

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

Date: October 24, 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
Joann Lee, Commissioner
Dan Hogan, Vice-Chairperson

Staff Members: Greg Summers
Jennifer Tennant
Natalie Nye

Call to Order

Vice-Chairperson Hogan 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; Joann Lee, present; Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, absent.

There being a quorum, the meeting proceeded.

Vice-Chairperson Hogan announced the order of proceedings and swore in those wishing to address the Commission.

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New Business

PC 17-09: Zoning Map Amendment and Special Use Planned Development – Meinhard Park

Petitioners/Owners: Village of Barrington
200 S. Hough Street
Barrington IL 60010

and

Barrington Park District
235 Lions Drive
Barrington, IL 60010

The Petitioner is seeking a rezoning of Meinhard Park from R-C Recreation Conservation to R-6 Single-Family Residential as well as a special use planned development to allow park facilities to be located on the site.

Mr. Greg Summers, Director of Development Services, said this petition involves two different parcels. The Village of Barrington and the Barrington Park District are two separate entities and operate independently. Miller Park is at Russell, Summit, and Lincoln and consists of two lots. Meinhard Park (Bristol and Concord Lane) is currently owned by the Village of Barrington, which is open green space. Miller Park is owned by the Barrington Park District. The proposal is to swap a portion of Miller Park for all of Meinhard Park. Lot 1 of Miller Park is what the Village will take possession of. Lot 2, which contains the Scout Cabin, will be retained by the Park District. The conversation about this swap started over a year ago due to a storm water overflow situation along Summit Street to construct a storm water basin. The plan is to offer water quality benefits. The Village will plant Lot 1 with native plantings and fence the area. Typically this area will drain within a period of a couple of hours. It will be a direct land swap between the Barrington Park District and the Village of Barrington with no cash transfer.

Ms. Jennifer Tennant said the Village is requesting that Lot 1 of Miller Park be rezoned from Recreation Conservation to Public Land and Lot 2 is to be rezoned from Recreation Conservation to R-6 Single-Family Residential. Another component is a planned development that will allow the Scout Cabin to remain and operate as a community center. Another component is for a planned development for Meinhard Park to be a park, which is not allowed in a single-family residential district. The purpose for the rezoning is to equalize the assessed values of the properties in order to make the land transfer work so that no money will change hands between the two parties. It will provide a necessary improvement in the area. It is consistent with the goals and objectives of the Village. There will be no adverse impact of the surrounding properties and will not have an impact of Village facilities. Staff recommends approval of this project.

Commissioner Ward asked if when we are at an extreme flood state, will it solve the problem of Russell and Summit being under water.

Mr. Summers said this project will reduce the risk by about 40%. There is not enough land at this site to contain all the water during a 100-year event.

Commissioner Lee asked if the reason Lot 2 is being rezoned to R-6 instead of remaining as a Recreation Conservation District is because of the equalization value.

Ms. Tennant answered yes.

Commissioner Lee asked what is being proposed for the fence material.

Mr. Summers said the fence material will be decorative aluminum.

Commissioner Ferry asked if the Scout Cabin is protected in any way or is it part of the Historic District.

Ms. Tennant answered that it is not.

Commissioner Ward asked if there will be public access to Miller Park.

Mr. Summers said there will remain a grass area on the slope. There will not be amenities for the public because we don't want to encourage people to congregate in an area with this much storm water issue. During dry weather it will be open to the public as with all Village properties.

Vice-Chairperson Hogan swore in those from the public who wished to speak before the Commission.

Mr. Paul Pinderski, legal counsel for the Scout Cabin committee, said the Scout Cabin is designed for youth groups to conduct their own programs. He is unclear whether the special use that is being proposed is an actual special use that is already in the R-6 zoning classification.

Ms. Tennant said it is not a special use in the R-6 zoning district and that is why this is a planned development, so they can grant use exceptions. An ordinance will allow the community center to operate and remain as is.

Mr. David Chidley, president of the Scout Cabin, said he applauded the Barrington Park District and the Village of Barrington for making something happen for an area that has had a flooding problem for a long time.

Mr. John Jackson, owns a home on Division Street, said he was disappointed to hear that it will only reduce the flooding risk by 40%. He asked, with all the small children in the area, when the basin fills up with water, is there any protection to keep the children from wandering in to the detention pond.

Mr. Summers said they have addressed the problem with the fence. It is consistent with other areas in the Village.

Mr. Hugh Ruthven, 345 E. Russell, said he appreciates the 40%, but asked why the Village can't do more. He asked if the detention pond could be dug deeper and installed with pumps or possibly taking in some of the train parking lot. It seems like every decade the flooding becomes worse.

Mr. Summers said it will handle 40% of the rain events in the Village. This is not a stand-alone project. If they lowered the bottom of the pond there would be standing water all the time. The

South Commuter Parking Lot is not owned by the Village of Barrington, we lease it from BMO Harris Bank.

Mr. Ruthven asked if there was any thought to closing Summit Street.

Mr. Summers said there would have to be more land available to construct a larger basin. The neighborhood is already improved, so the Village would have to purchase those properties. This current step is not necessarily the last step in solving the problem. Because of past completed projects, there is less water at this time coming to the area. The Village will continue to improve with solutions that have already been identified. The Village has spent \$15 million in this area since 2011.

Mr. William Fitzpatrick, Summit and Lincoln, said he lives in the epicenter of this area. They have had significant rain events three times in the last ten years. They also have sanitary sewer overflows in the area. It is a serious problem. The land swap is not a perfect solution and will not solve the problem 100%, but he said it is a good solution and he knows there is a lot more to do. He wants the Village to get rid of the sanitary sewer overflow. This area is not even in a flood zone. He is asking the Plan Commission to please approve the land swap.

Vice-Chairperson Hogan closed public comment. He said he appreciated the commentary. He agrees with Mr. Fitzpatrick. This petition is a step in the right direction.

Commissioner Ward moved to approve PC 17-09, a rezoning of Meinhard Park from R-C Recreation Conservation to R-6 Single-Family Residential as well as a special use planned development to allow park facilities to be located on the site. Commissioner Ehrle seconded the motion.

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

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PC 17-09: Zoning Map Amendment and Special Use Planned Development – Miller Park

Petitioners/Owners: Village of Barrington
200 S. Hough Street
Barrington IL 60010

and

Barrington Park District
235 Lions Drive
Barrington, IL 60010

The Petitioner is seeking a rezoning of Miller Park from R-C Recreation Conservation to P-L Public Lands and R-6 Single-Family Residential as well as a special use planned development to allow a community center to remain operational on the existing site.

Commissioner Ward moved to approve PC 17-09 a rezoning of Miller Park from R-C Recreation Conservation to P-L Public Lands and R-6 Single-Family Residential as well as a special use planned development to allow a community center to remain operational on the existing site. Commissioner Ferry seconded the motion.

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

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PC 17-10: 118-128 Wool Street – Special Use Planned Development Amendment

Petitioner: Mark Hoffman
2330 Hammond Drive Suite G
Schaumburg, IL 60173

Owner: Wool Street Properties, LLC
2330 Hammond Drive Suite G
Schaumburg, IL 60173

The Petitioner is seeking approval of an amendment to a special use planned development for the purpose of constructing an addition to the existing building and modifying the parking lot layout for the previously approved Moretti’s Restaurant. The Petitioner is proposing to demolish the existing detached garage to accommodate additional parking spaces. The property is zoned B-5 Village Center East District and is approximately 0.4 acres.

Ms. Nye said the petitioner would like to expand the space and construct a one-story addition to the existing building to include a dining space and a modernized kitchen in the basement. They want to remove the detached garage to expand the parking, which will add one extra parking space. One of the driveways will be closed off so there will be another two parking spaces for the public. Because it is a substantial change it has to come before the Commission again. They are also asking for a parking exception. There were 17 spaces approved originally and with the additional square footage, they are required to have eight addition parking spaces. Staff does not believe it will be a problem with the surrounding commuter parking lot.

Mr. Greg Crowther, owns 407 E. Main, encourages the Commission to approve this amendment.

Commissioner Ward moved to approve PC 17-10, an amendment to a special use planned development for the purpose of constructing an addition to the existing building and modifying the parking lot layout for the previously approved Moretti's Restaurant. Commissioner Ehrle seconded the motion.

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

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Minutes

September 26, 2017

Commissioner Ehrle made a motion to approve the September 26, 2017 meeting minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

Planners Report

Ms. Nye said they can postpone discussion of the Zoning Board of Appeals Duties and Responsibilities Memo until Chairperson Bush is available.

Ms. Tennant said at the first meeting in January there is an upcoming project; the Volvo Dealership will locate on the Barn of Barrington property.

Adjournment

Commissioner Ward made a motion and Commissioner Lee seconded to adjourn the meeting at 7:55 p.m. Vice-Chairperson Hogan declared the motion approved.

Respectfully submitted,
Jean Emerick

Approved: December 12, 2017