

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: June 13, 2017

Time: 7:00 p.m.

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

In Attendance: Richard Ehrle, Commissioner  
Jeff Anderson, Commissioner  
Susan Ferry, Commissioner  
Joann Lee, Commissioner  
Dan Hogan, Vice-Chairperson  
Anna Markley Bush, Chairperson

Staff Members: Natalie Ossowski  
Jennifer Tennant

**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, absent; Jeff Anderson, present; Susan Ferry, present; Joann Lee, present Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush swore in new Commissioner Joann Lee and welcomed her to the Plan Commission.

Chairperson Bush announced the order of proceedings and swore in those wishing to address the Commission.

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**New Business**

**PC 17-03:** Brentwood Subdivision (22 E. Dundee Road) - Public Hearing

**Petitioner:** M/I Homes of Chicago  
400 Diehl Road  
Naperville, IL 60563

**Owner:** Schurecht Development Group III, LLC.  
22 E. Dundee Road #44  
Barrington, IL 60010

The Petitioner is seeking approval of a special use planned development for a 65-unit townhouse development with private streets and related site improvements. The subject property is currently zoned O-R Office Research District. The Petitioner has requested a rezoning of the property to R-8 General Residential District. The subject property is located in Neighborhood 8 and is designated for Office-Research by the Village of Barrington 2010 Comprehensive Plan. The Village has submitted a Petition to re-designate the Comprehensive Plan land use from Office-Research to Multi-Family.

Mr. Greg Collins said M/I Homes is the purchaser of the 11 acres at the northeast corner of Grove and Dundee Road. They have been working with Staff on the design for 65 townhomes. The existing zoning is O-R Office Research and they are asking for it to be rezoned to R-8 General Residential. There is O-R to the north and the west, and to the east is a school facility designated PL – Public Lands. To the south is a zoning category of A-1 in the Village of Inverness. They are requesting rezoning to R-8. They propose 65 units in 18 buildings. They will reshape the pond to accommodate the stormwater for the site. They will have heavy landscaping around the perimeter. There will be two park areas. The density is 5.7 an acre, which is standard for townhome density. There will be access to the unit in the front of the home with a garage and will have private roads maintained by the homeowners association, which will also maintain the street lights, sidewalks, green spaces, and the exterior of the homes. Landscaping will be all the way around the buildings. There will be heavy landscaping along the corner of Grove and Dundee.

Mr. Kevin Matray, Civil Engineer, said they will need to grade the site and provide access off of Grove at two locations. Wherever possible they will be directing stormwater to the pond. Wherever they cannot, they have sized the storm sewer for the 100-year event. There will be berming along the south and west sides of the site. Along the north property line there will be a structural wall that will be 6 – 8 feet in height. The buildings adjacent to the pond will have walk-out or transition features. They are making the pond larger and deeper and will have a safety edge of only 1 ½ feet deep.

Mr. Collins said they met with the School District to discuss some of the things they intend to do on their site to treat the stormwater condition better. They will redesign for a Class 1 dam and maintain it appropriately over the years.

Mr. Collins said there will be four different floor plans ranging in 1,880 to 2,200 square feet. All are 2- and 3-bedroom units with 2-car garages and 2 ½ baths. Their price point starts in the low \$400,000 - \$600,000 range. They have also been working with the Architectural Review Commission on the exterior design.

Chairperson Bush said the Commission always recommends that they have a neighborhood meeting. She asked who they invited to the meeting, because Park Barrington was not invited.

Mr. Collins said they used the list of surrounding properties received from Staff.

Ms. Ossowski said it included those properties within 250 feet of the subject property.

Chairperson Bush asked who their buyers would be.

Mr. Collins said there are not a lot of these types of homes in Barrington, buyers would include mature professionals, divorced, but usually not families.

Chairperson Bush asked if they considered putting in a play area.

Mr. Collins answered no, they wanted more passive open space. A play area would have to be maintained by the homeowners association and typically play equipment is expensive and it breaks.

Chairperson Bush asked how many trees will be maintained that are on the site now.

Mr. Collins said the existing trees are not of high quality. They will have to take a lot of them out. They will plant additional mature trees to accommodate the loss.

Chairperson Bush asked what the current pond depth is.

Mr. Matray said it is about six feet deep now and they will deepen it to about eight feet.

Chairperson Bush said there is a lot of standing water at the end of Dundee. Is that from the pond?

Mr. Matray said there is poor drainage down around Dundee Road. Dundee Road will be improved soon. With the roadway improvements and the bike path, this is one of the things that they will be correcting. There is drainage behind the building that will be taken to the pond. It will be remediated.

Chairperson Bush asked if the length of the driveways on the units will accommodate large SUVs. And is there additional parking?

Mr. Collins answered yes, it can accommodate that kind of car. He said they widened the street to 27 feet, so there is the ability to park on one side of the street.

Commissioner Ferry asked if there would be any first floor master floor plans.

Mr. Collins said there will be about 18 or one per building. If they need to, they will add more.

Commissioner Lee asked if overnight parking is allowed.

Mr. Collins said typically not. Staff has indicated to them that they will have to establish an agreement with the Police Department for parking enforcement in the development.

Commissioner Lee asked if the area will feed into the Grove Avenue School. She asked if they have had conversations with the school regarding an increase in students.

Mr. Collins said that they are not marketing to young families.

Commissioner Ehrle asked if all the buildings are the same height.

Mr. Collins answered that it will vary somewhat.

Commissioner Anderson asked if they will be building the subdivision in phases.

Mr. Collins said that the subdivision is small enough they intend to start in the fall and install the road, the main entrance, and a model home. The earth work will all be done at once. From start to finish it could be a three year build out.

Chairperson Bush asked if they did a traffic study assuming with and without a signal.

Mr. Michael Werthmann, KLOA, the traffic expert, said they studied it both ways.

Chairperson Bush said assuming there is no light there, how much more traffic will be generated at this intersection.

Mr. Werthmann answered said the project, if it goes through, will probably happen in the summer of 2018. In the morning peak times there should be 27 vehicles exiting and 5 coming back in. In the afternoon, there should be about 25 vehicles coming back in and 13 going out. The improvements at the intersection are needed and hopefully will be finished when the subdivision complete. A townhouse development generates less traffic than single-family residential.

Vice-Chairperson Hogan asked about the water levels of the pond.

Mr. Matray said when there is no rain event, the pond will be eight feet deep. With a rain event, water will be funneled to the pond and it will fill up and slowly drain down.

Vice-Chairperson Hogan asked if there will be any barriers around the pond.

Mr. Matray said just the plantings themselves, it is a natural barrier. The pond is an existing condition. They are not changing the high water line of the pond, but they are making the pond deeper, so it will hold more storm water.

Commissioner Anderson asked if someone were to put in an office building how would that change the traffic.

Mr. Werthmann said a 10,000 square foot office building would generate around 10 - 15 trips. You can put a 10,000 square foot building on one acre. There are eleven acres on this site, so it could potentially generate 110 – 165 trips.

Commissioner Lee asked how long it would take to drain the water from its full capacity to its normal level.

Mr. Matray said after a 100-year storm event, it would take 48 – 72 hours to drain down.

Ms. Ossowski reported the property is 11.3 acres located on Dundee Avenue and Grove. All the buildings on the site will be removed. The property is zoned O-R Office Research. The petitioner is requesting rezoning to R-8. The neighboring subdivisions include the Reserve of Barrington, Park Barrington, and Weatherstone of Inverness. The Architectural Review Commission is supportive of the design. It will have private streets that the Village will not maintain. IDOT is scheduled to install a traffic light at Grove Avenue and Dundee Road in the near future. Part of the IDOT project includes a multi-use path from the school to Barrington Road. The development will have sidewalks throughout. They are asking for nine exceptions to the Zoning Ordinance. The streets will be the Village standard width of 27 feet. The Ordinance reads that only 10% can have 3-bedroom units. This subdivision has the potential to have all be 3-bedroom units. However, it will likely be a mix of two- and three-bedroom units. Most of the homes will have a patio, some will have a raised deck. The 6 buildings backing up to the detention pond will have raised decks. 60% open space is a requirement. They will have 52%. All setbacks have been met. Staff is supportive of the project. Each of the buildings have at least a 22-foot driveway.

Chairperson Bush opened the meeting up to the public.

Mr. Bob Kopp, 507 Park Barrington Way, asked with the increased buildings being constructed from Harris and the Reserve of Barrington, there seems to be a potential for much more traffic at the intersection. He asked when their traffic study was done.

Mr. Werthmann answered that their studies take into account other developments. They did not consider the office development because they were not aware of it at the time. They increase the volume in general to include potential growth in the area. They looked at the David Weekley volumes and how the intersections will operate. Once the signal goes in, it will work fine; until then there will be additional delay. There is an opposite flow from the other developments.

Mr. Kopp asked about the bike path along Grove Avenue. With the path, will there be enough room for a left turn and a right turn and other traffic.

Ms. Ossowski said the bike lane has been factored in.

A resident said her concern was the Reserve, when it was built they were told that the price point was going to be between \$700,000 and \$800,000. The price point has come down. What if the new townhomes don't sell and they have to lower their price point. What will it do to the value of their homes?

Mr. Ron Naruszewicz, 448 Park Barrington, from the developer's perspective, what kind of a turnover do they have with the townhomes.

Mr. Collins answered said he has no data of what the turnover would be. He thinks it would be similar to Park Barrington.

Mr. Bill Hartman, 1200 S. Barrington Road, questioned the exceptions and thinks that nine exceptions is too many. Barrington is based on low density, controlled growth, and open space. This development is not low density. Barrington is on well water and there is not unlimited aquifers. If there is a draught year, we will have a problem.

Chairperson Bush said there is a demand for some of this kind of housing in Barrington. They are trying to listen to those living in the community as well as those who would like to live in our community.

Mr. Hartman said Barrington is a quaint and charming town. This is why people move here. We should not change it. It is the Plan Commission's job to keep it the way it is.

Ms. Helen Edwards, 446 Park Barrington Drive, said she is disappointed in this project. It looks like tract housing. This is a quaint town.

Mr. Warren Wiwat, 528 Park Barrington Way, questioned that the plans have patio door, but no patios drawn in. The buyers will want decks or patios. He does not know where the extra cars will go for families with 3 or 4 teenagers.

Ms. Ossowski said each of the units will have either a patio or a deck, but the Village would not allow expansion of the patio or the deck. The homeowners will be aware as it is in the homeowners association's covenants.

Dr. Horton said there is no place to put the snow.

Mr. Collins stated that there is plenty of room for snow in the central open spaces.

Ms. Cindy Neff, 404 Park Barrington, said there is so little land left in Barrington to develop, so we should be careful what we do with it. She does not think this is a good use of the land. She thinks cars will cut through Park Barrington to get to Beese Park.

Chairperson Bush closed public comment. She said she would like to go see another development that this developer has built. She would like to continue this petition to June 27, 2017 so she can review the plans better.

Commissioner Ferry asked what percentage of rentals would be allowed through the HOA.

Mr. Collins said the financing of a mortgage would most likely keep that under control or the HOA would cap it.

Commissioner Lee asked if there is irrigation as part of the landscaping design.

Mr. Collins answered they do not irrigate common areas.

Commissioner Anderson said there is a demand for other types of housing in the Village, but he wants to make sure they are not oversaturating the area.

Vice-Chairperson Hogan moved to continue PC 17-03 to the regularly scheduled Plan Commission meeting on June 27, 2017. Commissioner Ferry seconded the motion.

*Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Ms. Lee, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6-0; the motion carried.*

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**PC 17-04:** 2010 Comprehensive Plan Amendment - Public Hearing

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

Vice-Chairperson Hogan moved to continue PC 17-04 to the regularly scheduled Plan Commission meeting on June 27, 2017. Commissioner Anderson seconded the motion.

*Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Ms. Lee, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6-0; the motion carried.*

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**PC 17-05:                   Zoning Ordinance Text Amendment - Public Hearing**

The Village is seeking text amendment to Zoning Ordinance Chapter 2 “Definitions”, Chapter 4 and Part I “General Regulations.”

Ms. Ossowski said this is a small Zoning Ordinance Amendment. They would like to change some of the fence regulations along the busy road and railroad tracks. Normally, residents are required to face the good side of the fence out, but in areas such as busy roads and railroad tracks, they should be able to have the good side facing in. Also, there are two arterial routes in the Village, Route 14 and 59. Residents should be able to screen better in these areas with an 8-foot fence instead of 6-foot. Staff would also like to change the definition of art studio to include recording studio.

Vice-Chairperson Hogan moved to approve PC 17-05 a text amendment to Zoning Ordinance Chapter 2 “Definitions”, Chapter 4 and Part I “General Regulations.” Commissioner Ferry seconded the motion.

*Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Ms. Lee, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 6-0; the motion carried.*

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**Minutes**

***May 23, 2017***

Commissioner Ehrle made a motion to approve the May 23, 2017 meeting minutes. Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

**Planners Report**

**Adjournment**

Vice-Chairperson Hogan made a motion and Commissioner Anderson seconded to adjourn the meeting at 9:06 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,  
Jean Emerick

Approval Date: September 26, 2017