

*Village of Barrington
Plan Commission Meeting
Special Minutes Summary*

Date: December 4, 2012

Time: 7:00 p.m.

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

In Attendance: Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
Todd Sholeen, Commissioner
Mike Ward, Commissioner
Jeff Anderson, Commissioner
Dan Hogan, Vice Chairperson
Anna Markley Bush, Chairperson

Staff Members: Kevin Kramer, Planner
Jennifer Tennant, Zoning Coordinator
Jean Emerick, Recording Secretary

Call to Order

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

Roll call noted the following: Harry Burroughs, present; Richard Ehrle, present; Dan Hogan, present; Todd Sholeen, present; Mike Ward, present; Jeff Anderson, 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.

Commissioner Ward stated that he was owner of a building in town that leases commercial and retail space and believes that it may be a conflict of interest. He recused himself from the meeting at 7:03 pm.

Chairperson Bush asked all of those wishing to speak to be sworn in.

New Business

PC 12-14: Barrington Village Center – Planned Development

Co-Applicant: AHC ERA HM, LLC.
900 Clark Street
Evanston, IL 60201

**Co-Applicant
and Owner:** Village of Barrington
200 S Hough Street
Barrington, IL 60010

Architect: HKM Architects
43 S. Vail Avenue
Arlington Heights, IL 60005

The petitioner, AHC ERA HM, LLC., seeks approval of a Special Use for Planned Development for the development of a mixed use project, retail and office components, and the consideration of exceptions from the Barrington Zoning Ordinance for site lighting, off-street parking, parking lot landscaping, signage, uses, building height, and door and window design relative to the development plan at the southwest corner of Hough and Main Streets in Barrington, Illinois. A Redevelopment Agreement with the developer has been approved by the Village to redevelop this site. The petitioner is seeking exceptions from sections 4.5-B, 4.10-5.G, 4.10-6, 4.11-16, 4.14-D, 4.16-A, 4.16-C, 4.16-D, 7.5-B, 7.5-J, 7.5-M.4, 7.5-M.5 and 7.5-M.10 of the Zoning Ordinance. The property is zoned B-4 Village Center District, located in Special Planning Area (SPA) number nine (9) and is part of the Village Center Tax Increment Financing (TIF) District. The site is also designated for Mixed-Use by the Village of Barrington Comprehensive Plan.

Mr. Bruce Reid, Vice President of AHC ERA HM, LLC, the developer, gave a brief overview of the project. The project consists of two primary buildings, a single story retail building (6,000 square feet) and another two-story (18,000 square feet) with retail on the first floor with office space above. The goal is to bring new retail into the downtown and to have a large continuous office space above that. It will have good parking and be close to public transportation. The traffic impact study by James J. Benes Associates was affirmative. There will be generously proportioned sidewalks, which will accommodate outdoor seating areas in three locations. There is a market for the product. They hold the land under a Ground Lease and they have a Redevelopment Agreement with the Village. Their legal rights to proceed with the project are contingent on a percentage of leased spaces. The project does not start until terms of the agreement have been met. They believe it will meet market demand on an economic basis.

Mr. Mark Hopkins, HKM Architects, said he gave an overview of the project. There will be two buildings on 2.7 acres. It will be psychologically friendly for the user. There will be three curb cuts, two along Main Street and one on Station Street. There will be loading areas next to

Building #1 and another on the south for Building #2. They do not know how many tenants they will have at this point.

Building #2 is split on the first floor with a walkway, so that pedestrians can enter through from the parking field and get to the store fronts. Both buildings will have four-sided fronts. The meters, service rooms, etc. will be in the back, but will be disguised.

There are grade differences across the property. There is a partial three-story option for Building #2. The tower element will change position from the two-story option to the three-story.

Building #1 will be multi-tenant. The grade falls away from east to west. Planters will help with grade transitions and also buffer pedestrians from traffic. Building #1 fits in with patterns already established in downtown Barrington.

Building #2 has façade bumps and alternates materials between brick and stone. Planters are used here also between curb and sidewalk. There is a pass-through for pedestrians from the sidewalk through to the parking lot. There are areas for outdoor dining and angled parking along Station Street. There is an entrance to the second floor offices in the back of the building from the parking lot. The alternate is for a partial third story for the northern wing. The southern wing remains at two stories. With the three-story alternate, the tower will be at the corner of Main Street and Hough.

Mr. Hopkins presented 3D drawings, section cuts, and aerial views. The roof they are proposing is a combination of flat and pitched elements. Mechanical units will not be visible from the street.

Commissioner Anderson asked with the three-story version, is it office only or is there an option for retail or a restaurant that may want to lease two or three stories.

Mr. Hopkins answered that option is not contemplated at this time.

Commissioner Burroughs asked at one point do they decide two or three stories.

Mr. Reid said it will be dictated by leasing. Then they will go through the building permit process. It will be based on the percentage leased. If they have enough leasing to support the three stories, they will put in for the three-story application. Once they decide to go ahead with the two-story, they will not go back to three-story.

Commissioner Hogan asked if the traffic flow and parking will be addressed by staff.

Mr. Kevin Kramer, Planner, said he will present that later.

Commissioner Ehrle asked why there is so much distance between Building #2 and the Miller Building.

Mr. Hopkins said that they had two curb cuts to get in. They pushed it as far as they could. They were hoping that Building #2 would stretch farther west.

Commissioner Ehrle asked what percentage of leasing would they consider before proceeding with the plan.

Mr. Reid said that they would at least reach those levels as agreed to in the Redevelopment Agreement and he was sure that their lender would also weigh in on how much space must be leased before proceeding. They are competing for larger tenants; they do not have many competitors in the market. There are many more places for smaller tenants to go. A retail tenant usually wants to see more of the finished building. Their lead time is not quite as long as an office tenant.

Commissioner Ehrle asked about a larger retail tenant, such as Staples that was in the Flint Creek Shopping Center.

Mr. Reid said that Building #1 will probably give them the largest space for one retailer at 6,000 square feet. It has its own parking field. Building #2 will probably seek more small retailers.

Commissioner Ehrle asked if they could draw on their experience in Evanston – will it be applicable for Barrington.

Mr. Reid said that development included a movie theatre. It was a much different project. Market Square in Lake Forest is more similar, though that was not their project.

Mr. Kramer reported that the developer is seeking approval of PC 12-14 Barrington Village Center Planned Development. It is a mixed use project, with retail and office components that will blend into the existing downtown. The development will have wide sidewalks with some outdoor seating. The site is at the heart of downtown. The Village signed a Redevelopment Agreement with the petitioner March 19, 2012. The petitioner is proposing two buildings, a one-story Building #1 and a two-story Building #2 with a three-story alternative. The Village owns the 2.7 acres of the site. Where the building will be situated will be ground leased to the developer. The parking lot will be owned and controlled by the Village. The petitioner proposes retail and office that will blend in with the downtown. It will be pedestrian friendly. There will be a Master Sign Plan with the Planned Development. The dumpsters will be enclosed. They will add more than 30 trees to the site, many of which will be a buffer from residential properties. The on-site lighting will match the existing the pedestrian acorn-shaped lights that are currently in the Village. There will be one light pole and one tree on each parking island. They are asking for several exceptions to the Zoning Ordinance.

4.5-B.1: In the B-4 District, decorative fences or screen walls in front or corner side yards shall not exceed three feet in height. The petitioner requests an exception to construct a four-foot brick wall along the Station Street lot line to ensure adequate screening of the parking lot from the residential properties. Staff is in support of this exception.

4.10-5.G: All off-street parking lots shall be illuminated. The level of illumination at any point in the parking lot shall not be less than one foot candle measured at the pavement. The petitioner is requesting an exception to keep portions of the parking lot below the required one foot candle illumination requirement to ensure that the illumination does not spill over or be too bright for the neighboring properties.

4.10-6: Where off-site parking is allowed as a permitted use, such off-site parking may be permitted, subject to the applicable regulations. The petitioner is proposing 25,403 sq. ft. of retail space which requires 127 parking spaces and 20,208 sq. ft. of office space which requires another 58 spaces or 90 spaces if the proposed third floor is added. This brings the required on-site parking to 185 spaces with the two-story building option or 217 spaces with the third-story alternate. The petitioner has an agreement with the Village whereby parking spaces on the site will be provided and maintained by the Village as a public parking lot, along with the use of the Village Hall parking lot, during non-peak hours. The petitioner requests that parking, off-site be a permitted use in order to meet the required number of parking spaces for the development. Staff is in support of the request.

Staff finds that collective/shared parking is best utilized in a downtown setting with a high density of mixed uses. The shared parking concept looks at the different uses and recognizes that the peak parking hours for the uses vary. J.J. Benes & Associates reviewed the parking and their report indicates that the two-story option's weekday peak parking space demand would total 141 spaces.

4.11-16.D-2: Landscape islands equal to at least 10% of the paved surface, shall be at least 300 square feet in size and shall contain at least two deciduous shade trees. The petitioner is requesting an exception to have landscaped islands in the parking lot that consist of 8% of the paved surface and islands as small as 216 square feet with the majority of the islands containing one deciduous tree. Staff is in support of the exception as eight islands are provided that are over 300 square feet with each containing one deciduous tree, as well as other landscaping. An additional five islands have landscaping but no trees, and are slightly less than 300 square feet. Only one tree is proposed in the islands because light poles would be placed on the other side of the island. Light poles will include banner arms and hanging baskets. Staff feels that with the

perimeter landscaping, in conjunction with the island landscaping, the lot will be adequately landscaped within the downtown environment.

4.14-D: Colors equal to or brighter than Chroma 10 in the Munsell color system shall comprise no more than 25% of the signable area of each sign. The petitioner requests an exception to increase the allowable color percentage outside of the Munsell color system to 50%. Staff is in support of the exception to allow an extra 25% of the signage to be a corporate color outside of the Chroma 10 Munsell color system. Corporate colors will be utilized on neutral backgrounds per the Zoning Ordinance and Master Sign Plan.

Table 4.16-A-1: Awnings should be fabricated of canvas on metal frames. The petitioner requests an exception to allow metal awnings for first floor tenants. Staff is in support of this exception as the design of the awnings will be shed style as required by the Zoning Ordinance. The metal awnings will allow for new tenants with corporate signage on metal awnings to come to Barrington. The ARC did not oppose the addition of metal awnings.

Table 4.16-C-1: Projecting signs may be no higher than sixteen feet or extend above the bottom of any second story window, whichever is less. The petitioner is requesting an exception to increase the maximum height of projecting signs from 16'-0" to 20'-4" on building #2. Staff supports this exception as 20' - 4" is at the bottom of the second floor window and is a logical location for a projecting sign.

Table 4.16-D-1: The signable area shall not extend above the parapet, coping, lower sill of the second story window or the height of 16 feet, whichever is lower. The petitioner is requesting an exception to increase the maximum height of all first floor wall signs to 22'-6" on Building #1 and 18'-6" on Building #2. They are also requesting an exception to increase the maximum height for second floor wall signs on the north and east tower elevations to 34'-7" for the two-story building or 46'-10" for the three-story alternative. Staff supports this exception with the condition that second or third floor signage be restricted to a single office tenant occupying at least 51% of the total leasable office space.

Table 4.16-D-1: One wall sign is permitted per first floor business with direct public access or per street frontage. The petitioner is proposing two wall signs for an office tenant which occupies at least 51% of the total leasable office space. The petitioner is also requesting an exception to permit one additional wall sign on the west façade of Building #1 and one on the northwest façade of Building #2 facing the right-in, right-out entrance drive. While second or third floor businesses are not allowed wall signage, Staff is in support of this exception as an upper floor anchor tenant could occupy a significant amount of office space in the downtown

and the location of the sign is in a logical space from an architectural standpoint. Staff is also in support of the additional wall signage on the west wall of Building #1 and the west wall of Building #2, as they both face entrance drives to the site with pedestrian access alongside each facility.

Table 4.16-D-2: Internal illumination shall be limited to individually backlit letters. The petitioner requests an exception to permit internally illuminated channel lit letters on the north and east facades. Staff is in support of individually mounted internally illuminated channel letters as the two facades face other commercial properties and there are several businesses in the Village Center which have internally illuminated channel letters.

7.5-B: The petitioner is requesting that all permitted uses in the underlying B-4 Zoning District be permitted with the addition of Parking, Off-Site, Taverns on the first floor, and Office, Medical/Dental above the first floor. The petitioner is also requesting underground or below-building parking be permitted if they choose to pursue it as an alternate. Staff is in support of these additional uses being permitted as they already are special uses in the District, with the exception of medical office, which is neither permitted nor a special use. The Parking, Off-Site use would allow patrons of the development to park in nearby public lots.

7.5-J.1: The third story shall be set back a minimum of eight feet from the principal plane of the second floor façade nearest to the front property lines. Additionally, the maximum height of a building with a 12/12 roof pitch is fifty-two feet. The petitioner is requesting an exception for the three-story alternative to extend to a height of 65 feet; an exception of 13 feet. The two-story option is 50 feet tall and does not require an exception. The petitioner is also requesting an exception from the eight foot setback requirement for the third story. Staff is in support of these exceptions as the design of the three-story alternate is such that the entire roofline is not 65 feet, just the tallest tower element, while the rest of the roof ranges from 43 feet on the flat roof portions to 55 feet at the ridge lines. Staff feels that the varied roof styles and heights are desirable and serve to break up the mass of the overall building. Staff and the ARC find that the 8 foot setback would not be desirable because it is not compatible with the historic load-bearing façade design in the vicinity.

7.5-M.4: Glazed curtain wall systems shall be limited to a maximum of 15% of any building façade. The petitioner is requesting an exception to have up to 31% of the façade on Building #1 be comprised of a curtain wall system and up to 25% of the façade on Building #2. Staff is in support of the exception and the ARC felt the design of the windows on the first floor was well incorporated with the rest of the building materials and did not have an issue with the additional percentage of the façade being a glazed curtain wall.

7.5-M.5: All windows on front, corner side, and access corridor façades, or serving public entrances, shall be wood or wood clad with aluminum. The petitioner is requesting an exception to permit aluminum doors within the glazed curtain wall system. Staff is in support of the exception and feels the retail window and door fronts are compatible with the design of the building. Only the first floor doors and windows will be aluminum while the second floor will be double hung, aluminum-clad windows.

7.5-M.10.a: On the front elevation a minimum 18 inch knee wall shall be required beneath glazing. The petitioner is requesting an exception to forego the knee wall and install glass windows to grade. Staff is in support of the exception and feels the knee wall allows flexibility for tenants to combine spaces and move doors without changing the design of the façade. The ARC felt a knee wall was not necessary with the design of the building. However, the ARC did recommend reconsidering the knee wall because the aluminum is not salt-resistant and will require significantly more maintenance than a brick or stone knee wall.

A Planned Development is a special use within the B-4 District. The retail and office spaces are consistent with Zoning Ordinance and Comprehensive Plan. It will be harmonious with general vicinity. The architects surveyed various styles of architecture in the downtown. The current site has access to public utilities. The Village is currently replacing the water main. It will be serviced by police and fire. There will be no additional burden to the School District. As the property values increase, additional revenue will be generated for the School District and other taxing bodies. It will create additional parking on the site. There will be more commercial activity and will attract more business to Barrington. The stormwater management improvements will serve the site.

The proposed plan will reduce the points of access from 13 curb cuts to 3. This will make the site safer. The plan will increase the value of the property. The property has been vacant for several years. The Village has marketed the property for a developer since 2005. There will be more employment opportunities. It will increase the daytime population. Staff is recommending that the Plan Commission recommend approval of PC 12-14 to the Board of Trustees.

Commissioner Burroughs asked about traffic. Was there any discussion with Mr. Miller, why did they not combine entrances.

Mr. Kramer said that early in the process, the Developer approached Mr. Miller about incorporating his property and parking into the development. At the time, there was no interest.

Commissioner Burroughs said there are a lot of exceptions. He proposed that maybe the ordinances should be changed rather than have to make exceptions all the time.

Chairperson Bush agreed with Commissioner Burroughs. She said they need to look at what the standards are and see what may need to change.

Commissioner Hogan asked about the left hand turn lane onto west Main Street. Is there 80 feet of stacking area? Will there be modifications to the parking on Main Street?

Mr. Kramer said that the parking will be restricted as it is now, but some of the spaces will be adjusted.

Commissioner Hogan asked will there be parking restrictions within the parking lot.

Mr. Kramer said there will be employer/employee parking permits designated for the southwest corner of the lot. All permit parking lots within the Village are free after 5 PM in the evenings and weekends for anyone.

Commissioner Hogan asked what would restrict someone from parking there and walking to the train.

Mr. Kramer said it will be restricted to three hour parking.

Commissioner Hogan asked about the taxing revenue that would possibly be generated.

Ms. Peg Blanchard, Director of Economic Development, said the underlying property will be owned by the Village. The leased parcels will be required to pay property taxes on the ground leased property.

Mr. Leo Morand, Gewalt Hamilton, said there is a left-turn movement for eastbound Main Street onto northbound Hough Street. They propose to maintain that eastbound, northbound left-turn movement and add a back-to-back left-turn movement into the site. The stacking distance is currently about 75 feet.

Commissioner Ehrle asked if there would be a traffic presentation. The report says that access to Main Street will operate at an acceptable level of service. There is already a backup trying to make a left turn off of Main Street onto Hough Street.

Tom Adomshick, J. J. Benes and Associates, said the existing roadway configuration has a two-way left turn lane that will be interrupted by the new driveway location. To the east will be the left-turn lane into the site. The left-turn lane provides storage for vehicles to turn into the site while they are waiting for a gap. The two-way left turn lane provides the opportunity for a vehicle that is exiting and turning left to move into the median when there is a gap eastbound.

This helps left-turn movement. When traffic backs up, there are options that help traffic to stop to let someone out. Signs or pavement markings would have to be coordinated with IDOT.

Commissioner Ehrle asked if there are any efforts to improve the intersection.

Mr. Adomshick said that at Hough and Main, IDOT will look at what parking is permitted. IDOT asked if right turn traffic will be added because of this development. IDOT will likely prohibit parking between right-out and right-in driveway on Hough Street.

Chairperson Bush asked will there be parking in front of Building #1 and will the restrictions across the street be unaffected.

Mr. Adomshick said yes, there will be parking in front of Building #1 and the parking across the street will not be affected.

Commissioner Anderson asked if there are other office categories that would increase traffic more than normal.

Mr. Adomshick said there are several categories for office parking. Most cases fall under general office. Medical office is more intense. Typically most office uses fall under the general office category.

Commissioner Sholeen asked if there would be special tags for office workers.

Mr. Kramer said they would need to buy employer/employee parking permits.

Commissioner Ehrle asked about Robertson building. What is the proposed use?

Mr. Kramer said they had Mr. Adomshick look at the projected use of the building. There would be a cultural or event center on the first floor and non-profit offices above. There are seven spaces now that were not counted into the supply on-site.

Commissioner Anderson asked concerning the perimeter parking in the Jewel lots, if all the spots along Applebee and Lake/Cook are considered.

Mr. Kramer said there are 48 spots. There only about 10-12 next to the Jewel that are not included. Of those 48 spaces, there are only about 11 – 14 spaces used regularly.

Commissioner Hogan asked about the agreement to use the Village lot for overflow. How many spots does this include?

Mr. Kramer said there are 46 spots in the Village lot. They can use it during the non-peak hours, evenings and weekends.

Mr. Reid thanked Staff for their work.

Chairperson Bush asked that the meeting recess for 5 minutes at 8:55 pm.

Chairperson Bush reconvened the meeting at 9:00 pm. She announced that the meeting will go until 10 pm. She does not expect to finish tonight. The next meeting will be December 11th at 7 pm.

Mr. Kramer clarified that the Redevelopment Agreement allows for parking in the Village lot on the weekends only, after 5 pm on Friday until the early morning hours Monday.

Mr. Fred Weinert, owner of 303 E. Main Street, distributed two documents to the Commission. Following the Zoning Ordinance, Chapter 11, he wanted to verify that notices were sent out.

Mr. Kramer confirmed that he has the green cards.

Mr. Weinert stated that Mr. Miller did not receive one. He studied the traffic report dated 8/12/12 from J. J. Benes. He noted some discrepancies in the dates. He noted that the study period during am and pm peak hours was done over only 15 minutes each period. It was done when schools were out. Peak traffic periods on Lake/Cook are influenced by the Metra commuters. The evening peak hour is 2:45 pm. There is less traffic in the morning. The study was done for 45,000 square feet, but the developer is asking to be considered for up to 75,000 square feet. It is not adequate to consider the larger plan. He wonders if there will be a policeman paid by the developer that will help to direct traffic if needed. He thinks that Station Street will be used as a way to escape the traffic on Hough Street. He thinks the traffic study is inadequate and should be redone.

He said the market study for the feasibility of the development should be prepared by an independent market research firm. He believes this has not been provided. There was a market study prepared by Blanchard Community and Economic Development Strategies and Goodman-Williams Group issued in June 2006. It recommended for the Village Center a commercial and residential development for a more active Village Center. The current project does not take into consideration the present office vacancies in Barrington. In the TIF plan, mixed use includes residential. He said a construction activities plan was not provided. He is concerned that the Miller property be protected. There are currently too many vacancies in the Village. He feels the project is for yesterday and does not reflect today. The market study is critical. He believes the TIF District is a detriment to the School District.

Mr. Michael Miller, 123 W. Main, is concerned that the project is not transparent. He has been in the community 43 years. The communication is disappointing. He thinks that it has been bulldozed through by a few that do not understand business.

Mr. Lane Moyer, 20800 Glengarry Circle, Deer Park, is concerned about the traffic. It is already horrible in this town. Parking also will be a problem. They are much below the required number of spaces needed for the square footage. He owns a couple of buildings in Barrington, 210 Cook Street, Egg Harbor, and 200 N. Northwest Highway. There are vacancies in office buildings all over town. Other communities, like Arlington Heights and Palatine, are thriving. They should be looking at residential.

Mr. Mike Rolfs, partner of Hamilton Partners, said they own the buildings on Hart Road. They have 200,000 square feet of office space at the Hart Road buildings, 60,000 square feet are vacant right now. Traffic will be an issue. Larger tenants will actually bring in more people. They should increase the parking ratio per square foot.

Mr. Bill Hartman, 1200 South Hough Street, said he likes this development. He prefers the two-story, because parking is a concern. Eventually there will be higher taxes on the property and more revenue in the long run. He thinks that traffic would be worse in residential. The development is unique and will draw in more businesses. It will make Barrington a destination for office space.

Mr. Paul Wells, broker/owner of Remax in Barrington, said his expertise is in residential. There is already too much commercial space available. Demand for residential is growing at an incredible pace. Office space is not needed in Barrington.

Ms. JoAnn Fletcher, 1189 N. Northwest, asked the Commission to think about the seniors living in this community that want to move out of their bigger homes, yet want to stay in this community. They do not have many options. We need residential in the downtown area. It does not look like there was cooperation between the Miller Store and the redevelopment project. It does not make sense.

Mr. Bob Kelleher, owner of the UPS store and a Village resident, is concerned about traffic and parking. His business depends on people being able to walk to his store. Cars often cannot get parking to go into his business. Residential uses fewer parking spaces than business for the same square footage. Barrington does not have the main streets to carry the traffic.

Mr. Ron Flubacher, 418 Valencia Avenue, is an architect that practices out of Barrington. He will come back to the next meeting and will have his equipment set up at the beginning of the meeting for his presentation.

Mr. George Vodin, Fancy Art NFP, 113 W. Main Street, wanted to applaud the Village for taking a proactive stance in redeveloping the Village Center. The plan will do well with the pedestrian traffic. His concerns are that there is a lot of vacant office space already. He is worried that they will not be able to fill the space. Staples was here and had to leave after three years. The second and third levels could be put to better use. In 1998, Hamelberg said that three times the revenue is raised from sales tax than from property tax. The emphasis should be

on retail. Retail has diminished over time. The project could reinvigorate the downtown. He wondered why there couldn't be a bi-level retail. An anchor store is what is needed that will pull everything together. He asked if the exhibits will be available on the website.

Mr. Kramer said that they are large and anyone can come in to look at documents. He will try to get some on the website.

Mr. Ron Flubacher asked concerning the Zoning Ordinance , toward Dundee is a BR zone that is addressed in the B-4 zoning District as requiring a special setback. He asked if that was taken into account. Main Street and Station are considered fronts for this property. When the B4 District is adjacent to a BR District the setbacks for the front are determined by the BR District. He thinks it is a setback issue.

Mr. Greg Summers, Director of Engineering and Building, said that the section he is referring to is in the BR District. It is B-4 to the northeast, south, and the Robertson House. It is if the individual lot within the Business District abuts, not if the entire District would abut.

Chairperson Bush asked if any other residents wished to address the Commission at this meeting. They will be coming back on December 11th. She entertained a motion to continue the meeting to December 11th at 7 pm.

Commissioner Sholeen moved that PC 12-14 be continued to December 11, 2012 at 7 pm. Commissioner Burroughs seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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Approval of Minutes

October 23, 2012

Commissioner Sholeen made a motion to approve the October 23, 2012 meeting minutes, Commissioner Anderson seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

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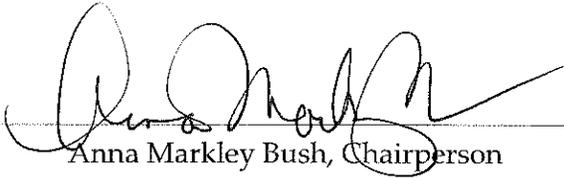
Planners Report

Mr. Kramer said that there is another case for the 11th also. It is an amendment to the special use of 106 N. Northwest Highway, the Shell station with the Hollywood empty space. The special use allows only a video store to go in that space. They have a new tenant and they want to split into two spaces. They want to change the zoning from B-4 to B-1 because it is along Northwest Highway. The packet will go out Friday.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Commissioner Anderson and seconded by Commissioner Sholeen to adjourn the meeting at 9:50 p.m. Commissioner Burroughs declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Markley Bush, Chairperson
Plan Commission