

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: July 26, 2016

Time: 7:00 p.m.

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

In Attendance: Susan Ferry, Commissioner
Jeff Anderson, 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, 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. She swore in those that wished to speak before the Commission.

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Old 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

PC 16-04 was continued from July 12, 2016.

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. Nettelhorst, 21000 Exmoor Avenue, said (Roslyn Homeowners Association) RAHA has been busy the last couple weeks. They do not think of this property as a park. They sat down as a neighborhood several times to discuss this project. There are 26 lots on Cumnor Street and there could be 5 lots across the street. Putting 21 townhomes on this property will almost double the population on this street. The Village is proposing an amendment to the Comprehensive Plan, which the neighborhood was not aware of until recently. The amendment is to reclassify all the property south of Roslyn Road down to Highway 14 to be used for multi-family, so there is the potential for 32 townhomes. The staff thinks it is a good thing because it provides transitional zoning, and medium density is an appropriate transition. The neighborhood believes there is no transition or buffer needed. RAHA petitioned the neighborhood and only three people said they did not want to sign the petition. They do not think multi-family is appropriate here.

Ms. Liz Mouinski, 745 Cumnor Avenue, said their neighborhood has always been intended for R-5 development. When they moved in, they were concerned about what might happen across the street and realized that at some time someone would build on it. They spoke with the Village and their realtor told them it was zoned R-5. She feels that it would be less impacted if GE Healthcare were to expand than having the townhomes built. She does not believe they need a transitional buffer.

Mr. Paul Schmitt, 738 Bryant Avenue, questioned whether the buffer is a protection for the neighborhood or an encroachment. He questioned why there is dual zoning, which currently is not found anywhere else in the Village. It is not based on factual evidence. There is no report. His neighborhood loves Barrington. In 2005, the Sunrise report suggested support of the idea of R-5. In 1960, it was a giant parcel of R-5. It was rezoned M-1 for Recon. The residential part got smaller. This single-family development has never complained about the neighborhood; they are happy. Staff's recommendation to rezone the western edge of Cumnor completely removes the argument that this will help the neighborhood. RAHA's recommendation is for all of western Cumnor to be rezoned single-family. Why do a buffer? There is precedent. There was a property in the neighborhood that sat on a double lot that wanted to put in townhomes. The neighborhood approached the Village with their concerns and the Village agreed with them. The Village said they had to build two single-family homes. There is also a flooding problem which should be taken into

consideration. The development will lower housing standards. It will have a negative impact on Barrington. None of the developers are from Barrington. None of their developments are adjacent to neighborhoods such as theirs. Mr. Schmitt thinks there are lowered street standards for this development. A portion of Derby Lane is much narrower than a standard street. There is an absence of a traditional parkway. The garages are undersized. Most everyone in the neighborhood will drive an SUV, so they will have to park in their driveways and some of the driveways are not long enough. In the RAHA neighborhood, the front of the homes are over 150 feet apart, in the proposed development, they are only 58 feet apart. The green space is 10% and concrete 90%. It is about 60% green on Bryant. Mr. Schmitt requests the Commission to deny the petition. The option he recommends is zone it for single-family homes.

Ms. Liz Mouinski said she is happy with the buffer of trees across the street from her home. What is proposed will be an eyesore for her. The proposed development is high density not medium. There are 9 variances to the R-8 Zoning Ordinance. R-8 is uncharacteristic of their neighborhood.

Ms. Nettelhorst said there were concerns about the traffic when the Sunrise facility went in. The Commission was concerned at that time that all commercial vehicles be directed away from this neighborhood. She does not think there is any way that the new project will not affect their traffic. She does not think the traffic study is accurate because they should have studied more intersections in their neighborhood. The development would increase school traffic significantly.

Ms. Mouinski believes there is a safety issue and the neighborhood needs more sidewalks. The new development is the wrong way to go about getting more sidewalks.

Ms. Nettelhorst contacted the bus company, who said they believed the development would have an impact on traffic and that Cumnor was not wide enough. She said they are not opposed to development that is safe and compatible with their neighborhood. She asked that the Commission recommend to the Board to keep the R-5 zoning and possibly move the parcel to neighborhood 10.

Mr. Steve Peppia, 639 Cumnor, said he has watched the Village work. The property in the south of him built a new home with a pond. The house next door to him had a pond develop, so they went to the Village. Nothing ever happened. He didn't used to have water problems, but now he is beginning to. He is afraid with the property to the north, they will get more water. He is upset with the Village for even thinking about this. They should have respect for its citizens.

Mr. Schmitt said if the value of the townhouses is \$300 – \$400 thousand, it will be higher in value than many of the homes in his neighborhood, which does not make sense. They should have an objective real estate appraiser look at it.

Mr. Ed Mensos, 709 Cumnor, said the governance of this residential development will be under a homeowners association. The developer will be guiding the association for the first year, then the residents will take over. They will be able to change the rules.

Ms. Sheila Phelps, 208 Cumnor, said her home is four blocks to the north of the development. There is a lake in the street several times a year after a rain. Many times she has difficulty getting out of

her driveway because of the traffic; it will be worse with the new development. She asked the Commission to vote their conscience.

A resident from 26010 West Merton Road said for anyone looking for a home in this location, the density of the new project would be very out of place.

Mr. Grant Ondo, 724 Bryant Avenue, said peak traffic is when all of their kids will be home from school and playing. It will be an unsafe area for them to play. He thinks traffic patterns will change and that was not looked at. Will there be a school expansion? Will they limit the sale of the townhomes to corporations?

Ms. Kathy Beyer, 20927 North Exmoor, said it is difficult to get out on routes 14 or 59. She said it is easier for her to go to Lake Zurich to shop.

Ms. Otilia Naranja, 204 Roslyn Road, said she is opposed to the zoning changes and the high density development. She asked the Commission to vote against the petition to preserve the quality of their neighborhood.

Ms. Marsha Chester, 735 Bryant Avenue, said she opposed the building of the townhomes. She believes that single family will sell because the neighborhood is quiet.

Chairperson Bush asked for any additional comments from the audience several times. There being no one else requesting to speak, Chairperson Bush closed public comment. She asked Staff that if GE were to develop the back half of this property, what they could do with it.

Ms. Tennant said that some permitted uses would be expansion of their existing facility. Other permitted uses in the M-1 District are automobile repair, equipment rental, industrial and laboratory uses, research and development, or warehouse uses.

Chairperson Bush said that although GE is a very quiet facility at the moment, it could be sold to something much denser, and they could develop that land into a much denser use.

Ms. Tennant said the M-1 zoning district is the Village's most intense zoning district.

Mr. Moises Cukierman, Chicago, distributed letters to the Commission regarding a real estate market study that stated this development will not negatively impact the value of the neighboring homes. The second letter is a list of the property values in the neighborhood. The average sales price in the area is \$350,000 - \$450,000. They propose to sell the townhomes for \$465,000 and up. His market for the townhouses is limited. They are a substitute for a single-family home. He will be sharing his market with the neighborhood. Some will buy the townhomes and some will buy in the neighborhood. He does not think that single-family homes would sell on the property in question. The parking lot is hardly used, but this could change. He cannot stop the selling of the properties to corporations. Snow and garbage regulations are covered by Village Ordinance. These townhouses, if rented, may go for \$5,000 a month. They will allow 20% to be rentals, which would be about 4 units.

Joe Maszek, BSB Design, Palatine, said Derby Drive is 27 feet wide, which is the Village standard. It is a private drive so there is no right-of-way. All driveways are 20 feet in length at a minimum. The units facing Cumnor have a minimum 30-foot setback. There an M-1 parking lot to the east and this is the transition zone. They worked hard to lessen the impact on the site. With R-8 zoning, they would be allowed 22 homes on the site, so they are not asking for a variation here. The side separations are 10 feet, or 20 foot building separation.

Ms. Tennant said the Comprehensive Plan designates the full site as industrial. The two single family homes in the middle remain zoned single-family. The Village is not requesting to rezone the single-family homes on the west side of Cumnor, they are proposing to change the Comprehensive Plan land use designation. There are no zoning changes proposed for those properties. The Village does not consider this a spot zoning. In order to be spot zoning it would have to be a totally incompatible use. All the building setbacks are compliant. The smaller lot exception is due to the right-of-way dedication. Snow removal and trash are in the Village Code and are not regulated by the individual homeowners associations. The School District was notified of this proposed development in advance of the public hearing. No comments fro, the School District were received.

Chairperson Bush said one of the residents talked about some study that said that the Roslyn Road area was unsafe for children walking to school.

Mr. Jeff Ende said that this might have come from the time the Village applied for the Safe Routes to School Grant.

Commissioner Anderson thanked the residents for coming forward. The challenge is that it is split zoned. It is not an easy decision. He asked Staff what could happen with this property.

Ms. Tennant said that the underlying zoning of the rear portion of this property is M-1. Some of the permitted uses are dry cleaning facilities, catering facilities, above ground storage tanks, automobile repair, equipment rental, other industrial uses, laboratory testing, research and development, and warehouse distribution.

Commissioner Anderson stated that GE themselves could expand or they could sell the property.

Ms. Tennant said that someone could use the facility for any of the uses she mentioned without coming before the Commission. There are other more intense uses that are considered special uses and they would have to seek approval for those uses in the current GE facility.

Chairperson Bush said it was difficult to balance the rights of a property owner with the rights of a neighbor. Her concern is that the use could be more intense than what is being proposed. To the developers she suggested that they try to work with the neighbors to make it less objectionable. She thinks the neighborhood has spoken. She does not think they would like any development. She was in favor of the project but she is not as convinced now. It is a balancing act for the Commission.

Vice-Chairperson Hogan thinks it is a good development. It is a conscientious developer. The traffic studies were accurate. The evidence presented by IDOT about the number of accidents over the last 5 years doesn't support the concerns of the neighborhood. He felt the need to defend Staff. They are dedicated to the Village and they look at things from the viewpoint of the entire Village. There are not many areas in the Village that are available for developments of this type. Overall, it might be in the interest of the Village. Some of the criticisms have been unfair. There is an assumption that the new residents would not care as much about their neighborhood. He thinks it could be a good development, but he is persuaded to possibly vote against it. We have a Comprehensive Plan that wants to preserve the character of these neighborhoods. He impressed with the developer and he wants to be open to developments like this. Barrington wants development, but that takes population. The neighbors will be awfully sorry if one of the industrial uses comes in rather than these townhomes.

Chairperson Bush said she agreed with Vice-Chairperson Hogan. She thinks the developer has done a great job. This would be great for the neighborhood. When you consider what could happen to this property, she hopes they won't regret what may happen. She is still on the fence.

Commissioner Ferry said she is shocked by how she is feeling, as she is leaning toward the neighborhood rather than the developer. She thinks it would be awesome for the townhomes to be coming in to what she felt was an awkward location. She understands their concerns. She thinks something much worse could happen on this property.

Commissioner Anderson said that they cannot bank on what is there now, that it will always be there. He is conflicted. He is looking to what it could be. Something much worse could come in. He hopes that there is a middle ground. It should be resolved one way or the other. If the Commission says no today, the issue is not resolved. Staff is diligent and they look out for what is best for the community. There is an opportunity to find some middle ground.

Chairperson Bush said she would like to continue this petition. She would like to have a little time for the developer and RAHA to talk. She asked the president of RAHA if they would be willing to meet with the developer to discuss options.

Ms. Nettelhorst said yes, they are open to compromise. She would like to make a positive effort.

Mr. Cukierman said that he is also willingly to meet with the neighbors.

Ms. Tennant said they could continue the meeting to August 9 or August 23.

It was decided that August 23rd would give the homeowners and the developer more time to meet.

Chairperson Bush said that when they come back on August 23rd, they will not start over. It will not be another public hearing. They will move on and there will be a vote on August 23rd. She said while the Commission has stated that they are leaning one way or the other, they have not said they will vote that way.

Commissioner Anderson moved to continue PC 16-04 to August 23, 2016. Vice-Chairperson Hogan seconded the motion.

Roll call Vote: Mr. Ehrle, absent; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 4 – 0; the motion carried.

Chairperson Bush asked Ms. Tennant to forward the site plans to RAHA.

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PC 16-03: 2010 Comprehensive Plan Amendment

Petitioner: 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 Anderson moved to continue PC 16-03 to the August 23, 2016 meeting of the Plan Commission. Vice-Chairperson Hogan seconded the motion.

Roll call Vote: Mr. Ehrle, absent; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 4 – 0; the motion carried.

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PC 16-05: Zoning Ordinance Map & Text Amendment – 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 Village is seeking text amendment to Zoning Ordinance Chapter 2 “Definitions”, Chapter 4, Part I “General Regulations”, Chapter 4, Part IV “Signs”, Chapter 5 “Zoning Districts”, Chapter 6 “Residential Districts”, Chapter 7 “Business Districts” and Chapter 8 “Manufacturing Districts” as well as the rezoning of 1410 S. Barrington Road from R-3 Single-Family Residential to B-3 Office District.

Commissioner Anderson moved to continue PC 16-05 to the August 9, 2016 meeting of the Plan Commission. Commissioner Ferry seconded the motion.

Roll call Vote: Mr. Ehrle, absent; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 4 – 0; the motion carried.

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New Business

PC 16-07: 906 S. Northwest Highway Special Use Planned Development
Amendment – Public Hearing

Petitioner(s):	John Brown 906 S. Northwest Highway Barrington, IL 60010	Village of Barrington 200 S. Hough Street Barrington, IL 60010
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Property Owner:	JDB Real Estate Holdings 906 S. Northwest Highway Barrington, IL 60010
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The Petitioner is seeking an amendment to the existing SUPD ordinance for approval of an additional outdoor sales and storage area.

Mr. John Brown, Ace Hardware, said he was called by Greg Summers about a violation of an ordinance regarding storage in the parking lot. Four and half years ago he started the process to open a hardware store in Barrington with the encouragement of the trustees and business development staff. When he purchases stock in larger quantities, he is able to have more competitive prices. He proposes to add additional foliage for screening on the Hillside side that will be at least 6 feet tall. They will be storing things on the north edge of the property. There isn't another good solution.

Ms. Tennant said that Staff does not think it will cause any detriment or safety issues. Mr. Brown has agreed to install extra screening for the residents that drive down Hillside.

Vice-Chairperson Hogan said that one of the opponents to the development showed other Ace stores with outside storage that believed it would be an eyesore. He does not think it will be a problem.

Vice-Chairperson Hogan moved to approve PC 16-07, an amendment to the existing SUPD ordinance for approval of an additional outdoor sales and storage. Commissioner Ferry seconded the motion.

Roll call Vote: Mr. Ehrle, absent; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 4 – 0; the motion carried.

Planners Report

Approval of Minutes

June 14, 2016

Vice-Chairperson Hogan made a motion to approve the June 14, 2016 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

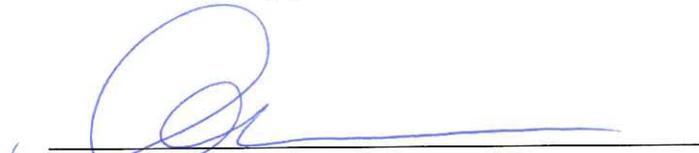
July 12, 2016

Vice-Chairperson Hogan made a motion to approve the July 12, 2016 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Adjournment

Commissioner Anderson 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



Anna Bush, Chairperson
Plan Commission