood has been through the process with the Sunrise facility. They have organized into one presentation this time. The majority of their neighborhood is R-5. The petitioner's property is M-1 and R-5. The neighborhood's understanding was that the property in question was multi-zoned because the R-5 was added to the section to be a buffer between the industrial and the neighborhood. The Sunrise property was also multi-zoned R-5 and M-1.

Ms. Nettlehorst stated that their neighborhood consists of tree lined streets with a rural character. They are convinced that 54% paved space will affect their neighborhood. They wish to preserve the character of their neighborhood, which is single-family residential. The Comprehensive Plan states that multi-family housing should be concentrated in the Village Center. There is a neighborhood of people that work on their property. They have a low enough density to enjoy open spaces without crossing major arteries. It has variation and fosters creativity. They would like the entire space rezoned R-5. Their recommendation is to leave it as it is. If someone wants to build more single family homes that would be fine with them.

Jim and Jane Burnham, 702 Cumnor Avenue, lived at this property for 30 years. They used to live in Schaumburg and Hoffman Estates. They built in Barrington because they loved the grass and the trees, for the character. When they first bought the property, someone at Village Hall said they would never have to worry about the property to their north being developed.

Evan Incman, 20911 N. Cumnor Avenue, said she thought the traffic numbers were low. She is concerned about the infrastructure of the roads.

Dan Shoenberg, JJ Benes, traffic engineer for the Village, said the statistics are based on the land use, the type of building and how the building is used. For 21 units, the projections were 15 in the morning and 17 in the evening rush hours. They also took actual counts. There is traffic outside of the development for the entire region. They agreed with the projections of the developer's traffic consultant.

Ms. Incman said the density of Cumnor Avenue is 32 homes and the developers will be adding 21 homes. She is concerned about the reduction of the fence to 3 feet at the retention pond, would the fence be sufficient?

Jeff Ende said the pond will not be standing water. It will have native plants at the bottom. The average water depth will be six inches. The fence is not required because there will be no standing water.

Ms. Incman asked about the storm water.

Mr. Ende said they are preparing for the 100-year storm, as required by the ordinance.

Ms. Incman said there are families, students, and adults walking the neighborhood. The concern is the increase in the amount of traffic. The side streets are not a sufficient width that two cars can pass each other at the same time. Is there a plan for widening these streets?

Ms. Maggie Menso said that there were times while waiting for the bus in their neighborhood she almost was hit by a car.

Ms. Incman said the school hours may be changing so there may be more traffic during the morning rush hour. She is also concerned about overflow parking and a sufficient area for children to play.

Ms. Nettlehorst said that there will be no front yards for the residents in the new development. The buses come down Cumnor to pick up and drop off kids in the neighborhood.

Ms. Faye Sinnott, 317 Roslyn Road, has lived in the neighborhood for 36 years. There is a blind hill that needs speed bumps. It is essential that the speed limit is 25 mph to enhance safety. The Roslyn Road area has had a long history of flooding issues. The Village has been working on resolving the water issues in the Roslyn area since the 1960s. They still have flooding. They need help before they add to the problem.

Mr. Ende said that Barrington has adopted the Lake County Watershed Ordinance.

Ms. Sinnott said that eventually all storm water drains to Flint Creek. There has always been flooding problems and they will continue. The spring is a particular problem. How will they deal with the snow? Density plays a role with water usage.

Mr. Ed Menso, 709 Cumnor, lives across the street from the retention pond. He worries about a flooding event. He doesn't understand the reason for rezoning the property. The drainage for the neighborhood is inadequate.

Mr. Ende said the retention pond will be between an average of 0 inches and 12 inches. After a 100-year rain the pond level may go up to 5 feet, but should draw down in about 72 hours. The storm sewers are rated for the 10-year storm. Barrington has had storms that exceed the 10-year storm. At times there will be sheeting over the road. When the neighborhood was designed and built, they did not worry about drainage like they do today. Detention started in the 1970s.

Mr. Mike Anderson said the volume of the storage depth of the pond is just under 5'.

Commissioner Ward said the residents are concerned about the water flow.

Mr. Ende said when they calculate for a rain event they consider how fast the water is coming off the property. When they design the pond, the rate of runoff should be the same as it was before the development. That is how they decide how large the pond will be. They don't ask a single-family homeowner or a developer to fix the problem in the neighborhood; they just ask that they do not make it worse.

Commissioner Ward asked if this development will not make the flooding issues worse in the Roslyn community.

Mr. Ende answered that this is correct using the 100-year standard.

Mr. Menso mentioned winter time and spring. There is no space for the snow and is concerned that it will be pushed into their neighborhood.

Mr. Cukierman stated they can store snow between the buildings and in front of the units. If they do not have room, they will truck the snow away.

Ms. Nettlehorst asked that they put that in writing so that there is accountability.

Mr. Summers stated that it is a violation of Village Code to deposit snow on a neighbor's property or in the Village right-of-way.

Chairperson Bush said she would like to continue the meeting to July 26, 2016. It is late and there are more that would like to speak. She would like the traffic engineer to come back also.

Vice-Chairperson Hogan moved to continue PC 16-04 to July 26, 2016. Commissioner Anderson seconded the motion.

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

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**PC 16-03:** 2010 Comprehensive Plan Amendment

**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 Village is seeking an amendment to the 2010 Comprehensive Plan with regards to a change in land use designation in Neighborhood 15.

Commissioner Ward moved to continue PC 16-03 to the July 26, 2016 meeting of the Plan Commission. Commissioner Anderson seconded the motion.

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

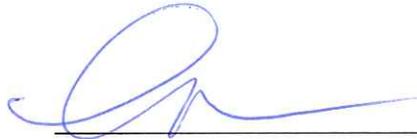
**Planners Report**

**Approval of Minutes**

**Adjournment**

Commissioner Ward made a motion and Vice-Chairperson Hogan seconded to adjourn the meeting at 9:30 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,  
Jean Emerick



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Anna Bush, Chairperson  
Plan Commission