

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: April 11, 2017

Time: 7:00 p.m.

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

In Attendance: Richard 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.

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New Business

PC 17-01: 118 – 128 Wool Street Special Use Planned Development Amendment – Public Hearing

Petitioner: Wool and Klingenberg, Inc.
2330 Hammond Drive Suite G
Schaumburg, IL 60173

Owners: Kurt Jarchow Mark Green
118 Wool Street 545 S. Grove Avenue
Barrington, IL 60010 Barrington, IL 60010

The Petitioner is seeking approval of an amendment to a special use planned development for the purpose of opening and operating a Moretti's Restaurant and associated parking lot. The Petitioner is proposing to demolish the existing building located at 118 Wool Street to construct a parking lot that will serve a renovated 128 Wool Street building. The property is zoned B-5 Village Center East District and is approximately .4 acres.

Mr. Mark Hoffman, Moretti's, said they would be taking over the 118 Wool Street building and the contiguous property at 128 Wool Street. The 128 Wool Street property they would like to turn into additional parking. They will do an extensive remodeling and add handicap accessibility on the outside of the building.

Ms. Ossowski said that Staff is supportive of this petition and there are minimal exceptions. They will decrease the amount of impervious surface and the additional parking will be useful for the building and the surrounding area. Staff is recommending approval of the project.

Ms. Sue Whitney, 724 Prospect Avenue, said she thinks it is a wonderful idea to bring more opportunities to Barrington.

Chairperson Bush closed public comment.

Vice-Chairperson Hogan moved to approve PC 17-01 an amendment to a special use planned development for the purpose of opening and operating a Moretti's Restaurant and associated parking lot. Commissioner Ehrle 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.

Ms. Ossowski said it will go to the Board for final approval on May 28, 2017.

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PC 17-02: 300 Raymond Avenue (Public Works Facility) Special Use Planned Development – Public Hearing

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

The Petitioner is seeking approval of a special use planned development for the purpose of constructing two additional accessory structures at the existing Village of Barrington Public Works Facility. The subject property is zoned P-L Public Lands District. The subject property located in Neighborhood Four (4), and is designated for Public/Institutional land uses by the Village of Barrington Comprehensive Plan.

Ms. Ossowski said this is a special use planned development for 300 Raymond Avenue, the Public Works Facility. They are proposing to construct two additional accessory structures. The property is all well screened to the south. Both structures will be metal and will not require much maintenance.

Commissioner Ehrle asked if there was any need for additional parking.

Mr. Mike Casper, Public Works, said there is no need for additional parking.

Commissioner Ward asked if it was close to residential.

Mr. Casper said there is residential on Raymond Avenue.

Vice-Chairperson Hogan asked how many existing buildings there are on the site.

Mr. David Schmidt, Public Works, said currently there are six in the Waste Water Treatment Facility.

Vice-Chairperson Hogan moved to approve PC 17-02 a special use planned development for the purpose of constructing two additional accessory structures at the existing Village of Barrington Public Works Facility. 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.

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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 21, 2017 meeting.

Ms. Nettelhorst, 21000 N. Exmoor, said the character of the neighborhood is important to them. They have rural unimproved streets, trees, long driveways, and a variety of home styles. They would prefer single-family homes to be built rather than multi-family, as there would be less impact to the neighborhood. There are 16 homes that border the property. When Chicago Aerial Industries moved in the 1958 they worked with the neighborhood. They said the buffer zone would remain residential.

Ms. Nettlehorst appreciates that the Village listens to the neighbors. The character of the Roslyn Road neighborhood is a low density area with a neighborhood school. This new development would not meet the planned development guidelines. Rezoning the area to R-8 will set a precedent of encroachment into interior neighborhood lots.

Ms. Marcia Chester, 735 Bryant Avenue, said people describe neighborhoods by their characteristics. The Roslyn neighborhood is predominantly single-family homes. Roslyn Meadows will be surrounded by single-family homes. The rural neighborhood feel will be gone. The townhome development will greatly affect the Roslyn Road neighborhood. It will add traffic to the neighborhood. She does not think they need a buffer between their homes and the M-1 District.

Ms. Barbara Radebaugh, 415 Roslyn Road, said they are new to the neighborhood. They moved here because of the rural aspect to the neighborhood. In the area where the homes are to be built, because of the rains last week, there is a pond due to the saturated earth. The roads are narrow, and cars and even buses have to pull over to pass each other.

Mr. Brad Riverdahl believes Barrington is concerned about character. The multi-family homes in this area will create lots of problems.

Ms. Shirley Juip, 20774 N. Exmoor, has lived in Barrington for 27 years. Her concern is the safety on Roslyn Road. Roslyn Road has two hills so traffic is tricky in the neighborhood.

Ms. Jan Heinz, 129 Roslyn Road, said she has had to replace her mail box four times because there is not enough room on the road. One of her worries is that they will use the right-of-way onto her property. The proposed development will bring down the neighborhood.

Mr. Steve Flunker, 322 Roslyn Road, is in real estate. There are several homes in the neighborhood valued at \$750,000 and up that have been built in recent years, so he believes that single-family homes are marketable in this area. In the original proposal, he believes that the intent was to develop this property as well as acquire two other properties to the south and further develop these properties. The proposed development will impact the area and may not only be the 19 proposed townhome units. Single-family home purchases have declined in the past few years. Generally, millennials do not want to live in the burbs. Those downsizing probably want one floor and two bedrooms rather than three. The majority of potential townhome buyers will be young families. This will add more traffic going to Roslyn Road School. He does not think this development fits into this landlocked neighborhood.

Mr. Menso, Cumnor Avenue, said they moved here because of the character of the neighborhood. The development does not fit the character of the neighborhood. He asked the Commission to vote no.

Ms. Sheila Feltz, 20826 N. Cumnor Avenue, moved here because of the rural atmosphere, but also that it is close to town. With GE moving in November, now is the time to reevaluate the zoning. She does not think there is a desire or need for multi-family new construction. She is concerned about mosquitoes in the retention pond. She questions the traffic study. With Roslyn Road School starting at 8:00, there will be more traffic added to the morning rush hour. She asks the Commission to reject the petition.

Ms. Sue Whitney, 724 Prospect, likes the character of the neighborhood. She applauds the efforts of her neighbors. She urges the Commission to vote against the proposal. She does not favor any zoning that is not consistent with the neighborhood.

Ms. Bobby Henderson, 739 Prospect Avenue, said initially when they moved in there was little traffic. She is not against progress. Barrington is beautiful. It is still nice today because of zoning. We need to look at Barrington as the population grows.

Chairperson Bush said that when it is time to rewrite the Comprehensive Plan, she invites everyone to come and have their say. Although GE is moving out, there are other companies looking at the property.

Ms. Jeannette Wohlford, 26652 Taylor Road, said her street dead ends to the GE property. She is concerned about the rezoning. It would change the neighborhood. She would like to see it remain zoned for single-family homes.

Mr. Ted Myers, 230 Waverly Road, suggested that they build a berm.

Mr. Stephen Peppia, 639 Cumnor Avenue, asked the Commission to deny this petition.

Ms. Evan Inkmann, 20911 N. Cumnor Avenue, moved to this area because of the extra space. She does not see how the development will enhance the value of the neighborhood. She recommends the Commission vote no.

Mr. Kinoffer, 1707 Cumnor Avenue, said he will be facing the north exit of the new development. He moved here because of the uniqueness of the neighborhood. His concern is safety.

Mr. John Sinnott has lived in the neighborhood for more than 30 years. He thinks they need a new traffic study since the schools have changed start times. He thinks a reason for this development is to get more taxes. They will need a light at Cumnor. He asked to Commission to vote no.

Ms. Naranjo, 240 Roslyn Road, said this parcel is a prime piece of property. There are many other possibilities. The Staff Report describes the property as being adjacent to the neighborhood, but it projects into the neighborhood. She is afraid the development will put her property value at risk. This property should be zoned R-5. She believes it will negatively impact the neighborhood.

Mr. Dave Furnike, Bourns, said the Bourns property consists of two parcels, which include the subject property. The three separate buildings were privately developed and have been well maintained. Recon Optical is the oldest building. The site is underparked. In 1996 GE Healthcare renovated and moved in. GE will be moving out in November. Bourns has no intention of selling the property at this time.

Vice-Chairperson Hogan asked if they have been approached by anyone to develop the parcel in question into single-family homes.

Mr. Furnike said they have not been approached by anyone to do this.

Mr. Joe Maschek, landscape architect and planner, he said the site is dual zoned, 1.4 acres is M-1 and 1.9 acres is R-5, zoning has been in place for a long time. They are looking to rezone the entire site as R-8 Residential. They are trying to create a residential and single-family feel to the neighborhood. They need to create a transition zone from Neighborhood 15 to Neighborhood 10. The property is completely in Neighborhood 15 but they are adjacent to Neighborhood 10. They listened to the neighborhood and removed 3 units from their original plan to create an open space on the northeast corner of the site. This also allowed them to create a larger stormwater area. They exceed the R-5 standards of setback along Cumnor. There is a 50 foot separation between the buildings along Cumnor Avenue. None of the driveways will face out toward Cumnor. Derby Lane is designed to Village standards. It will provide for 24 extra guest parking spaces. Parking should be adequate within the development so as not to impact Cumnor Avenue.

Chairperson Bush asked what happens when the townhouse owner has a car that will not fit in the garage or driveway.

Mr. Maschek said they have anticipated this question. There are additional areas where they can provide off-street parking. Between units 4 and 5, 8 and 9, and 11 and 12, there are two spaces each. There will be a landscape strip and fence along the rear of the property and another 20 feet before the GE parking lot starts. They meet many of the R-5 standards. They are providing another 855 feet of sidewalk in addition to the 550 feet of sidewalk that is adjacent to their site. It will improve the neighborhood safety.

Mr. Luay Abono, Traffic, said the peak hours are between 7 – 8 am and 4:15 – 5:15 pm. With the change in the start of school time to 8:00 am, the extra traffic was already included in their analysis. There should be a low impact of traffic from this development.

Mr. Dan Schubert, of Benes and Associates, said they reviewed traffic on behalf of the Village. They conservatively overlapped the school hour traffic with the busiest times of the local traffic. It made for a conservative report in that they assumed that school traffic would begin during the peak hour of 7 – 8 am. This would show the maximum impact on the neighborhood, a worst case scenario. Several intersections were looked at to best guess where the traffic would flow out of the neighborhood.

Commissioner Ward asked if the study was geared more toward travel times or safety.

Mr. Shubert answered they measured average delay to determine how long it took the average motorist to turn right or left out of the intersection. The safety statistics were looked at in how the intersections were doing. Delay is the criteria.

Ms. Sharon Dickson, landscape architect, said the new trees are a mixture of deciduous canopy trees, evergreen, and ornamental trees. Some 122 new trees will be located throughout the development for seasonal interest. The green space will be maintained by Roslyn Meadows.

Commissioner Ferry asked if there would be evergreens along the front of the development.

Ms. Dickson said yes, there are evergreens along the front. The backyards will be screened.

Commissioner Ferry asked how tall the trees were that they would be planting.

Ms. Dickson said there is a mix of varieties as well as a mix of sizes. There will be different levels of maturity. The berm is located in the northeast corner in the open space.

Chairperson Bush asked what the planting in the bottom of the retention area would be.

Ms. Dickson said it would be a mix of native plant material, flowers and grasses.

Mr. Moises Cukierman mentioned along Derby Lane there are 19 parking spaces. If overnight parking is forbidden in the Village, it will be forbidden in the development.

Commissioner Ward asked what the break-even price would be to sell these homes.

Mr. Cukiermann said they would be sold at no less than \$400,000 on the average, beyond this number, there are additional costs related to sales and closing expenses.

Ms. Jeff Mulcrone, designer for the project, said there were claims that the developer was being dishonest. He gave his assurance that none of the drawings had been manipulated or altered in any way to mislead what they are presenting. He noted that there are plenty of first floor windows. The units are nice, luxury townhomes. He demonstrated how large SUVs would be able to park in the garages or on the driveways. Traditionally, across the nation, townhomes have two cars per unit and in rare cases three. He gave examples of other developments that he has been involved in.

Ms. Gail Lissner, Appraisal Research Counselors, believes the pricing of the townhomes is within range of the market. The target market is young couples, young families, divorced parents, and the empty nesters. It will not have a negative impact on the properties in the area.

Commissioner Ward asked about the change from Neighborhood 10 to Neighborhood 15. He asked that Staff look into that to see the reasons why.

Commissioner Ferry asked if the Village has considered traffic lights.

Ms. Ossowski said that residents have spoken about a light at Cumnor and Route 14. That would fall under IDOT jurisdiction. And she believes it is too close to a traffic light that is already in existence.

Vice-Chairperson Hogan asked if the Village has been approached by any single-family developers.

Ms. Ossowski answered no.

Vice-Chairperson Hogan moved to continue PC 16-04 to a special meeting on Tuesday, April 18, 2017 at 7:00 p.m. Commissioner Ferry 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.

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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 special meeting to be scheduled for April 18, 2017 meeting at 7:00 p.m. Commissioner Ferry 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.

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Minutes

March 14, 2017

Commissioner Ward made a motion to approve the March 14, 2017 meeting minutes. Vice-Chairperson Hogan seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planners Report

Adjournment

Commissioner Ward made a motion and Commissioner Ferry seconded to adjourn the meeting at 9:33 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

Approval Date: May 23, 2017