Village of Barrington Plan Commission Minutes Summary

Date: June 11, 2024
Time: 6:30 p.m.
Location: Village Board Room – 200 South Hough Street, Barrington, Illinois

In Attendance: Anna Bush, Chairperson
Dan Hogan, Vice-Chairperson
Sue Ferry, Commissioner
Joann Lee, Commissioner

Staff Members: Jennifer Tennant, Assistant Director of Development Services

Call to Order

Chairperson Bush called the meeting to order at 6:30 p.m.

Roll call noted the following: Tim Gall, absent; David Holtermann, absent; Robert Windon, absent; Joann Lee, present; Susan Ferry, present; Vice-Chairperson Hogan, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings.

# # # # # #

New Business

PC 24-03: 150 Washington Street – Public Hearing

Ken Franzese. and Jim Origer, 214 S. Hager Avenue, property owners and developers of the project, presented the project to the Commission.

Commissioner Holtermann arrived at 6:31 p.m.

Mr, Origer explained that he and Mr. Franzese hope to live in a product like this in the Village so they are developing the project for themselves.

Mr, Origer explained the site plan and explained that the site will have a one-way traffic pattern coming off of Cook Street and existing on Washington Street. This allows a nice front yard and two garage spaces and two driveway spaces per unit. There is also a dumpster enclosure and two guest parking spaces. Each unit will face Washington Street. The units are about 2,000 sq. ft. The first floor is a garage and options room, the second floor is living room and kitchen and the bedroom are on the third floor.

Commissioner Lee asked if there are two balconies on the north side of the building.

Mr. Origer said that they prefer the balconies on the south side but they added them on the north to break up the architectural design of the building.

Commissioner Ferry asked about the siding material.

DRAFT

Mr. Origer confirmed that the siding material will be Hardie board or similar siding.

Ms. Tennant presented the Staff Report giving a brief overview of the project. The proposed project attached single-family is a common transitional use and has been used as such in other areas of the Village such as the successful 2018 Roslyn Meadows development on Cumnor Avenue. and the requested exceptions as listed in the Staff Report. Staff finds that all applicable standards are met and recommended approval of the request subject to the conditions listed in the Staff Report.

Commissioner Lee asked if residents would be able to use a grill.

Ms. Tennant responded that they will be able to use a grill but it cannot be stored outside.

Commissioner Lee said she thinks the design is nicely articulated.

Julie Subeski, a resident on Cook Street, asked if there can be a fence along the rear property line so that the first floor garages aren't exposed to the homes on Cook Street.

Mr. Origer said that they have not contemplated a fence in that location. He does not find that people tend to leave their garages open in this type of product.

Mr. Franzese said he is concerned a fence will box in the development.

Ms. Tennant said that the Village is not opposed to a fence.

Ms. Tennant showed google street view of the site to show the existing landscaping. Ms. Tennant commented that the existing landscaping would have to be removed to accommodate a fence.

Ms. Subeski commented that she would rather that the landscaping stay then be removed for a fence.

Mr. Hogan said it was a nice development and the submission packet was very nicely done.

Vice-Chairperson Hogan motioned to approve PC 24-03 based on the findings of the Staff Report. Commissioner Ferry seconded the motion.

Roll call Vote

Ayes:	*Holtermann, Lee, Ferry, Hogan, Bush*
Nays:	*None*
Abstain:	*None*
Absent:	*Gall, Windon*

5-0 vote. Motion carried.

# # # # # #

Minutes

February 21, 2024 Meeting Minutes

There was not a quorum present to approve the minutes.

March 12, 2024 Meeting Minutes

DRAFT

There was not a quorum present to approve the minutes.

Planner's Report

Ms. Tennant gave an overview of the upcoming agenda items for the next meeting.

# # # # # #

Adjournment

Vice-Chairperson Hogan made a motion to adjourn the meeting at 7:10 p.m. and Commissioner Lee seconded the motion. Chairperson Bush declared the motion approved.

Respectfully Ssubmitted,
Jennifer Tennant, Asst. Director of Development Services

Approved: August 13, 2024

DRAFT