

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: July 25, 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 -
Continued from June 13, 2017 and June 27, 2017

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 and June 27, 2017 Regular Meetings of the Plan Commission.

Chairperson Bush said that the petitioner and the Park Barrington Homeowners Association met and the developer has come up with some reductions. The developer will present the revised plans and then she will open up the discussion to the public to only address the modified plan.

Mr. Collins, MI Homes, said that they have revisited the plan. They have done a complete redesign of Pershing Court. They shortened the length of it and capped the end. He showed what it would look like driving off of Dundee Road on to Grove Avenue. It will be a nice community. There will be a monument sign on the corner identifying the community. They will maintain the on-street guest parking. They have dropped 4 units bringing the total to 61 units. They will have single loaded roads.

Chairperson Bush asked how many bedrooms they are requesting in these units.

Mr. Collins said they are all 2-bedroom units with the option for a third.

Chairperson Bush asked how many statistically choose two versus three bedrooms.

Mr. Collins said between 30% - 50% will want three bedrooms.

Chairperson Bush said during the construction phase, she would like no parking on Grove or Dundee.

Ms. Tennant said other subdivisions in the Village are much denser than this development. Staff's findings have not changed from the revisions. They are still in support of the project.

Park Barrington has 4 units per acre, the Brentwood Subdivision a little over 5 units per acre. Some of the exceptions have been reduced but not eliminated.

Mr. Bill Hartman, 1200 South Barrington Road, said the new plan is not low density. The zoning for this area is business. One day Motor Werks might want this property. Barrington has a lot of multi-family housing. He does not think there is a demand for this type of housing.

Mr. Dick Kuhn, 533 Park Barrington Way, said he has been a Barrington resident since 1965. Barrington is a lovely place to live. The developer reduced the buildings by about 5%. His concern is the streets. There is no place for separate parking. There is no playground area. The density is still too high.

Mr. Kerry Franze said Park Barrington met with the developer on July 12th. It was futile and fruitless. The developer was unwilling to compromise. The Park Barrington is concerned about character. The developer offered a reduction in 4 units. Density and traffic are still a concern. He is questioning how the exception of 100% for 3-bedroom units is good. Overnight parking is a concern. Most critical is traffic. There is no light at Grove and Dundee at this point. There should be no development until there is a signal.

Ms. Cathy Wilkenson lives in a MI Home in Streamwood. There are 60 townhomes. Her experience is that the quality of the construction is good. The development should have been turned over to the Village of Streamwood three years ago. The subdivision is still not officially part of Streamwood. The parking works but it gets busy during the holidays. MI Homes has a quality product but their communication is not good.

Chairperson Bush closed public comment.

Mr. Collins said MI Homes came in to the project at the Sutton subdivision when the homes were half built. It was a disaster. He thinks the Streamwood resident did not buy from MI Homes, but rather from Remington Homes. MI Homes will work with Streamwood until every last detail is done.

Ms. Tennant said that she contacted the Village of Streamwood. They confirmed that MI Homes bought the development. It was slow moving for a time but everything is moving toward completion. There is no problem with the product.

Mr. Collins said he thinks that the density they are proposing is appropriate for the site.

Chairperson Bush thanked the developer for accepting some reductions.

Commissioner Anderson asked Staff if we have a specific density requirement. It is difficult to compare density from one area to another.

Ms. Tennant said of the six zoning districts in the downtown core, the minimum lot size is 7,500 square feet which equals 5.8 units per acre not including the streets.

Commissioner Lee asked Ms. Tennant to reiterate the exceptions.

Ms. Tennant said

1. Allowable encroachment exception for decks. The proposed decks will be within ten (10) feet of the rear property line adjacent to the detention pond. The detention pond and open space acts as a buffer between the affected units and therefore the encroachment of the deck will not negatively impact the surrounding units.
2. A Special Use for a Planned Development to allow a 61 unit townhouse development.
3. Density limitation – They are asking for a 100% exception for 3 bedrooms for all units. They offer 2-bedroom units with an option for 3. The market will dictate the 2 or 3 bedroom mix.
4. Design Standards - Glazed surfaces – Zoning Ordinance requires at least 20 % glazed surface on the front elevation and 10% of all other elevations. They will leave it up to the ARC to determine the appropriate number of windows.
5. Planned development – exceptions shall not cover more than 40% of the site. The three bedroom exception will cover 100%. Common open space shall not be less and 60% of the net site area, approximately 56% is considered open space.
6. In the Development Regulations, the Village requires all lots front on a public street. The streets in this subdivision will be private, so all lots front on the private streets rather than public.
7. All local roads have a pavement width of 27'-0" and a total right-of-way width of 66'-0". The proposed private street will meet the minimum pavement width of 27'-0", but will have an average right-of-way width of 35' 0".
8. This exception allows privately owned street lights when the Development Regulations prohibit the use of privately owned lights in lieu of street lights connected to the Village's controller based system. All other improvements in the development will be privately owned, therefore the street lights will be located on homeowners association property therefore privately owned and operated street lights are appropriate in this circumstance
9. The requirement is that one tree shall be planted for every thirty feet of frontage on each side of the street. Due to the absence of a traditional parkway, the Petitioner is proposing to plant a total of 292 trees on the subject property exceeding the requirement for trees, which totals approximately 174 trees.

Vice-Chairperson Hogan thanked the developer and the residents. This development effects where these neighbors live. Staff has a more global view of what is appropriate for the Village. There is not a uniform view. As in a recent project of Roslyn Meadows, which passed the Plan Commission and the Village Board, they understood there is a need for diverse and maintenance-free housing. Roslyn Meadows is all three-bedroom and Brentwood would be a mix. It is bounded by Route 68 on the south, the west by a car dealership, the east by a school,

and the north by business condominiums. There is no residential on any side and it will have substantial berming and landscaping. His only issue is the traffic signal. He asked if there was anything they could do about this.

Chairperson Bush said they could ask the developer to do everything in their power, contacting IDOT to make it happen.

Vice-Chairperson Hogan said he understands the residents' concerns. No development is perfect. He is looking at this development with completely different eyes than the Roslyn Road development.

Chairperson Bush said at the Comprehensive Plan hearings, they always hear the same thing from the residents – that they want other types of housing. It is difficult for adult children to return to Barrington with the housing market as it is. We need to provide other housing options. She thinks this is a potentially good option. She lives in this neighborhood, too. It has a dangerous intersection. Traffic has always been an issue in Barrington. She would like it to be less dense. Our Village expert thinks there is no problem with absorption. She would like to limit the number of 3-bedroom units to 50% and the number of rentals to 10%.

Ms. Tennant said the Village cannot enforce the number of rentals but can ask them to edit their covenant.

Chairperson Bush asked the traffic engineer if there is any concern about the entry point into the subdivision being so close to the intersection.

The traffic engineer said the entrance is about 100 feet from the intersection and typically vehicles would need to slow down to about 20 MPH, so it should not be a problem.

Ms. Tennant said there is a plan for a multi-use path to connect up to the school.

Chairperson Bush asked the developer if they would accept another reduction in units.

Mr. Collins said no, he believes they have done that already.

Commissioner Anderson said there is a need for multi-family developments for people who want to downsize and stay in the community. He has no concerns about absorption, but is concerned with the density.

Commissioner Ferry agrees that there is a huge need for multi-family housing and the location is good for this.

Ms. Tennant said the Weatherstone community is about 4 units per acres, but from a building massing perspective, they are much bigger.

Commissioner Lee hears that the neighbors are concerned about their property values. She wants the project to succeed. She asked what will make this project more desirable than others.

Mr. Collins said that they are new construction; it is unique.

Commissioner Lee said the young crowd wants maintenance-free with amenities. Are there other incentives to attract the young population?

Mr. Collins said this price point does not lend itself to young families. They are targeting other groups of people. The passive open space works well for these.

Vice-Chairperson Hogan asked Chairperson Bush is she is proposing that several buildings be reduced to 3 units.

Vice-Chairperson Hogan moved to approve PC 17-03 a special use planned development for a 61-unit townhouse development with private streets and related site improvements, subject to the following additional conditions: the limitation of 3-bedroom units to 50%, the covenants reflect only 10% rentals, no parking on Grove or Dundee during the construction, and they will upgrade the lift station. Commissioner Anderson seconded the motion.

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

This petition was continued from the June 13, 2017 and June 27, 2017 Regular Meetings of the Plan Commission.

Ms. Tennant said, as discussed at prior meetings, the Comprehensive Plan designates this property as Office/Research. Since they are rezoning the property, they need to bring the Comprehensive Plan into compliance.

Vice-Chairperson Hogan moved to approve PC 17-04 an amendment to the 2010 Comprehensive Plan with regard to a change in land use designation in Neighborhood 8 and a text amendment to Chapter 5. 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.

Ms. Tennant said it will go the Village Board as a Receive and Place on File on August 21st and to the Board on September 11th.

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Minutes

Planners Report

There are no new submittals for the Plan Commission at this time. The consolidation of the ZBA and the PC is moving forward. The last ZBA meeting is August 1st. Any future zoning will come to this Commission.

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Ferry seconded to adjourn the meeting at 8:35 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,
Jean Emerick

Approval Date: September 26, 2017