

*Village of Barrington  
Plan Commission Meeting  
Minutes Summary*

Date: October 13, 2020

Time: 7:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Anna Markley Bush, Chairperson  
Dan Hogan, Vice-Chairperson  
Joann Lee, Commissioner  
Robert Windon, Commissioner  
Anna Kesler, Commissioner  
Susan Ferry, Commissioner

Staff: Jennifer Tennant, Assistant Director of Development Services  
Andrew Binder, Planning & Zoning Coordinator

**Call to Order**

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

Roll call noted the following: Anna Kesler, present; David Holtermann, absent; Robert Windon, present; Susan Ferry, absent (joined at 7:15 p.m.); 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.

**New Business**

**PC 20-05: 235 Lions Drive (Langendorff Park) Special Use Planned Development Amendment & 560 Carl Avenue Rezoning – Public Hearing**

**PETITIONER(s): Barrington Park District, 235 Lions Drive, Barrington, IL 60010**  
**PROPERTY OWNER(s): Same**

The Petitioner is seeking approval of an amendment to the existing special use planned development (SUPD) for Langendorff Park to incorporate the property at 560 Carl Avenue into the planned development and permit Park District recreational programming at the 560 Carl Avenue facility. Additionally, the Petitioner is requesting the rezoning of the property at 560 Carl Avenue from R-8 General Residential District to R-C Recreation Conservation District.

Chairperson Bush swore in those wishing to address the Commission.

Theresa Jennings, Executive Director of the Barrington Park District, presented an overview of the amendment to the existing Langendorf Park special use planned development and rezoning request for the property that is being acquired by the Park District at 560 Carl Avenue. Ms. Jennings indicated that the new building would allow more recreation options that have been requested by Village residents. She stated that no exterior or site improvements will be conducted at this time.

Sue Mayer, Barrington Park District's Superintendent of Park Planning and Development, gave an overview of the Barrington Park District's Comprehensive Master Plan. She stated that the acquisition of land for park development was one of the goals of the master plan. She continued that the acquisition of 560 Carl Ave addresses would address program space needs and storage space needs for the Park District.

Jodi Krause, Barrington Park District's Superintendent of Recreation, explained the type of Park District programs that will be used in the space at 560 Carl Avenue. She indicated that the new building would be able to address some of the needs now and would allow to expand the recreational programs available including senior programming.

Ms. Tennant presented a brief overview of the amendment to the SUPD for Langendorf Park and the rezoning of 560 Carl Avenue from R-8 General Residential District to R-C Recreation Conservation District which is the same zoning as all of Langendorf Park. She indicated that 560 Carl Avenue property will remain a separate parcel and therefore several exceptions are needed due to the fact that the lot itself is not compliant with several base zoning regulations of the R-C Recreation Conservation District. Ms. Tennant stated that the proposed use is a consistent use of the property and does not create an adverse effect of the surrounding properties. There is a need for additional senior programming and Staff finds that this use is a great fit for the Village. Staff recommends approval of the amendment to the SUPD for Langendorf Park and the rezoning of 560 Carl Avenue subject to the recommendation that the sidewalk on the west side of Carl Avenue is continued to the Park District.

Chairperson Bush asked where the existing daycare is going.

Ms. Jennings indicated that the daycare owner is retiring.

Vice-Chairperson Hogan asked for a clarification on Staff's recommendation for the sidewalk extension and the Park District's position on the recommendation.

Ms. Jennings stated that she walked the sidewalk this afternoon and the need to update the sidewalk to bring people into the facility from Langendorf parking lot. The Park District will work with the Village once the time comes to install the sidewalk.

Commissioner Windon stated that he thinks that with this building catering to seniors that the sidewalk should be a requirement.

Ms. Tennant indicated that the Plan Commission can certainly make it a requirement.

Ms. Jennings stated that a condition is not needed because they will put a sidewalk there regardless.

Chairperson Bush stated that the sidewalk requirement will be made as a recommendation.

Ms. Tennant indicated that the sidewalk extension will be about 40 feet.

Commissioner Susan Ferry joined the meeting at 7:15 p.m.

Ms. Tennant provided instruction for the public to participate in the virtual meeting. She stated that she did not receive any public comment in advance of the meeting.

No public commented.

Chairperson Bush asked if there was a neighborhood meeting.

Ms. Jennings indicated that there was a neighborhood meeting and no one attended.

Commissioner Windon asked Ms. Tennant about the setback requirements for the R-C District.

Chairperson Bush closed public comment.

Vice-Chairperson Hogan indicated that the proposed plan is a great use of space.

Vice-Chairperson Hogan motioned to approve PC 20-05, an amendment to the existing Special Use Planned Development for Langendorf Park to incorporate the property at 560 Carl Avenue into the planned development and permit Park District recreational programming at the 560 Carl Avenue facility and the rezoning of the property at 560 Carl Avenue from R-8 General Residential District to R-C Recreation Conservation District subject to and including the Staff recommendations contained within the Staff Report. Commissioner Ferry seconded the motion

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

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**PC 20-01: 407 E. Main Street Special Use Planned Development Amendment – Public Hearing**

**PETITIONER(s):** Greg Crowther

**PROPERTY OWNER(s):** G Squared Properties, LLC

The Petitioner is seeking approval of an amendment to the existing special use planned development for a multi-family residential development to allow certain modifications to the current approval including but not limited to number of units, setbacks, parking and loading requirements, building height and architectural design.

Chairperson Bush swore in those wishing to address the Commission.

Greg Crowther presented the revised plan to the Commission. He indicated that the revised plan is a fresh look at the building and a fresh look at the market. He believes the luxury apartment is where the State of Illinois is going and where Barrington is going. He noted that the building has downsized in overall square

footage from the condo building and will have 15 units, 6 two bedroom units and 9 one bedroom units. He indicated that there is underground parking and a nice common area.

Chairperson Bush asked if the Commissioner have any questions.

Ms. Tennant stated that the Petitioner is proposing an amendment to the existing special use planned development (SUPD) for a multi-family residential building and related site improvements. This project has seen several iterations since the initial application in 2006. The original approval was in 2007 and the ordinance was amended in 2015. Ms. Tenant stated that the proposed amendment is similar to the original approved plan from 2006 as far as the square footage of the building. She stated the building will have a compliant number of underground parking spaces with two visitor parking spaces in the right-of-way. She noted that the height of the building is similar to the 2015 approval. The proposed plan has a large common outdoor space in the rear of the building which is a new feature added. The project has been to two preliminary ARC meetings and that the general architecture is departure from the previous approvals as the new architecture is a farmhouse style. Ms. Tennant gave an overview of the ARC comments and concerns. Ms. Tennant went through the exceptions requested for the proposed development.

Ms. Tennant continued that in the B-5 District is designed for uses that enhance the Village's downtown and to generate more people in the Village Center. Staff believes this type of use in this location will generate more foot traffic in the Downtown. The use is generally consistent with the Zoning Ordinance and the Comprehensive Plan. Ms. Tennant noted that any improvement to the building or utilities would be at sole cost of the Petitioner. Ms. Tennant reviewed the recommended conditions listed in the Staff Report and concluded that Staff recommends approval of the request subject to the recommended conditions in the Staff Report.

Commissioner Kessler stated that the downspouts were shown on the engineering plans. She asked if there is any lead to be concerned about with the new water service.

Mr. Crowther indicated that a brand new six inch water service main runs to the property line and a new service line for sanitary sewer.

Commissioner Ferry asked once everything is approved if there is a start date in mind.

Mr. Crowther indicated that they intend to start in the spring.

Vice-Chairperson Hogan asked if the width of the 2020 building including the balconies the same width as the 2015 building.

Mr. Crowther indicated that it's much narrower and gave an explanation on how the two buildings compare.

Ms. Tennant indicated that the foundation of the 2020 building plan is 6 inches wider than the 2015 building plan but the upper floors are mostly inset.

Mr. Crowther stated that the 2015 elevations did not have any side balconies.

Commissioner Lee asked if the property to the east can building up to the property line with no side setback.

Ms. Tennant confirmed.

Commissioner Lee asked if that happens will there be any fire egress issues if the building is built up to the property line.

Ms. Tennant indicated that there is typically a setback requirement for fire separation and all new buildings will have fire suppression.

Commissioner Lee addressed her concern about the impact of new building to the east with regards to the balconies along the east property line with sunlight and egress.

Vice-Chairperson Hogan asked what the anticipated price point.

Mr. Crowther indicated that a suburban market gets about \$2.15 - \$2.20 per square foot. He also noted that the smaller units would be around \$1,800 a month and the larger units would around \$2,200 a month, not including parking.

Commissioner Ferry asked if one parking space is guaranteed per unit.

Mr. Crowther indicated that rent would be separate from the unit.

Chairperson Bush asked if overflow parking will go street side.

Ms. Tennant confirmed there is public parking on Station Street and also noted that parking will be allowed in the commuter lot on the weekends and evenings.

Mr. Crowther noted that the market analysis concluded that the parking is adequate for the building.

Chairperson Bush asked if there was any public comment, and Ms. Tennant confirmed that no public has indicated that they want to comment.

Mr. Crowther asked for clarification on the fence expectation and thought the fence was approved as part of the 2015 plan.

Ms. Tennant indicated that a fence was approved in 2015 but a fence height expectation for a 5'-0" fence was not approved. She noted that she does not think a height exception for a fence along Main Street would be appropriate.

Vice-Chairperson Hogan indicated that the look of the building is very different from the previous plan and stated the last approved plan had almost a downtown or urban look. He does not feel the fence is consistent or essential with the look of the building as it was with the 2015 iteration.

Mr. Crowther indicated that he was trying to do a little more modern look for the building. He continued the front yard would be a garden look and the fence would provide an element of privacy.

Commissioner Lee indicated that she likes the eight foot setback on the third floor, as it adds a nice transition for the massing.

Mr. Crowther stated that the setback on the building would not look right and would match the other buildings down the street.

Ms. Tennant stated that the ARC would likely echo that the third floor setback for the building would not be appropriate.

Jim Tinaglia, project architect, stated that a setback would be more appropriate for a building with 4-6 stories than the proposed building. He stated that the smaller buildings do not need the setback.

Chairperson Bush expressed that she does not love the fence because it's too small for the building.

Matt Pablecas, the builder for the project, asked if there are any code exceptions for the fence.

Ms. Tennant indicated that the proposed 48" height of the fence would be an exception.

Mr. Pablecas indicated that the fence creates a marketing package for the potential tenants for allowing dogs within the fence area.

Mr. Crowther indicated that the fence would be modified to be compliant with the height requirement.

Commissioner Kessler asked if the building will be pet friendly.

Mr. Crowther stated yes it would be pet friendly.

Commissioner Lee stated that maybe incorporate more landscape features along with the fencing.

Mr. Crowther indicated that he wants further understanding from the Village on the easement issues with the church.

Ms. Tennant stated that if further discussion is needed on the easement condition, the Plan Commission would have to amend the condition in the Staff Report.

The Plan Commission came to a conclusion that recommendation #3 in the Staff Report should be discussed between the Village's and the applicant's attorney to determine if an amendment to the existing access agreement is needed.

Ms. Tenant asked the Plan Commission if an easement should be required along the east side of the property, similar to the 2015 access agreement for the west side. If the Commission does not recommend an easement for the west side, Staff would at least recommend a detailed construction and maintenance plan be required.

Mr. Crowther stated that he would be happy to submit a detailed construction plan. He continued that he does not need an access easement or construction easement on the east side.

Vice-Chairperson Hogan motioned to approve PC 20-01, an amendment to the existing special use planned development for a multi-family residential development to allow certain modifications to the current

approval including but not limited to number of units, setbacks, parking and loading requirements, building height and architectural design subject to and including the recommended conditions contained within the Staff Report, expect that the exception for a 48" front yard fence is not approved, a construction plan is required and no easement along the east property is required. Commissioner Windon seconded the motion.

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

**Approval of Minutes**

*September 22, 2020*

Vice-Chairperson Hogan made a motion to approve the September 22, 2020 meeting minutes. Commissioner Windon seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

**Other**

Vice-Chairperson Hogan asked Staff about affordable housing and if the Village is exempt from it.

Ms. Tennant stated that the Village adopted an Affordable Housing plan back when the Village was notified is was under the 10% requirement.

Chairperson Bush indicated that affordable housing is located in places in the Village.

Commissioner Windon noted that affordable housing needs to be on the Village's radar and should be encouraged within Barrington.

**Planner's Report**

Chairperson Bush asked what's next in the pipeline.

Ms. Tennant gave a preview of the next items that will be presented to the Commission.

**Adjournment**

There being no additional business to come before the Commission, a motion was duly made by Vice-Chairperson Hogan and Commissioner Ferry seconded to adjourn the meeting at 8:31 p.m. Chairperson Bush declared the motion approved.

Respectfully submitted,

Andrew Binder  
Planning and Zoning Coordinator

Approved: December 1, 2020