Village of Barrington Special Plan Commission Minutes Summary

Date:	July 8, 2025
Time:	6:30 p.m.
Location:	Village Hall, 200 S. Hough Street, Barrington, IL 60010

In Attendance:	Anna Bush, Chairperson Dan Hogan, Vice-Chairperson Robert Windon, Commissioner Joann Lee, Commissioner David Holtermann, Commissioner Tim Gall, Commissioner
Staff Members:	Katie Rivard, Village Planner Heather Lis, Village Engineer Jennifer Tennant, Director of Development Services

Call to Order

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

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

There being a quorum, the meeting proceeded.

Chairperson Bush announced the order of proceedings.

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PC 25-01: 617 W. Main Street – Claremont Subdivision – Public Hearing

Joe Elias of Vintage Luxury Homes presented the proposed project to the Commission.

Mr. Elias stated that they are proposing 88 single-family luxury homes on the site commonly known as the PepsiCo site which is 94 acres.

The current building is 260,000 sq. ft. with 290 employees and closed operations in 2022.

Mr. Elias presented a site plan of the development and explained that the development will have 60% open space with lot sizes ranging 10,000-13,000 sq. ft. The front section of the development will have amenities such as pool, club house, fitness center, pickle ball courts, etc. The development is geared towards resort style amenities that you see at a luxury hotel. There will also be a walking path that leads through the entire development including through the nature preserve area.

The subdivisions will be gated and accessed via keycard by residents and guests.

All of the homes and sites will be maintenance free living including snow removal and landscaping of the homes.

All of the homes will be 100% custom, no two houses will be alike. We are not track home builders so we do not have models and floor plans that the clients have to choose from.
Mr. Elias presented the view along Main Street, the development has an open-air brick wall along the Main Street frontage.

Mr. Elias turned the presentation over to the wetland and floodplain consultant. Erin Pande, Engineering Resource Associates, addressed the Commission next. Ms. Pande said she is a professional wetlands scientist and has been in the field for 24 years. She has been on both the consulting and regulatory side. Ms. Pande presented the wetland delineation for the site and explained the layout of the wetland on the site.

Only a small portion of the wetland is proposed to the impacted by the site. Ms. Pande says these areas are likely army corp. wetlands and will require permitting and mitigation through that process. The developer is proposing to mitigate the minor impacts on-site rather than off-site which is also permitted.

Marty Michalisko, Engineering Resources Associates, presented next. Mr. Michalisko said he is very familiar with the area. The recently worked on the Hart Road bridge. Mr. Michalisko presented the floodplain on the site. This is an unmodeled floodplain and they will be modeling the floodplain in existing conditions to establish flood elevation and will also model it through the proposed elevation. They are working to respect the floodplain as much as possible and mitigate any impacts and demonstrate that there are no impacts to the neighboring properties.

Mike Anderson, Haeger Engineering, presented next. Mr. Anderson designed the on-site stormwater management system and the utility layout for the site. The site will receive water from Main Street which will be looped through the site. The site will receive sanity sewer from Hager Avenue.

Mr. Anderson explained the stormwater management design for the site. There are 6 stormwater ponds on the site due to various tributary areas on the site. Approximately 8.5 acres is tributary to Hidden Lake. Approximately 3.5 acres will be developed. The area will drain to a stormwater pond and then slowly discharge to Flint Creek. There will be no discharge to Hidden Lake.

Luay Aboona, KOLA, presented next. Mr. Aboona is the traffic consultant for the project. They prepared a traffic study which was agreed upon by the Village traffic consultant. They completed traffic counts in the morning and evening peak times. The traffic counts confirm a significant amount of eastbound traffic on Main Street which creates a regular back-up of traffic. This development will generate significantly less traffic than PepsiCo which had 290 employee at peak operations. It will generate between 30-50% less traffic than the former use of the site. They will be installing left turn lane on Main Street into the development.

Commissioner Windon asked about the proposed traffic signal.

Mr. Elias said that the traffic signal is being proposed by the School District. The School District is heading that process and request. There is a request to provide an easement at the northwest corner of our property. Mr. Elias showed the School District's plan and the alternate plan provided by Vintage.

Mr. Elias said the development would not be accessed from the traffic signal.

Commissioner Windon said that he is happy to hear in theory that this development is a reduction in traffic over PepsiCo but was that traffic at the same time of day? He thinks that everything tying into the potential light is helpful. Traffic occurring at the same time as the High School is his concern.

Vice-Chairperson Hogan said he assumes that there will likely be elementary and middle school aged children. How will buses be accommodated in this development. Mr. Elias said the gates will likely be open for buses in the morning or they will be provided with the pass to open the gate.

Vice-Chairperson Hogan said he did not see a sidewalk along Main Street in the presentation. Mr. Elias said that they have added the sidewalk it is just not in the rendering.

Vice-Chairperson Hogan asked when they anticipate that the modeling of the floodplain will be complete.

Mr. Michalisko from ERA said they should have finished by the next meeting.

Vice-Chairperson Hogan asked who they are marketing the development and what the demand is.

Mr. Elias said they have had tremendous interest from families of all ages.

Vice-Chairperson asked why it is necessary to have an 8 ft. wall along Main Street with an 18 ft. gate. How does that contribute to the involvement

Mr. Elias said they do not look at it as an 8 ft. wall. It is an open air design with every other brick open, it is more of an architectural statement.

Vice-Chairperson Hogan asked what the material of the walking path is.

Mr. Elias said it is asphalt except where it goes through the nature area where it will crushed limestone.

Vice-Chairperson Hogan asked about the objection to lining the sanitary sewer line.

Mr. Elias said that they are seeking any type of assistance or any type of funding from the Village.

Vice-Chairperson Hogan said this is being marketed as being beneficial to the Village. There are also many amenities in the Village that residents will be taking advantage of. Mr. Hogan said he does not understand the objection to making the required Park District impact fee.

Mr. Elias said that you can provide a land donation and they are providing no impact to the Park District because they are providing sport courts, walking paths, open space, pool, all of the things that the Park District provides.

Vice-Chairperson Hogan said it seems like they want to have the good parts of being in the Village, but you do not want to contribute to the overall wellbeing of the Village.

Commissioner Holtermann asked if cars will be able to exit the development both east and west bound. Mr. Elias confirmed that it will be a full access point.

Commissioner Holtermann asked if it was established when there were 290 employees at the PepsiCo facility. Mr. Elias said that the 290 employees existed in 2022.

Commissioner Lee asked how much traffic happens within 30 minutes of the High School opening.

Mr. Aboona said that the traffic counts are over a one-hour period. There will not be any traffic surges, this is a residential community and people do not come and go at a concentrated time like at a school or a business. This is like any subdivision that you or I live in, people come and go on their own schedules.

Commissioner Lee said it looks like there is only one way in and out of the subdivision. Mr. Elias said they meet the requirements

Commissioner Gall asked if they have requested approval of the turn lane from IDOT. Mr. Elias said there is a turn lane there currently and they are just proposing to shift it.

Katie Rivard, Village Planner, presented the Staff Report to the Commission. Ms. Rivard indicated that the Staff is supported of the project and ultimately recommends approval of the project subject to the conditions in the Staff Report. However, there are several key items that must be resolved before Staff recommends that the Plan Commission make a final recommendation including submission of final floodplain, wetlands studies and models, finalization of the easement for the School District traffic signal and the issue of the Park District impact fees.

Mr. Rivard reviewed the requested exceptions listed in the Staff Report. Ms. Rivard indicated that all standards are met.

Staff recommends that the Plan Commission should continue this matter to a later meeting in order to allow the necessary engineer reports and models to be submitted and reviewed and approved by the Villages consultant and Village Engineer.

Vice-Chairperson asked about when reports would be due.

Ms. Rivard said they would need to submit by Wednesday in order to meet the August meeting deadline

Vice-Chairperson Hogan asked what lining of the sanitary sewer involves.

Heather Lis, Village Engineer, explained the process of lining a sanitary sewer main.

The Commission asked Ms. Lis to look into the cost of sanitary sewer lining.

Vice-Chairperson Hogan asked about property taxes generated.

Ms. Tennant said they would provide comparable information.

Commission Windon asked about the impervious surface request.

Ms. Lis said that if they go up to 75% impervious surface on each lot then they will have to store that amount of water in their detention basins.

Vice-Chairperson Hogan said there was a back and forth on the percentage of square footage for the houses.

Ms. Rivard said that Staff finds that the request of 8,000 sq. ft to be too large for the majority of the lot sizes.

Commissioner Lee asked what the price point is. Mr. Elias said the starting point is 1.5 million. The square footage rate is between $350-$450/square foot.

Mr. Elias said that the square footage for FAR is typically based on the first and second floor. The Village has a methodology that is different than standard real estate terms. The Village counts porches and garages in the square footage. They are being penalized for adding elements like porches and porte-cohere. They want to be able to offer those amenities without impacting the calculated square footage of the houses.

Mr. Elias said the Lakeview subdivision in the Village does not have sidewalks. One thing about building custom is that the lots will be developed over time and they will only have small sections of sidewalks that are not connected for a long period of time.

Vice-Chairperson Hogan asked what the walkability score would be for this development. Mr. Elias said it is probably 100.

Commissioner Holtermann said the Staff Report is very comprehensive and incredibly detailed. He has some questions about the exceptions, specifically, the accessory structures and fences and how Staff is reconciling those requests.

Ms. Rivard said that Staff does not have any concerns with those requests.

Commissioner Holtermann said he is struck by how far in excess the gatehouse and brick wall are. It strikes him how character changing it will be for this area.

Vice-Chairperson Hogan said that ARC also had some issues with the wall. There is nothing else like this in town. Vice-Chairperson Hogan said that the Staff Report says the development will enhance the vibrancy of the Village. He does not see how.

Chairperson Bush said that she lives across the street from the only other gated community in the Village. They can come into her development, but she cannot go into their community.

Mr. Elias said that the brick wall is going to be heavily landscaped, a whole tree row and ivy. The brick wall is also used to screen the amenities of the development which should be screened.

Commissioner Gall asked about the letter of credit.

Ms. Tennant explained that the utilities such as the water main and sanitary sewer main will be owned by the Village therefore a letter of credit is required to cover those improvements.

Commissioner Windon said he would like to see a discussion between the developer and Staff regarding the Park District fees and the lining of the sewer. He does not understand the variation for the gate house. He is concerned about the setback and car queuing caused by the gatehouse.

Commissioner Lee asked if there is any access for pedestrians at the gate. Mr. Elias said there is a pedestrian gate but access is limited to residents only.

Chairperson Bush said they are going to open public comment.

Terry Jennings, Executive Director of the Barrington Park District, addressed the Commission. Ms. Jennings said that she respectfully disagrees that this development does not have an impact to the Park District. The Park District provides opportunities that these residential communities do not have. The Park district has developed state of the art facilities including a pool that has amenities that the development pool will not have. The people that live in Claremont will want to come to the Park District. There is value to these homes because of the good Park District, good School District and good Library District in this community. Ms. Jennings said that she requests that the Village protects the Park Districts fair share.

Karen Daulton-Lange, Flint & Spring Creek Partnership and Citizens for Conservation, addressed the Commission. Some of the concerns that they have are with Flint Creek and it is a natural resource to this area. The developer is not proposing any enhancements to the creek. The creek is not in good shape, it is full of

buckthorn. Ms. Daulton-Lange said there is concern about the HOA maintains the streets and not participating in certain programs like "Salt Smart". HOAs do not always live up to the task that they were set-up to do. HOAs are only as good as the people running them. From a practical standpoint would like to see consideration for future maintenance of the stormwater management system. How is the use of salt on the private roadways going to impact Flint Creek. We need to protect our groundwater resources in the Village and surrounding area.

Ms. Daulton-Lange said she hopes that the Village can work out some cost sharing on the sanitary sewer lining. The narrowing of the streets can sometimes be good for traffic calming. Agrees with designing for the maximum amount of impervious surface possible because the ponds will be larger and be able to accommodate flooding events.

Melissa, Executive Director of Barrington Area Conservation Trust, addressed the Commission. I concur with the comments made by Karen Daulton-Lange.

Jim McGrath, member of the Environmental Advisory Committee, we have been discussing the implementation of solar. The orientation of most of the lots are east or west facing which is not conducive to putting solar on your roof. Will these homes be set up for the garages to have EV charging? The electric grid coming into the subdivision must be adequate.

Marty O'Donnell, 404 E. Hillside Avenue, addressed the Commission. Mr. O'Donnell said that he supports development. However, this development is very close to the center of town and is very walkable to the amenities of town. The developer is not addressing the street at all. This is our Main Street. They are addressing it by putting up an 8 ft. brick wall. It is very unfriendly.

Lisa Gent, resident of Oakdene, addressed the Commission. We should not be striving for less traffic than there was 3 years ago. The Middle School starts at 8:52 so the roads are clogged until 9:15. The gated community will send the wrong message once the new theater at the High School is built which will be available for the whole community to use.

Karen Phifer, resident of the Arbors, asked if the Village is participating in the demo of the Quaker building. Mr. Elias said they have not asked the Village for participation. MS. Phifer asked if they will be allowing golf carts in the community. Mr. Elias said they will be allowing golf carts in the community.

Ms. Tennant said she was not aware of that request and will need to confer with the Police Department about this request.

Joe Coath, 413 S. Cook Street. Mr. Coath asked if the exceptions from the R-5 District will apply to the houses. Very concerned about the precedence set by bringing in a wall/gated community. It is so close in proximity to our historic downtown and historic community. Mr. Coath said he would challenge the developer to think outside of the box to address the community. An 8 ft. wall is very opposing.

Chairperson Bush said that we did work hard to create the daylight plane requirement to stop houses towering over each other.

Craig Gunby, Barrington Hills resident. Mr. Gunby said that the traffic study is based on 2022 data. There is no reduction in traffic. There is an increase in traffic. There is a traffic problem on Main Street. The woodlands that boarder his property where the walking path is proposed there is a lot of invasive species, and it would not be an attractive walk.

Dennis Wen, Oakdene subdivision in Barrington Hills. Mr. Wen said his concerned with what is happening with Flint Creek.

Criag Ciaglia, 744 Highland Avenue. Mr. Ciaglia said his main concern is that there are a lot of rules that the resident of the Village have to abide by daylight plane, impervious surface, etc. Every single resident had to abide by these rules. Now what we are saying is that if you have enough money and power you can get those exceptions waived. This is a horrible message, and we need to understand who we are as a Village. We should not be giving these exceptions.

Leslie Haynes-Eiring, 825 Lill Street. Every concession that we make will become precedent moving forward.

Jack Schaffer, 820 Country Drive. What we have in Barrington is something very precious and very rare. It is the sense of community. So many aspects of our regulations have been compromised. The solution to a lot of these things is less density in this project. At a minimum, density should be reduced by 15-20%. I am not for gated communities in the Village setting.

Tom Burke. Quaker Oaks and PepsiCo used to have three entrances. That should be looked at.

Steve Baker, 1 Marmon Ln, Barrington Hills. They are not asking for R-5, they are asking for custom zoning. They are asking for an exception from every R-5 regulation. They can ask for all the exceptions that they want but you do not have to give it to them.

Vice-Chairperson Hogan made a motion to continue PC 25-01 to a date certain of August 12, 2025. Commissioner Windon seconded the motion.

Roll call Vote

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

6-0 vote. Motion carried.

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PC 25-03: Comprehensive Plan Amendment – Public Hearing

Vice-Chairperson Hogan made a motion to continue PC 25-03 to a date certain of August 12, 2025. Commissioner Lee seconded the motion.

Minutes

Vice-Chairperson Hogan motioned to approve the minutes of October 8, 2024. Commissioner Lee seconded the motion. Chairperson Bush declared the motion approved.

Vice-Chairperson Windon made a motion to adjourn at 9:02 p.m. Commissioner Windon seconded the motion. A voice vote noted all ayes. Chairperson Bush declared the motion approved.

Respectfully Ssubmitted,
Jennifer Tennant, Director of Development Services

Approved: August 12, 2025