

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: March 14, 2017

Time: 7:00 p.m.

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

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

Staff Members: 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, present; Jeff Anderson, absent; 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.

#

Approval of Minutes

July 14, 2015

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

September 27, 2016

Vice-Chairperson Hogan made a motion to approve the September 27, 2016 meeting minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

February 14, 2017

The February 14, 2017 meeting minutes could not be approved as the appropriate commissioners were not in attendance.

#####

Old Business

PC 16-04: Roslyn Meadows Subdivision – Public Hearing

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 an 18 unit townhouse development with private streets and related site improvements. The subject property is currently zoned M-1 Limited Manufacturing District and R-5 Single-Family Residential District. The Petitioner has requested a rezoning of the property to R-8 General Residential District. The subject property is located in Neighborhood 15, and is designated for Industrial Use by the Village of Barrington 2010 Comprehensive Plan. The Village has submitted a Petition to re-designate the Comprehensive Plan land use from Industrial to Multi-Family.

Ms. Katrina McGuire, representing Roslyn Meadows, LLC, thanked Staff and the commissioners. Ms. McGuire introduced other individuals who will be speaking on behalf of Roslyn Meadows.

Mr. Mike Laube said as part of the last hearing it was decided that they would meet with the neighbors regarding this project. They met on three separate occasions. They asked what the Roslyn homeowners wanted. RaHa replied that they wanted five single family homes on large lots. A marketing company looked at options of how it might work and results were sent to the Village. One of the major findings was the limiting factor of the single family homes is the commercial and industrial lots and parking to the west boundary of the site. One of the things the petitioner added to their plan was a large buffer on the back of the property, perhaps single family homes along the front and the townhomes in between. The homeowners association said this plan was unacceptable and that they wanted the five single family homes. Roslyn Meadows reevaluated their options. They came up with another plan with four sets of townhomes along the buffer and two sets in the

front along with an area of green space and a stormwater detention pond in answer to some of the neighbors' concerns. This would have less density, especially along the front. In January, Roslyn Meadows presented the new plan to the neighborhood. The homeowners still maintained that the only acceptable solution was the five single family homes. The developer went ahead with the second plan as it had incorporated many compromises to meet the community's needs.

Mr. Moises Cukierman presented the changes that were made to the project. They have submitted the new plan to the Village for review. They eliminated three units, reducing the density from 21 townhouses to 18. The townhomes will look to passersby as large single family homes. The added green space will be heavily landscaped and have a pergola and places to sit.

Mr. Cukierman said when they eliminated the three townhomes, they reduced the amount of impervious surface. They moved Derby Lane 25 feet to the north and enlarged the volume of the detention pond. The neighbors had been concerned about flooding. They are also creating a network of sidewalks.

Mr. Cukierman said they are dedicating the northernmost 33 feet of the property to the Village of Barrington for the future expansion for the right-of-way of Roslyn Road.

Mr. Joe Maschek, landscape architect, said they are surrounded by a mix of uses, GE Medical, retail and office, Sunrise assisted living, commercial on Northwest Highway, single family residential, and R-1 residential. The site is in Neighborhood 15 and is dually zoned between M-1 (limited manufacturing) and R-5 (single family). It is a transition zone. They are requesting an R-8 zoning to create a buffer and a transitional neighborhood. All the driveways will face the interior of the property, so those homes facing Cumnor will appear to be large single family homes. Each home has two garage spaces. Derby Lane accommodates 27 guest parking spaces. All the homes have a 25 foot rear yard, including a patio, landscaping, and private outdoor space.

Mr. Jeff Mulcrone, director of design and architect, took a look at the neighborhood and determined that it is mostly colonial style housing with some mid-century modern. To be harmonious, they chose traditional colonial style. He presented some of the architectural details of the project, including floor plans.

Mr. Michael Anderson, civil engineer, said the streets will be constructed to the Village standard for width and thickness. Water main and sanitary sewer exist and a new main will be brought in and connect to the water main and sanitary sewer at no additional cost to the Village. There is a 12-foot slope from the north to the south. The site drains to the south and to the east. Once developed, the stormwater basin will be the first thing to be constructed. The pond will have native plantings.

Ms. Sharon Dickson, landscape designer, said they conducted a tree inventory and a tree survey by a certified arborist. There are 68 trees. They will be removing 6 trees, most of which are listed as dead. There will be a fence screening the manufacturing neighbor. The stormwater basin will be naturalized. There will be a monument sign with landscaping. The open space park will include some walking paths, seating areas, and a mix of plant material, and will be maintained by the homeowners association.

Mr. Luay Abona, Traffic Engineer, KLOA, said they did a traffic impact study for the original 21 units. With the reduction in the number of units from 21 to 18, there will be a slight decrease in the amount of traffic generated. The principle roads serving the site are Cumnor Avenue and Roslyn Road. Roslyn Road provides access to the school. The speed limit in the neighborhood is 25 miles an hour. The peak hours for the intersections are in the early morning (7 am - 8 am) and later in the afternoon (5 pm - 6 pm). The school traffic occurs outside of these peak hours. The new subdivision will have two entries and two exits which will help to distribute the traffic flow.

Ms. Gail Listner, real estate consultant, said she reviewed the proposed townhouse development and the zoning amendment. The development provides an excellent transitional use, separating the single family residences from the industrial district to the west. This type of transitional zoning occurs in other areas throughout the Village. The traffic pattern is logical. The enhanced sidewalk system and the water system improve the neighborhood. The average price of homes in the area is \$537,000, which is 5% below the Barrington median. She believes that the townhome development will fill a void in the market. The pricing of the development homes will be compatible with the neighborhood.

Ms. McGuire said that the development plan conforms to the Comprehensive Plan and the Zoning Ordinance. They are not seeking substantial exceptions. The development will provide substantial benefit to the neighborhood and the community. The site has been vacant for long time.

Chairperson Bush asked about parking and what will happen when a two-bedroom unit has two adult children plus the parents, so now there is need to park four cars.

Mr. Laube said that there could be two cars in the garage and two cars will fit in the driveway.

Chairperson Bush asked about guest parking overnight.

Mr. Laube answered that it would be up to the homeowners association.

Mr. Cukierman said street parking will be in accordance to Village Ordinance.

Chairperson Bush asked about the detention pond. She understands that it will always have two inches of water in it.

Mr. Anderson answered yes, and there will be vegetation in the bottom. If there are long periods between rainfalls, it will tend to dry out.

Chairperson Bush asked when there is a 100-year rain and the basin fills up to five feet, how long will it take to drain.

Mr. Anderson said it depends, but generally about 72 hours.

Commissioner Ward asked how many bedrooms will be in the units.

Mr. Cukierman answered that will be dictated by the market.

Ms. McGuire said that the ordinance says no more than 2 bedrooms, so they are requesting an exception from that.

Commissioner Ehrle asked about the flooding on Cumnor. Will that be taken care of by the detention pond?

Mr. Anderson said the drainage problems in the area are generally south and east of this site.

Commissioner Ehrle asked if the dead trees will be cut down.

Ms. Dickson answered that the dead trees would be removed and the fair trees will remain.

Commissioner Ehrle asked if there were plans to improve the intersection of Cumnor and Northwest Highway.

Mr. Abona said at this time there are no plans to improve this intersection.

Commissioner Ferry asked about rental properties; does the developer make a recommendation to the homeowners association.

Mr. Cukierman said the homeowners association will have a restriction on rentals, no more than 20% at any given time, except in cases of hardship.

Commissioner Ferry asked what the entry level price will be.

Mr. Cukierman answered internal units \$465,000 - \$475,000, end units with loft, \$505,000 – \$510,000.

Commissioner Ward asked Ms. Listner if that was a proper value for these townhomes.

Ms. Listner said it was within the proper range.

Commissioner Ward asked what would happen to the neighborhood values if the townhomes sold for \$250,000.

Ms. Listner said she did not believe that would happen. She said the price should not affect the other's value. It is more what the homes look like and what the amenities are. She believes the prices are justified.

Vice-Chairperson Hogan asked what percentage of the community should be made up of townhomes.

Ms. Listner said there are no set rules; a mix of housing is good. There is very little attached housing available in Barrington. It is healthy to have new construction.

Ms. Ossowski said this is the third time that the Roslyn proposal has come before the Plan Commission. The developer and the Roslyn Homeowners Association have met three times since last summer. The revised proposal has three major changes. There was a reduction of units from 21 to 18. They have added a pocket park and they have expanded the detention pond. The density has been reduced, the appearance has been improved, and they have addressed neighborhood concerns with drainage.

Ms. Ossowski said the site will include 18 units, with 2, 3, and 4 units per building. The developer is proposing to install off site sidewalks that will connect a network of sidewalks from Roslyn Road to Northwest Highway. The original proposal called for thirteen exceptions to the Zoning Ordinance. The current proposal requires 12. Many of the exceptions are because the streets are private. Some of the exceptions have to do with the architectural designs, which Staff is in support of. The developer is asking to rezone to R-8, General Residential. The current 2-zoned property is zoned M-1 (limited manufacturing) and R-5 (single family). R-8 allows for a transitional neighborhood between the manufacturing facilities and the Roslyn neighborhood. Transitional zoning has also been used elsewhere in Barrington.

Ms. Ossowski mentioned that since the original proposal, GE Healthcare has announced that they will be leaving. What will occupy this site in the future is not known. Any permitted uses for this site could move in without a public hearing. Any redevelopment or special uses for the site would require a public hearing. Overall, Staff was in favor of the original proposal of 2016 and Staff remains supportive of the project. Staff believes it is ideal for transitional zoning.

Chairperson Bush asked if the current owners of the GE building could expand the footprint of the building.

Ms. Ossowski said that yes, on this current site they would be able to expand or intensify the uses as long as they are permitted. If they were to expand the building, they would need to open up the planned development to include a public hearing. Some of the permitted uses are automobile repair, offices, dry cleaning, equipment rental, laboratory testing, microbreweries, research and development, school, and warehouse distribution.

Vice-Chairperson Hogan said that the Village is in need of more diverse housing solutions.

Commissioner Ward said generally speaking, the Comprehensive Plan is intentionally flexible, but it is often flexible for the developer. He said when Staff looks at the petition and says that the standard has been met, there needs to be some flexibility from the perspective of the resident.

Chairperson Bush informed the public that it was too late to start public comment, that the meeting would be continued.

Ms. Ossowski said the next regularly scheduled meeting of the Plan Commission would be the following Tuesday, March 21.

Commissioner Ehrle moved to continue PC 16-04 to the regularly scheduled March 21, 2017 meeting. Vice-Chairperson Hogan seconded the motion.

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

#####

PC 16-03: Comprehensive Plan Amendment

The Village is seeking an amendment to the 2010 Comprehensive Plan with regards to a change in land use designation in Neighborhood 8 and Neighborhood 15 and a text amendment to Chapter 5.

Vice-Chairperson Hogan moved to continue PC 16-03 to the regularly scheduled March 21, 2017 meeting. Commissioner Ward seconded the motion.

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

#####

Planners Report

Adjournment

Commissioner Ward made a motion and Commissioner Ehrle seconded to adjourn the meeting at 8:50 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

Approval Date: April 11, 2017