

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: March 21, 2017

Time: 7:00 p.m.

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

In Attendance: Jeff Anderson, 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, 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.

#

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.

PC 16-04 continued from the March 14, 2017 meeting.

Ms. Jody Nettlehorst, 21000 W. Exmoor, unincorporated Cuba Township, said she appreciated the chance to be heard. She believes that this is an important process. Roslyn Meadows asked the homeowners association (RaHa) what they wanted. She does not think RaHa can compromise. Their concerns have not changed. Their number one concern is density and the safety and traffic concerns that go along with it and the change it will make to the neighborhood. They are concerned with the development itself because it requires a zoning change. The lack of open space and the uniformity of the row housing and pavement will be an eye sore in the neighborhood. They see that the petitioner has made the townhomes facing the street look more like single family homes, but that is not what they are concerned about. It does not change the density.

Mr. Paul Schmitt, 748 Bryant, said he will talk about three things: buffer, the design of the project, and the value of the project. He is a retired real estate specialist. The neighbors have been very happy with the neighborhood for many years. Recon has been a quiet neighbor. The parking lot is oversized so it would be easy for them to expand. They have extra land around providing privacy and buffer. There is little risk of someone coming in and wanting the building. It is ripe for redevelopment. The risk to the neighborhood is zero. GE Medical is a two-story building. It has large setbacks and a large parking lot. GE has announced it is moving out. It is a single tenant building. To make it multi-tenant, they would need to make several renovations. It is not likely there will be new tenants for Recon and GE.

Mr. Schmitt said that there is 500 feet from the GE facility to the back window of a single family home built on the proposed property. He does not believe that the GE and Recon buildings are marketable, so this is not a threat to the neighborhood.

Mr. Schmitt believes that the developer manipulated the images to mask the high density. He proposed that the developer bring in their CAD software to see the development as is really would be. He showed examples of the developer's renderings of the development. He believes these renderings are hiding big problems. He showed other developments built by the petitioner.

Mr. Schmitt said the developer is out to make money. It is up to the Village to screen it to ensure that what they are building enhances the property and surrounding neighborhood. The Village should not lower standards without compelling reasons.

Mr. Schmitt said that this development is basically yardless. The pocket park is smaller than most yards. This RaHa neighborhood creates value by its strong location to the downtown, the high school, and the Metra. He believes that this developer's other developments are of better design and less dense and are surrounded by high density. Roslyn Meadows would raise its own value while depressing the existing neighborhood's value.

Mr. Schmitt compared Roslyn Meadows to the developer's other properties. The RaHa neighborhood does not compare to the other properties. There are many more trees and low density. Roslyn Meadows is fundamentally different from the surrounding neighborhood, so the new development would compromise the quality of the surrounding neighbors' properties. He asks the Plan Commission to reject the proposed variances.

Mr. Schmitt handed out copies of his recommendations to the Commission. He asks that the Commission reject the rezoning request. He suggests that the developer provide a virtual tour of Roslyn Meadows.

Ms. McGuire asked for a copy of the Mr. Schmitt's presentation.

Ms. Nettelhorst said Mr. Schmitt showed the reality of the development, how it looks and compares to their established neighborhood. She finds this to be an unnecessary development for a non-existent problem. They have high standards for their neighborhood; Barrington is unique. Preservation is a common theme throughout the Comprehensive Plan. The Comprehensive Plan aspires to protect the character of the neighborhoods and minimize encroachment. Single family homes make up the largest portion of residential in Barrington. The land use of the development should be compatible in scale and appearance with the existing homes. Multi-family residential development is recommended by the Comprehensive Plan to be in the center of town.

Ms. Nettelhorst said the planned development regulations allow for development on innovative and environmentally sensitive design. The developer is asking for 12 variances from the Zoning Ordinance. Roslyn Meadows will diminish the enjoyment of the neighborhood. RaHa would like it to remain R-5 (single family residential) and not be allowed to rezone to R-8 (general residential).

Ms. Nettelhorst said the Roslyn Road Elementary School is a core piece to their neighborhood. They are in total opposition to Roslyn Meadows. They are against spot zoning and encroachment in their neighborhood.

Chairperson Bush asked Mr. Schmitt how many units were in the Lexington Row and Waterbury Developments.

Mr. Schmitt answered 27 units in Lexington Row. He did not know about Waterbury.

Commissioner Anderson moved to continue PC 16-04 to the regularly scheduled April 11, 2017 meeting. 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.

#####

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.

Commissioner Anderson moved to continue PC 16-03 to the regularly scheduled April, 2017 meeting. 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

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Ferry seconded to adjourn the meeting at 9:03 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

Approval Date: May 23, 2017