

***Village of Barrington
Plan Commission Meeting
Minutes Summary***

Date: June 27, 2017

Time: 7:00 p.m.

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

In Attendance: 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, absent; 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 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.

This petition was continued from the June 13, 2017 Regular Meeting of the Plan Commission.

Ms. Tennant said she provided supplemental information to the Commission. She gave them the on-street parking layout by the developer, the permitted and special uses for the underlying O-R zoning district, and the detention summary.

Ms. Tennant said the Zoning Ordinance provides some density information. It has a required lot size per unit, which is 6,500 square feet of land. The site is 11.3 acres, just under 500,000 square feet. The maximum density for this site would be 75.93 units or 6.7 units per acre. The proposed density is 5.74 unit per acre. Staff recommends approval of this density. This is assuming all are 3-bedroom units.

Ms. Tennant said this development will have no tunnel effect. All units will back up to green space or front on green space or the detention pond. Fifteen of the eighteen buildings front on green space; the other buildings front partially on green space. The developer is proposing about 100 more trees than are required by the ordinance. The yards are very generous for a multi-family development. Staff does not believe that row homes would be appropriate on this site.

Ms. Tennant said the developer originally proposed an architecture of a mix of brick and siding. The Architectural Review Commission said they really wanted to see a defined style of architecture. The developer decided on the Craftsman style. The Plan Commission's objective is the use and the land plan.

Ms. Tennant said there will be 39 on-street parking spaces, which does not include Palmer Street, which is the connecting street accommodating an additional eight spaces. Each unit has four dedicated parking spaces. There will be no overnight parking on the street.

Ms. Tennant said there was some question as to why the Park Barrington residents were not included in the neighborhood meeting. The developer received the mailing list from Staff and

no properties within the Park Barrington subdivision fall within the required 250 ft. buffer for neighborhood meetings or public hearings.

Ms. Tennant said there is a condition that the lift station on Cornell needs to be upgraded to accommodate any additional development in this area. The developer has agreed to contribute to the cost.

Chairperson Bush asked for the permitted uses for this property.

Ms. Tennant answered above ground storage tanks, commercial printing operations, cultural facilities, industrial assembly, laboratory testing, corporate headquarters, professional offices, research and development, professional and vocational schools, and wholesale goods establishments. There is a list of special uses, but those would have to come before the Commission for approval.

Ms. Tennant said the Village Engineer provided an additional summary on the detention pond. There will be extra capacity from digging the pond deeper. It will be about 10 feet deep before the pond would overflow.

Vice-Chairperson Hogan asked how the density compares to Roslyn Meadows.

Ms. Tennant said that Roslyn Meadows is 5.26 units per acre.

Commissioner Anderson asked about other developments in the Village and their absorption rates.

Ms. Tennant said several years ago they consulted a marketing professional and he said the general Barrington area can absorb about 800 residential properties per year. Barrington proper can absorb about 120 residential properties of mixed housing types per year. With the additional units approved over the last year, Staff believes Barrington can absorb these units and then some.

Chairperson Bush opened up public comment.

Mr. Kary Miller, 514 Park Barrington Way, said there have been several meetings of Park Barrington regarding this project and he is representing them. He questions that the Village needs this development. There is a complex going into Deer Park that has very high density. This absorption rate will impact Barrington. There is tremendous growth everywhere. He asked if the Brentwood Development would serve the greater good of the community. Why would they need so many exceptions? Office space is important in this area, which creates revenue without the demands of infrastructure that residences do. Without a traffic light at the corner of Grove and Dundee, the volumes would achieve an "F" grade. There are several traffic signals in Barrington that have never happened. It cannot be guaranteed that there will be a

stoplight at that corner. The traffic study showed an average of 13,000 cars of daily traffic on Dundee Road. If the signal does not happen, Cornell and Grove will become the next bypass off of Dundee and Barrington. Beese Park is especially busy during the summer and on the weekends. There will be three years' worth of construction traffic. Grove is part of the master bike path plan. There are no sidewalks destined for this area. There is no sidewalk to Beese Park. Who will pay for the sidewalks that will keep residents safe? There are no lane markings, so if this project get approved, they recommend road and sidewalk improvements.

Mr. Miller said a detention pond is not considered part of open space. The Reserve received several no votes from the Commission. These buildings are essentially on top of one another and it has less density than the proposed development. Land values will come into play. They would ask the Village to get in writing the percentage of rentals that would be allowed. He believes this development is much less suited to Barrington than the Roslyn Meadows development, which has less density. He believes this project should be less than half the density that is proposed. Park Barrington is recommending to the Commission to turn down this development and not allow it to be built.

Chairperson Bush said that the Plan Commission writes the Comprehensive Plan. Each neighborhood had the opportunity to come in and let the Commission know what they wanted for their neighborhood. It is rewritten and revisited every few years. Development happens along the way that they do not foresee.

Mr. Hartman, 1200 S. Hough Street, said Barrington is about low density, controlled growth, and open space. This project is the opposite. People don't want it. He thinks there are too many exceptions.

Mr. Jack Schaefer, 820 S. Country Drive, agrees with Bill Hartman that the Plan Commission is in an important position. We are in an era of low interest rates and high demand for homes. The Commission will have many developers come before them. The Commission has the good judgement to make these decisions. There has not been much growth in population in the past few years and he likes it that way. The new developments impact Barrington's resources. The Commission's responsibility does not include the developer's profit. The Village has grown appropriately and there will be pressures to grow more.

Mr. Joe Caldisano, 420 Park Barrington, is concerned about the overcrowding of the schools that are at capacity now. He is opposed to the density of this development.

Chairperson Bush closed public comment.

Ms. Tennant clarified that the schools have been notified twice regarding this development. She said the Lake Zurich development at Quentin and Rand was originally 68 single-family homes and the final was 48 single-family homes and there is a retail component. The lift station will be upgraded by the developer to allow another 200 units of capacity. The developer is adding

sidewalks along Grove and in the development, which will connect to Beese Park and the multiuse path on Dundee Road.

Mr. Collins said they have met the Planned Use Development guidelines. They have more than ample parking. There is sidewalk connectivity. It is marketable. There is a balance and mix of housing in the area. It is not unlike Park Barrington.

Chairperson Bush she asked that they have no R-V parking and no work vehicles parked in driveways as part of the subdivision covenants. She would also like to HOA to limit the percentage of rentals allowed.

Mr. Collins had no problem with these suggestions.

Chairperson Bush has a concern that rental properties are not as stable as homeowner properties. These need to be owner occupied.

Mr. Collins said they can put a rental cap in the covenants.

Ms. Tennant said it can be written into the covenants, but the Village will not enforce it.

Chairperson Bush asked if they were willing to accept less density.

Mr. Collins said no, he thinks they have proven that the proposed density it is more than appropriate.

Commissioner Ferry asked if there was a projection of how many children.

Ms. Tennant said they do not have any projections. There are steep impact fees to the school district that are owed for a new development that the school will be collecting, around \$4,000 - \$5,000 per unit.

Commissioner Anderson feels there should be more communication with the neighborhoods that are directly impacted regarding these developments.

Ms. Ossowski said the Roslyn Meadows subdivision is entirely inside the RAHA neighborhood, which is much different than this development which is not adjacent to or within any neighboring subdivisions. And even with their meetings and dialog, there was no change in the neighborhood's opinion.

Chairperson Bush said that the developer clearly listened to the neighborhood and made changes. There were some positives.

Commissioner Anderson has concerns about the density of the development. He hopes for more dialog between the developer and the neighbors.

Vice-Chairperson Hogan asked if the developer was open to meeting with the Park Barrington neighborhood.

Mr. Collins said he has no problem meeting with the neighborhood. He would hope that the meeting would be how to make the townhome plan better. If it is a meeting to talk about a different land use, he would not be interested.

Vice-Chairperson Hogan thanked the Staff, who studies the petitions very carefully and provide the Commission with very detailed information. The Staff look at it in a larger view than the people who are more immediately affected. There are a number of permitted uses for this property that could be developed without coming before the Commission. Dialog is important and there is a willingness on the part of the developer to meet with the neighborhood.

Commissioner Ferry thinks there is a need for more attached housing in the Village. She would like it to be less dense. She thinks a meeting would be great.

Commissioner Lee said there is some confusion and a meeting may help. Staff from a bigger perspective thinks it is a good addition to the Village. She asked Staff how this development will actually benefit the Village.

Ms. Tennant said the Village requires a traffic study. The developer uses a professional traffic engineer and the Village then sends the study to our traffic engineer for review. Our engineer had some concerns that the developer has already addressed. The open space requirement allows lakes, ponds, and wetlands to be counted as green space. Staff sees a great benefit to the Village to diversify the housing stock. It is important because new residents help to generate more amenities (shops, restaurants, and entertainment) to the Village.

Chairperson Bush reminded everyone that they will be updating the Comprehensive Plan in 2020, so the neighborhood meetings will begin in 2019. She said her biggest concern with the development is density.

Staff will help set up the meeting between the neighborhood representatives and the developer.

Commissioner Anderson agrees that there is a need for diverse housing stock.

Vice-Chairperson Hogan recognizes the need for a development like this.

Vice-Chairperson Hogan moved to continue PC 17-03 to a regularly scheduled meeting on July 25, 2017. Commissioner Anderson seconded the motion.

Roll call Vote: Mr. Ehrle, absent; Mr. Anderson, yes; Mr. Ward, absent; Ms. Ferry, yes; Ms. Lee, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 5-0; 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 a regularly scheduled meeting on July 25, 2017. Commissioner Anderson seconded the motion.

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

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Minutes

Planners Report

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Anderson seconded to adjourn the meeting at 8:52 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

Approval Date: September 26, 2017