

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: April 18, 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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Old Business

PC 16-04: Roslyn Meadows Subdivision – Public Hearing Continued from April 11, 2017

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.

Mr. Paul Schmitt, 738 Bryant, said Bourns is maintaining and renovating the GE and Recon buildings. The parking lots are more than adequate. It is easy to measure traffic volume, but traffic safety is difficult to measure. Derby Lane will be the widest road in the neighborhood. Most neighborhood roads are much narrower. He does not think realistic traffic patterns were studied. There will be more traffic on the neighborhood's narrow roads. There could be more units built between Roslyn Meadows and Sunrise. Only about 30% of the neighborhood has sidewalks at this time. It is Mr. Schmitt's opinion that this development will compromise the character of the neighborhood. Roslyn Meadows will be surrounded on three sides by single family homes. He believes the homeowners should be protected from a change in the character of their neighborhood.

Ms. Jodie Nettelhorst, 21000 N. Exmoor Avenue, she was happy to hear that the GE and Recon facilities were up-to-date. The six off-street parking places between the buildings equate to the footprint of two units, so she believes there will be more impervious surface. She said the traffic study did not take into account the issue of safety, pedestrian and vehicular.

Ms. Faith Hanlan, said she heard last week that no single-family developers had approached the Village. She thinks it is an opportunity for single-family homes. She does not believe the developer will get the prices they think they will. She thinks the traffic experts dwelt on Roslyn Road and Route 59 and Cumnor Avenue and Route 14. These are not the only patterns in the neighborhood. No one knows how many working parents will drop off their kids at Roslyn Road School on their way to work. It will complicate things. The pricing and the traffic are her major concerns.

Ms. Trisha Warner has lived in the community about 20 years and is an active community member. Barrington does not like change. Her concern is what will happen with the GE building and what will happen if they do not approve the townhomes proposed. It could turn out to be worse. She believes this development is a good buffer. The drawings show it will be a beautiful property. Not everyone is against this project.

Mr. Steve Flunker, does not think this development makes sense in their neighborhood. The streets and sidewalks need to be safe. He is concerned about the children crossing because of the addition of three crossings. Please vote no.

Ms. Marcia Chester 735 Bryant Avenue, she is concerned about the upcoming construction and how it will affect traffic.

Ms. Sheila Feltz, 20826 N Cumnor Avenue, is concerned about the rezoning. All the cars will be stopping at Route 59 and Cumnor because it is a cross walk.

Mr. Bill Zaehler, 20911 N Scott Avenue, believes they do not need a buffer between his neighborhood and the GE property.

Chairperson Bush asked Jodie Nettelhorst when she attended the Plan Commission meeting about a year ago, if their neighborhood could work with the developer to come up with a solution. At that time the neighborhood insisted that they wanted 5 single-family homes and that is still their position. Chairperson Bush asked why they have not moved off their position.

Ms. Nettelhorst said it was because it has not been demonstrated that it is not feasible. The character of the neighborhood is single-family. She thinks R-8 is not appropriate. It is too dense. They are trying to fit too much into this space. RaHa is charged with protecting their neighborhood.

Chairperson Bush wanted Ms. Nettelhorst to understand that in the M-1 part of the property, someone could come in and put up a self-storage.

Ms. Nettelhorst said if that was the case, it would not generate the traffic that the townhomes would.

Chairperson Bush said it could change their neighborhood in a much less pleasing way. She asked Mr. Cukierman if they would be willing to reduce the townhomes from 18 to 16.

Mr. Cukierman said he would need a five minute recess to discuss it with his partners.

Vice-Chairperson Hogan asked how critical it was that the units have three bedrooms.

Mr. Cukierman said that these townhomes are a true substitute for a single-family home and thus would need three bedrooms. His buyers would want three bedrooms.

Vice-Chairperson Hogan has difficulty with the empty nester as a buyer. They do not need three bedrooms and they would not want multi-level.

Mr. Cukierman said there is a trend that the empty nester does not need a bedroom on the ground floor. People are taking better care of themselves and are healthier.

Commissioner Ferry said most empty nesters are looking for ground floor master bedrooms.

Since Mr. Cukierman does not know who his buyers will be, he has to prepare, and three bedrooms will sell to either empty nesters or young families.

Vice-Chairperson Hogan asked about the young professionals.

Mr. Cukierman said that the young professional is looking for three bedrooms because they may not be married yet and are looking to having a family in the future.

Commissioner Ward said the residents have stated that they prefer five single-family homes. He asked if the developer had looked at this proposal.

Mr. Cukierman answered yes. Their market research indicated that they would not sell. Those homes would take much longer to sell. Financially it will not work.

At 8:29 p.m. there was a five minute recess.

Chairperson Bush called the meeting back to order at 8:34 p.m.

Mr. Cukierman said, after discussion with his partners, they can reduce the townhomes from 18 to 16.

Chairperson Bush closed public comment.

Commissioner Ward asked about the zoning of Neighborhood 10 vs. Neighborhood 15.

Ms. Ossowski said sometime between 2002 and 2010 it changed. The line was redrawn in 2010. The Staff member involved is no longer with the Village, so it is difficult to get answers.

Vice-Chairperson Hogan said he understands new multifamily and row home have medium densities. He asked what the definition of medium density is.

Ms. Ossowski said condos have higher density, as do taller buildings. Medium density would be townhomes, row homes, and attached single-family homes. Low density would be single-family.

Vice-Chairperson Hogan thinks that three bedrooms in all of the units equates to high density.

Ms. Ossowski said Staff is supportive in this type of setting because density is closer to single-family attached homes. It is different with condos and apartments, which may mean roommates and more cars per bedroom, raising the density.

Commissioner Ward said that if density is not defined it creates issues. He does not want to set precedent with this petition.

Vice-Chairperson Hogan said from what he has read, he does not think he would describe this property as medium density.

Commissioner Ward mentioned the traffic study did not include safety.

Vice-Chairperson Hogan said the traffic study did report accident data. A lot of these same concerns were raised about Sunrise.

Commissioner Ward said the traffic study was done in July when school was not in session.

Chairperson Bush asked the developer for final comments.

Mr. Luay Abono, traffic consultant, said in their analysis, safety is an inherent part of it. It assists them with roadway design so that the neighborhood is not compromised.

Commissioner Ferry asked how they deal with seasonal issues.

Mr. Abono said that the study was actually done during the school year. The school traffic was taken into account. They already had studied the morning traffic with the earlier school start times.

Commissioner Ward asked how they take into account the behavior of the driver who is late for the train.

Mr. Abono said that traffic analysis is not an exact science. They look at averages and the likely routes that people would take. They look at the existing traffic patterns as a predictor.

Commissioner Ward is concerned that Roslyn Road is incredibly narrow. His assumption is that the traffic engineer needs to spend time on the street and to experience the danger that the neighborhood would face with more traffic.

Mr. Abono said that the new residents would exit on Cumnor. If they leave in the morning at the start of school, they may choose to avoid Roslyn Road. Townhomes generate less traffic than single-family homes. The frequency of the increase in traffic is minimal. Their study was based on 21 units, which has now been decreased to 16 units. They are predicting 5 – 7 cars per

hour out of this development. The development would not be a major contributor to the traffic in the neighborhood.

Ms. Katrina McGuire thanked the Commissioners for their time and the neighborhood for their presentations. She said that raising fears and concerns doesn't make them true. Through evidence, expert testimony, and documents filed with the Village, they have met the standards and refuted the objections made. As to the character of the neighborhood, this lot has been vacant for as long as anyone remembers. There has been no interest in the site for building single-family homes. It is not in the heart of a single-family neighborhood. The Bourne site is still very much in flux and will continue to be an influence. It is still a manufacturing, office, research site. It could be used for a much more intense use. What is being sought is true transitional zoning. There has always been a concern that there be a buffer here. The petitioner's plan honors this. This project is not high density. They are asking for only 12 variances, which are not significant, such as fence height. The two- versus three-bedroom does not necessarily create more density. The buyers include a range of people. The Comprehensive Plan designates this area as industrial land uses. Their traffic analysis concluded that the traffic impact would be very small and traffic movements could be done safely. There are four parking places per residence. No overnight parking will be permitted as is consistent with the Village ordinance. The sidewalks will provide a safe route to the school. The market study said this project would not have an adverse effect on neighborhood property values. The homes are better described as attached single-family homes. This development will provide benefits to the neighborhood: additional real estate taxes for the Village, additional sidewalks in the neighborhood and to the school, increased detention capacity to alleviate flooding, a stormwater interceptor across Cumnor, the added green space in the pocket park, and a land use buffer. The developer met three separate times with the Roslyn Road Homeowners Association. There were many concessions made by the developer.

Chairperson Bush said there are other townhomes in Barrington. She has driven through the neighborhood at several times of the day. The traffic is no different than any other neighborhood in the community. Traffic is the biggest problem. She thought the development was under-parked, but it was improved by taking out two units. She would like larger caliper trees. She has sat through many hearings such as this. The Garlands is an example as well as the Foundry, Eastwood, and Kainer Court. All these things have happened and they have not ruined the community. David Weekley Homes is close to her neighborhood. She does not like them, but they are selling. Townhomes are the wave of the future. All these projects mentioned have not ruined the community and they are thriving. She is happy the developer is willing to decrease the units to 16.

Commissioner Ward said the purpose of the Comprehensive Plan as it exists today is to isolate the high density.

Vice-Chairperson Hogan said the Comprehensive Plan recommends that future multi-family development be concentrated in the Village Center; it does not mean exclusively. There should be a first preference.

Commissioner Ward asked if we are changing the character of the Village by allowing developments like this.

Chairperson Bush said they embrace different kinds of housing.

Commissioner Ward said he was very moved by the comments of the residents. His service as commissioner is to try to see the Comprehensive Plan and planning executed but to also take into consideration the opinion of the community. He is not convinced that safety has been addressed.

Ms. Ossowski said the traffic engineer said that you cannot quantify safety, but the numbers infer that it will not negatively impact safety.

Commissioner Ward said residents that live on these streets and observe the traffic patterns. The streets are dramatically narrower than other neighborhoods. This development will add more cars and kids to the streets.

Vice-Chairperson Hogan said that the developer has added sidewalks from the development to the school. This is an added improvement to the neighborhood and enhances safety. When the Commission approved Sunrise, strikingly similar comments were made at that time. Fortunately, history has not borne out their concerns. He does not know how he will vote. It is an extremely close case. The neighborhood would like 5 – 7 single family homes, which would likely have more vehicles and drivers. What is the real difference on impact on safety? It is a tough place to drive. The new drivers will most likely not drive more recklessly than those in the neighborhood now. He is pleased with the Sunrise Development. It was a hard fought approval. It serves a need and provides more jobs to the community. You have to defer to the experts in things like traffic. He feels that Sunrise probably generates more traffic than the Roslyn Meadow development will.

Commissioner Ward said there will be an additional number of children that will be traveling north. The internal roadway structure is concerning.

Commissioner Ferry said with the sidewalks, maybe parents would be allowing their children to walk to school rather than drive them and this would take more cars off the road. She commented that the neighbors have done a lot of work and because of them the developer has made changes. She feels the project is on the periphery of the neighborhood. The revisions are nice. It looks like two single-family homes from the front and the green space will look nice. Maybe the Village needs to look at the size of the roads in the neighborhood and widen them.

Chairperson Bush said they have talked to the neighborhood about their water management and their traffic management. It is possible to rectify these things. For many, the reason they moved to the neighborhood is the atmosphere. The more comments that are made, the better the projects become.

Commissioner Ehrle thanked the neighborhood for their views, it has helped with their decision. It is a complex issue.

Commissioner Ward believes the neighborhood issue is important. If the development were facing the other way, they would be having a different discussion.

Ms. Ossowski whether neighborhood 10 or neighborhood 15, the location doesn't change. It still backs up and is in between GE and the residential R-5. It is still what Staff views as an appropriate space for transitional zoning for R-5 to M-1, so that is R-8.

Commissioner Ward said this project inherits a large amount of value for the developer. This directly affects the neighborhood. The Roslyn neighborhood does not want this development.

Vice-Chairperson Hogan complimented the developer and the residents. The commentary has been helpful. The tone was helpful. It is not in the heart of the Roslyn community, it is on the periphery. The Commission looks at it with a Village-wide perspective, not just from the neighborhood. The Staff is professional. The idea of having transitional uses is a well-accepted planning concept. You cannot deny someone a reasonable use of their property. He also welcomes community input. He does not believe this development would adversely affect the quality of the Neighborhood 10. It is an appropriate transitional use. The sidewalks and the water detention are beneficial to the community. He has a concern about the density. There is a need for this type of housing in the community, but is this the right place? The sidewalk will clearly make it a safer place. There will be many enhancements to the community. He would like to vote for this and encourage development. The developer has made many concessions. He wants to be fair to potential developers. Transitional makes sense. The density is more than he thinks it should be and is not consistent with the Comprehensive Plan. He is not sure this serves the groups that are targeted.

Chairperson Bush said she thinks it serves the young people with the moderate price point. There is a need for homes to have an office, which the third bedroom would make happen.

Commissioner Ward said it is not just the density but the price point. It is an expensive home for the target buyer. It could cause a reduction in the price.

Commissioner Ehrle moved to approve PC 16-04 a special use planned development for a 16-unit townhouse development with private streets and related site improvements with the condition there will be 6 off-street parking spaces. Commissioner Ferry seconded the motion.

Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, absent; Mr. Ward, no; Ms. Ferry, yes; Vice-Chairperson Hogan, no; and Chairperson Bush, yes. The vote was 3 - 2; the motion carried.

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PC 16-03: 2010 Comprehensive Plan Amendment Continued from April 11, 2017

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

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

Ms. Nettelhorst asked for information regarding this amendment.

Ms. Ossowski said this Comprehensive Plan amendment goes hand in hand with the development. If this development goes through, we will amend the Comprehensive Plan for this development. Their intent is to go from R-5 to R-8. The Plan Commission has the ability to only approve this property as R-8 and not touch the other two properties. Staff's recommendation is to do the entire thing. The definition of R-8 allows multi-family. It is higher density than R-5. It is a map amendment. It is changing industrial to R-8. A land use amendment.

Ms. Nettelhorst asked if the two homes will still be zoned R-5 even if the land use recommends.

Ms. Ossowski said, yes, the zoning does not change.

Ms. Sheila Feltz said if they are changing the land use it is opening the door for further movement.

Ms. Ossowski said that if the Board denied approval of the development, this amendment would also be denied.

Ms. Nettelhorst asked if the Village values land use, why would it be tied to this development.

Chairperson Bush said they can change the land use only for the development site.

Mr. Schmitt suggested that the amendment be tabled until after Roslyn Meadows has gone before the Board. The amendment could open it up for another developer to come in with something denser. He suggested they amend the 3.2 acres rather than 5.2 acres.

Ms. Ossowski said they can approve it for the narrower piece of land. Even if the land use did change for the entire strip, it would not change the public hearing process.

Commissioner Ward said the amendment is more important because the development was a split decision.

Chairperson Bush supports approving the amendment only for this narrow strip of land.

Vice-Chairperson Hogan moved to approve PC 16-03, an amendment to the 2010 Comprehensive Plan limited to the site of PC 16-04 with regard to a change in land use designation in Neighborhood 8 and Neighborhood 15 and a text amendment to Chapter 5. Commissioner Ehrle seconded the motion.

Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, absent; Mr. Ward, no; Ms. Ferry, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 4 – 1; the motion carried.

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Minutes

Planners Report

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Ward seconded to adjourn the meeting at 10:33 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

Approval Date: April 18, 2017