

*Village of Barrington
Plan Commission Meeting
Minutes Summary*

Date: February 12, 2019

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant
Andrew Binder

Call to Order

Chairperson Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Richard Ehrle, present; Kate Duncan; present; 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.

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Old Business

PC 14-01: Workshop Session- The Reserve at Barrington

PETITIONER:

PROPERTY OWNER:

New Developer, Foxford Communities, is requesting to add a ranch option to the already approved elevations for the subdivision.

Ms. Tennant starts by summarizing how the Developmental Service staff met with representatives of Foxford Communities last January when they bought the thirteen lots from David Weekly. Foxford Communities has developed several two story model homes that have been determined to be compatible with the David Weekly model. Now, Foxford Communities, being represented by Tim Kellogg, is before the plan commission with the aspiration to be allowed to build ranch model homes on some of the lots. Mr. Kellogg has given staff documents showing the comparison between the ranch model and their two-story model. Based on the plans, staff believes the ranch model homes will be very successful and provide aesthetic relief to the area because ranch models are in very high demand. Also, Foxford Communities is very optimistic of being able to purchase the remaining David Weekly lots and if it happens the ranch model design may extend to the other lots.

Chairperson Bush asks Ms. Tennant if the ranch model has a smaller footprint than the two-story model.

Ms. Tennant requests Mr. Kellogg to approach the podium, so he can answer the question.

Mr. Kellogg informs the Commissioners the footprint of the ranch model is approximately the same size to the larger home models. From observation, people appear to be interested in the larger homes because of the first floor master bedroom. The concept now is to remove the second floor and have it be one floor living with additional bedrooms in the basement.

Commissioner Ferry asks Mr. Kellogg if the basement is included when he says the ranch model is nearly the same size as their larger homes.

Mr. Kellogg says footprint wise it is around the same size, but when it comes to dimensions it is smaller.

Commissioner Anderson asks Ms. Tennant how many ranch models will be allowed in the sub-division.

Ms. Tennant replies the ranch models would fit on four of the thirteen lots. If Foxford Communities were to purchase the ten remaining lot from David Weekly, only a handful of ranch models would be allowed on the lots.

After discussion, the Commissioners unanimously gave their consensus for the addition of ranch options to the already approved elevations for the subdivision.

New Business

PC 18-10:

421 East Main Street- Special Use Planned Development

PETITIONER: Jamison Ruggles, 413 Lageschulte Street, Barrington, IL 60010

PROPERTY OWNER: First Church of Christ Scientist, 421 E. Main Street, Barrington, IL 60010

The Petitioner is seeking approval of a special use planned development for the purpose of redeveloping the current Church facility including related site improvements.

Chairperson Bush commences the meeting by asking Mr. Thomas Ahleman, the architect, to approach the podium and raise his right hand, to be sworn in.

Before going through the presentation, Mr. Ahleman explains how a significant aspect of this project is the agreement made between the First Church of Christ Scientist and the Village of Barrington. The First Church of Christ Scientist will sell the Village the southern part of their lot and in return church members will be able to utilize the parking spaces on Wednesday and Sunday for their services. Moving onto the presentation, Mr. Ahleman elaborates on how he was incorporated some features of the original structure along with adding new features such as the sanctuary space and offices, Sunday school, and the reading room, and the ADA ramp. As for material, the Sunday school building will be brick painted white, the steeple will be white stucco with glazed polycarbonate panels on the east and west side that will be illuminated within during the evening.

Commissioner Ehrle asks Mr. Ahleman if the illumination for the steeple is within regulations.

Mr. Ahleman responds yes. The fixtures used will be downlights that meet the minimum requirement.

Ms. Tennant adds on to Mr. Ahleman response by saying the parking lot purchased by the Village of Barrington will be lit and will spill onto the church's illuminated steeple. Staff believes there will be significant light in the parking lot with the combination of the two lighting sources.

Regarding accessibility, Commissioner Duncan asks Mr. Ahleman how someone in a wheel chair would be able get inside with the landscape and terrace in the front.

Mr. Ahleman explains how the site drops away from one corner to another, so if one in a wheelchair were looking to enter through the front they would be able to get access using the arcade.

For clarification, Commissioner Duncan asks if there is a path from Main Street to the front.

Mr. Ahleman says yes, and shows Commissioner Duncan in the slide what he is referring to.

Commissioner Lee asks Mr. Ahleman why the plans show a drain slope and not pitched when it comes to the roof of the new Sunday school and arcade colonnade.

Mr. Ahleman replies the plans are indicating the minimum quarter inch per foot, it is technically a flat roof.

Commissioner Lee asks Mr. Ahleman why there are no windows on the Sunday school facing Main Street.

Mr. Ahleman states this decision was not made lightly. To start, some congregation members already believed there was an excess amount of glass, so to satisfy everyone he made the windows on the east and west side to allow a good amount of direct sunlight to come in.

Personally speaking, Commissioner Lee says having windows on the Main Street will visually appear more inviting to the public.

Mr. Ahleman express his understanding, but repeats on wanting to please everyone in the congregation, and informs the Commissioner that this idea has been presented to architectural review commission.

Commissioner Anderson questions Ms. Tennant on how they will assure commuters are not parked in the spaces at 5pm or later on Wednesday and Sunday.

Ms. Tennant replies since there are no dedicated spots there should be sufficient space and mentions that the church's service does not begin until later in the evening.

Commissioner Duncan asks how many spaces are going to be in the new lots.

Ms. Tennant says roughly eight-eighty spots.

Commissioner Ferry asks Mr. Ahleman when they intend to start the construction of the project.

Mr. Ahleman says the projection is this May through February of 2020.

Commissioner Anderson asks Mr. Ahleman how services will be held during the construction.

Mr. Ahleman directs the questions to Mr. Todd Sholeen, Trustee/congregation member.

Mr. Sholeen says an arrangement has been worked out with the youth center that will allow for services to be held there during the construction.

Chairperson Bush asks Mr. Sholeen if Sunday schools will also be held at the youth center.

Mr. Sholeen says yes.

With no one having anything else to add, Chairperson Bush directs the attention over to Ms. Tennant.

Ms. Tennant begins by providing a background. The Church has been in Barrington since 1914, the structure seen today was completed in 1937. The church has informed Staff that over the years the number of congregation members has significantly downsized. For this reason, the decision to remodel was decided in order to better suit the number of congregation member and to upgrade on their maintenance and codes. As the project progressed, the Village saw the opportunity to purchase the lot for additional commuter parking, which the Village is in great need for. Along with it being commuter parking, the Village is allocating some of the spaces to Moretti's and Green Castle for employee parking. The First Church of Christ Scientist will have access to twenty-five spaces and seven onsite parking spaces that will accommodate visitors to the church. One question Staff still has that should be discussed soon is if the church has not left the vicinity during the construction, what does the church intend to do with people visiting the church?

Moreover, the biggest hurdle during the project was the architectural design. The First Church of Christ Scientist has gone before the architectural review commission three times and has met with Staff several times. The last time this project was before the architectural review commission, the committee saw the design being presented tonight and were satisfied with the changes. Although, the building is still very modern, the architectural review commission believes this design is reflective to some of the qualities of the existing structure and material.

Moving on to the Staff report, the report does indicate the design will require a large amount of exemptions such as landscaping, design, parking, plan development, and etc. The First Church of Christ Scientist will be closing off the Main Street access point which Staff was pleased about because all the traffic will be routed to a stop sign intersection, making it safer. Also, there are two standards regarding plan development that are being regarded. The first is the standard of there being no loss to a historical feature. The First Church of Christ Scientist is not a protected historical feature, but some may view it as one, however, since it is not a protect historical feature there is no requirement to make the church keep any parts of their existing facility. The second standard is the lack of evidence from the community indicating the need for this project. In this situation, Staff relayed heavily on the congregation members voicing their need for this project to move forward, and based on that Staff does believe there is a community need for this project to happen.

Overall, Staff does commend approval of this project with the recommendation from Staff. After this, the project will go back to the architectural review commission on Thursday, February 14th, 2019 for final approval and if there are any exterior changes made in the final design stage they will go before the architectural review commission, but not before the plan commissioner unless there are changes to the zoning requirements

Commissioner Anderson asks Mr. Sholeen if predominantly the percentage of congregation members are from the Barrington area.

Mr. Sholeen says yes.

Based on previous conversations, Ms. Tennant asks Mr. Sholeen if the parking will be significant for the number of visitors coming to the church

Mr. Sholeen replies yes.

Commissioner Duncan asks Ms. Tennant if she can elaborate on the wavier for the street scape improvement.

Ms. Tennant explains how the Village of Barrington has a street scape scene downtown. Staff has modified the street scape plan to be more simplistic and easier to maintain which is what one sees in the Barrington Village Center. When there is a new development or redevelopment Staff requires the developers to upgrade their street scape. However, by the time one reaches the First Church of Christ it is majority sidewalk with little sections of paver at the streetlight. Given the neighbor in the general area, those sites are not likely to be redeveloped and staff does not want one section with the street scape redone and a new pattern only to have them not match on the other side possible forever.

Commissioner Duncan asks Ms. Tennant if the architectural review commission saw the changes made to the doors, windows, and etc.

Ms. Tennant says yes. The architectural review commission has preliminary given the project their approval to move forward. As stated, the architectural review commission will give their final approval on Thursday, February 14, 2019.

Commissioner Duncan asks Ms. Tenant if she has had any preservationist approach them about the project.

Ms. Tennant says not really. There is one preservationist on the architectural review commission who has been tentative about approving this project, but believes he has come around to understanding the reason behind the loss to the building.

Commissioner Duncan asks whomever can answer what the plan is for parking during the construction phase.

Mr. Sholeen says people will be parking wherever public parking is allowed.

Vice-Chairperson Hogan motioned and Commissioner Ehrle seconded the motion to approve PC 18-10 for approval of a special use planned development for the purpose of redeveloping the current Church facility including related site improvements.

Roll call Vote: Mr. Ehrle, yes; Mr. Anderson, yes; Ms. Duncan, yes; Ms. Ferry, yes; Ms. Lee, yes; Vice-Chairperson Hogan, yes; and Chairperson Bush, yes. The vote was 7-0; the motion carried.

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Minutes

January 22, 2019

Vice-Chairperson Hogan made a motion to approve, with corrections, the January 22, 2018 meeting minutes. Commissioner Duncan seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Planners Report

Ms. Tennant informs the Commissioner there is no plan commission meeting in the end of month. The next plan commission meeting will be on March 12, 2019.

Chairperson asks about the light on Grove Avenue and Dundee Road. Ms. Tennant verifies that this project is moving forward. The contract for the construction of the light has been awarded and anticipate to start on March 1, 2019.

Ms. Tennant also mentions there have been approximately 1,100 surveys have been mailed back. Right now, the surveys information in being inputted and analyzed. The next step would be to present the information to the board and schedule a neighborhood meeting.

Adjournment

Vice-Chairperson Hogan made a motion and Commissioner Lee seconded to adjourn the meeting at 8:20 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: July 23, 2019