

*Village of Barrington  
Plan Commission Meeting  
Special Minutes Summary*

Date: December 11, 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  
Jeff Anderson, Commissioner  
Dan Hogan, Vice Chairperson  
Anna Markley Bush, Chairperson

Staff Members: Kevin Kramer, Planner  
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, absent (recused); Jeff Anderson, present; Chairperson Anna Markley Bush, present.

There being a quorum, the meeting proceeded.

Chairperson Bush said that this is a continuation of the special meeting from December 4, 2012, PC 12-14, Barrington Village Center. Chairperson Bush announced the order of proceedings and swore-in those wishing to address the Commission.

Chairperson Bush said they will be continuing public comment and closing public comment. The Village and Developer will give their response. The Commission will accept written comments as well.

Old 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. Ron Flubacher, architect and resident, 418 E. Valencia Avenue, handed out written comments to the Commissioners. He is speaking as an architect and as a resident. He has done 1,100 buildings in his professional career. He has lived in the Barrington area since 1953. Barrington has a feel to it that other communities do not possess. This project concerns him because of the scale. He believes it will have a negative impact on how downtown is viewed. He showed several slides of Barrington. Barrington is a two-story community at most. Last week he attended the ARC meeting and felt that they were not in favor of the three-story version of the redevelopment. He presented slides of a massing model of the buildings. He showed several street views with the proposed buildings. His concern is that it is massive compared to the buildings around it. He thinks that the floor-to-floor could be less. He has done buildings with 12 feet floor-to-floor. He does not think the heights or setbacks are appropriate. There is a 10 foot easement on the Hough Street side and he thinks the planters are in the state right-of-way. He is not sure they are permissible and should be addressed with IDOT. The development is too overwhelming. He presented another alternate for the

development with the parking in the front and the buildings setback in line with the Miller property.

Mr. Jerry Connors, former trustee, 130 West Lake Street, lives a block from the development. Anything we can do to bring more retail and foot traffic to downtown is a good thing. A new building for retail or office space is easier to fill when it is new rather than reconfiguring the old. This is a good thing for the downtown in Barrington. It was something as a trustee he had envisioned. One thing that was not noted on Mr. Flubacher's slides is that there is a 45 foot tall house, the old Barrington Realty House on the west side of the project. This changes the scale of things going down the street. It will be an improvement to what was there in the past.

Mr. Jack Schaefer, 820 South Country Drive, said he likes the project and the design of it. It is well thought out. The architects have broken up the mass in a good way. He likes the parking in the back. It has a small town feel. The two-story option is less imposing than the three-story. He is concerned about parking in both cases; the Village is allowing less parking than the code would demand. He asked that they approve two rather than three stories.

Mr. Greg Kveton lives in Grays Lake and has been coming to Barrington for over 10 years. He works in a building at 257 E. Main Street, GK Development. The development will cause the loss of one of their major tenants. The developer is in discussion with their tenant about moving into the proposed development. It would be a hardship for their company to lose this tenant. They take exception to the parking variance. They were required to pay \$80,000 into the TIF fund for their extra parking ten years ago so that a public parking improvement could be built at the train station. To date it has not been built. They would like the Plan Commission to consider the impact it will have on the existing business owners in Barrington.

Chairperson Bush asked Mr. Kveton why their tenant is leaving.

Mr. Kveton answered that they haven't been notified that they are leaving, but have heard that they are in discussions with the developer of the proposed redevelopment. This tenant is approaching the end of their lease term.

Mr. Bob Kenny, attorney for Mike Miller, 70 West Madison in Chicago, said the Commission should seriously take into account, that this new development will be impacting existing landlords. The shadow study and changing the massing along Main Street depicts the problem he has with the plan. Mr. Miller's new position on Main Street is similar to what existed before the buildings came down. He believes that they are recreating the old problem. Deerfield did the same thing and still has the same inherent problems. He thinks the buildings should be setback on either side of the Miller property. They should look at the impact they are going to create along Main Street.

Mr. John Schnure, 224 Orchard Road, North Barrington, has been a real estate broker for 25 years and in the banking business for 40 years. The demand for office space is zero. In the

Barrington area there is a 25% vacancy rate right now. There is a disadvantage with this property in that it is in Cook County, where the tax rates on office space are 40% higher than Lake County. The real estate market in Arlington Heights and Palatine is driven by residential. The developers will be lucky to fill the retail space and will never fill the office space. On the banking side, the developer has a walk-away agreement until March of next year. No bank will finance a development without pre-leasing. He would like to see the financial feasibility.

Chairperson Bush said that finances are not in the purview of the Plan Commission. He should address these comments to the Village Board.

Mr. Schnure said he has dealt with other developments built on gas stations. The cost of cleaning up the site is over \$700,000. They will also need approval of the EPA.

Mr. Kramer said that it has all been done and remediation is part of the redevelopment. The Village has a "no further remediation" letter from the EPA if Mr. Schnure would like to come in to look at it.

Mr. Steve Yonover, attorney for The Barrington Commons at Cook and Hough Streets, said that since the downturn in the economy, occupancy at the Barrington Commons has gone from 90% rented to 50%. They have remodeled the facility. If the new site will be all retail, it will impact their center. It could put the owners out of business. It may be a good idea to put residential in the new development.

Ms. Karen McCarthy, 142 W. Station Street, which is adjacent to the development, is an architect by trade. She agrees that the two-story with the parking requirements is a better way to go. Barrington was a Victorian small community, which had a vertical element. She does not think the massing will be a problem because it can be broken up visually. She believes that some of the comments about the zoning in the B-R may have been incorrectly stated. She wants to see a finished project there. There is not a perfect solution. It is a free country and tenants have free choice. Much of Barrington Realty is obsolete, which is not desirable to new tenants. We need to move forward. There should be a compromise with Mr. Miller, possibly more signage, but she does not think the streetscape should be setback to his property line.

Mr. Jim Magnanenzi, 120 Cold Spring Road, has lived in Barrington for 31 years and is in commercial real estate, leasing office and retail. Mike Bremonour, a Barrington builder, 332 E. Washington Street, wrote a letter that Mr. Magnanenzi read. Barrington has charm and old neighborhood appeal. Much is within walking distance from his home. Recently he attended a symposium in New York, which discussed the new urbanism for walkable, bikeable, and environmentally and socially friendly communities. He believes he lives in such a community. He is tired of hearing why can't we be more like Arlington Heights and Palatine. He does not think we need more office space. We need new affordable housing that attracts our grown children and visitors. Mr. Magnanenzi thinks that retail won't bring shoppers. The opposite is true. Without housing, retail will not come; people come first. He is looking for tenants for his

clients. He thinks the developer is an extension of the Village Board. In speaking with others, they confirmed that the developers were good people. He does not understand why they would do this project. Business people know that it will not work.

Mr. Michael Kozel, 1189 S. Northwest Highway, has the same concerns as the other speakers. He thinks the project has a lot of holes. He is concerned about the engineering, the grade changes, and on-site retention and detention. The project pitches toward Station Street. The drainage will funnel down to the one in and out on Station Street. With 2.7 acres of water, it will be a river onto Station Street with enough force to carry away children and dogs. This needs to be addressed. They also need to look at the market. There are already 30% vacancy rates. Market should dictate what will work.

Mr. Fred Weinert, 303 E. Main Street, said he has developed commercial properties in Barrington since 1984. Their tenants came from outside Barrington. He distributed written comments to the Commission. He believes there is a conflict of interest. The Village has put the Staff in a difficult position. The Village is a co-applicant on the submittal. Staff cannot be objective in this situation. It needs to be looked at from an ethical standpoint. There are at least 22 variances to the Zoning Code. Staff recommended that all the variances be considered. Someone needs to manage the Redevelopment Agreement. The developer is aware it will have to comply with zoning and other codes and ordinances of the Village. Why do they still not know if it is two-story or three-story? What is this project? The Redevelopment Agreement has thresholds that have to be monitored. At the ARC meeting on December 6<sup>th</sup>, the developer said Building #2 will be either 37,000 square feet as a two-story or 47,000 square feet as a three-story. There needs to be one project specifically designed in order to manage the Redevelopment Agreement. The Village is in good shape thanks to the business district. TIF has been successful, even without this project, because of Village investors.

Mr. Bill Hartman, 1200 South Hough Street, has 5 acres and is on a well. Within the last ten years the well went dry. Having more people is a risk to the water table; it is an argument against high density housing. He likes the open feeling of the setback presented by Ron Flubacher. He likes the concept of the project because it is low density and does not burden the water supply. He also has a concern about the parking.

Mr. Paul Wells, owns Remax in Barrington, thinks this is a very good looking project. He presented a slide that indicated that Cook Street Plaza has no rentals or properties for sale. The residential market is turning. He showed slides of homes for sale in Barrington. The demand for residential property is not being considered with this project. Office space in Barrington has never been in less demand.

Ms. JoAnn Fletcher, 1189 S. Northwest Highway, said she met with Michael Schubert, a community development strategist. He said that the key challenge for communities is revitalization for a competitive market and the solution at this time is to put in residential areas. She advised that the Commission not approve the redevelopment as it stands now.

Chairperson Bush closed public comment. She turned it over to the Village, to be followed by the Developer.

Mr. Kramer, Planner, said that there is one more exception regarding off-street parking in the B-4 District. The ordinance allows parking in the B-4, only in the rear yards. The site is unique in that there really is no rear yard due to the triple street frontage on Main, Hough, and Station Streets. Since the petitioner needs to provide parking, Staff supports the exception to locate parking to the apparent rear yard. He would like to address a few of the comments that were made. It was mentioned at the last meeting, that Mr. Miller did not receive the notification of the public hearing. For the record, the Village has the signed green card proving that he received it. Mr. Weinert also spoke of several items that were not submitted. They were not submitted as part of the preliminary submittal, because they were waived by the zoning official. Many of those items (the traffic impact study, the independent market study, financial information) were addressed in the Redevelopment Agreement or during negotiations for the RDA and did not need to be resubmitted with the Planned Development application.

Commissioner Hogan asked why the requirement for the independent market study was waived.

Mr. Kramer said it was discussed as part of the RDA and much of the leasing will need to be finished before they can start construction on the project.

Commissioner Hogan asked if the independent market study was just for the feasibility of the intended use of the parcel or would it also address impact on the general community?

Mr. Kramer said the independent market study has partially been conducted and statistics show that there is an 11% office vacancy rate, not 25% that has been cited by one of the commentators. Barrington is actually doing better than the entire northwestern suburbs, which are at 21%. The feasibility of this project shows that the market will absorb what the developers are proposing. Of the retail, 70% will be leased before the development goes forward.

Mr. Kramer said that Mr. Weinert also referenced the traffic report. The traffic report was reviewed at 66,000 square feet this summer. This was assuming that Building #2 would be a full three stories, but the third story will not encompass the entire footprint. The two-story option is roughly 45,000 square feet. JJ Benes issued an addendum to the memo based on the new drawings. The Village has no plans for an officer to direct traffic on or near this site because the traffic study did not indicate that it will be needed.

At the last meeting, Mr. Kelleher (UPS Store) stated that he was concerned about parking and that people were unable to find parking in front of his business. Mr. Kramer said that typical downtowns do not have 100% of their required parking in front of the site. Retail and office parking requirements are based on square footage where residential is per bedroom.

Several comments were made regarding traffic on the site. Prior to the area becoming vacant, there was traffic to and from the various properties. The traffic study does not compare to the vacant site, but when the buildings were in use.

There is office vacancy in the Village, but it is actually only 11% for the entire Village. This is using the same CoSstar database. That data comes from November 28, 2012. The 25% only included the buildings that had vacancies, not the entire rentable space, and therefore did not accurately represent the vacancy rate in Barrington.

The proposed office space will be new Class A office space that is not available in the Village Center within walking distance of the train station. It will increase daytime population. It will be a different tenant than out on Hart Road.

Mr. Kramer mentioned that Mr. Flubacher said the exceptions are numerous. The Village grants exceptions in order to benefit the community. The petitioner is asking for 16 exceptions from the Zoning Ordinance. Cook Street Plaza was granted 11 exceptions. Wickstrom has 10 exceptions. It is not uncommon to ask for exceptions.

Regarding the Hough Street easements and right-in, right-out curb cuts, IDOT has given their preliminary approval. Staff has been working with the developer on the 10-foot easement along Hough Street, so they made the sidewalks wider. Alternate site proposals could have been submitted earlier when the RDA was being heard. It was discussed then and there were public hearings on it. The RDA is not in the purview of the Plan Commission to discuss and is not part of this public hearing.

Mr. Kramer said that Mr. Kozel wanted engineering testimony. Gewalt Hamilton addressed the stormwater concerns. They believe the water going to the Kilgoblin storm sewer will be enough for the site.

Mr. Kramer noted for the record that the Village received two letters from Colleen Schubert and Casandra Savard that will be placed with the file.

Mr. Mark Gershon, special counsel for the Village of Barrington, wanted to clarify the two different percentages that were being mentioned. The RDA states that the Village has the right to terminate if there are not letters of intent for at least 50% of leased parcel improvements within one year of execution of the RDA. The other, at least 70% of letters of intent must be received before filing permitting documents.

Mr. Kramer said that when the Shops of Flint Creek was approved, there were three different plans proposed and submitted. Then when Heinen's moved in, they added 10,000 square feet.

Commissioner Ehrle asked about the absorption capability of the office space in the market study. Does it indicate the need for the two-story or a three-story?

Ms. Peg Blanchard, Director of Economic Development for the Village of Barrington, said that this project is market driven. If the Developers cannot obtain 70% of the leases for office space, the project will not move forward.

Commissioner Ehrle asked if the independent market study looked at other land uses.

Ms. Blanchard said when they were interviewing developers, most of the projects were for office or retail. Residential was not proposed at that time. There was a previous project in 2007 which had a residential component that did not go before the Plan Commission because of the downturn in the market.

Commissioner Burroughs said that as the market seems to be turning around; maybe residential should be looked at again.

Chairperson Bush said she thinks that is a good question for the developer. She asked if the planters in the parkway issue has been resolved with the state.

Mr. Kramer said that it has been approved with IDOT.

Chairperson Bush asked about the relocation of tenants as stated in the RDA.

Mr. Gershon said there are restrictions regarding the relocation of tenants. The most critical are that for five years after the initial occupancy, a lease to a business that is relocating within the Village is not permitted unless they are expanding their square footage by at least 30% or in order to keep the business from leaving the Village. For the office component, at no time may more than 60% of the net rentable square footage be occupied by businesses that relocated from other spaces within the Village unless they are expanding by at least 20 % or that the new space is more necessary to provide a more marketable space or to keep the business within the Village.

Chairperson Bush asked Mr. Kramer when do they have to make the two or three story election.

Mr. Kramer said before they start the construction drawings.

Chairperson Bush questioned whether they were asking the Commission to approve it in the alternative.

Commissioner Hogan said that office developments are putting more people in smaller spaces because of economics. He asked if this issue had been addressed

Mr. Tom Adomshick, JJ Benes, said the parking rates that were used were taken from a publication issued within the past two or three years, which would be the most current data available.

Commission Burroughs asked about the overlap of parking. Is this normal practice?

Mr. Adomshick said that is called shared parking methodology. Different land uses hit their peak at different times of the day. If you use the standard village zoning requirements, you are combining the peak for all the businesses at the same time.

Commissioner Anderson commented that sometimes we forget what used to be there and the traffic generated by the uses. Will the traffic be significantly different?

Mr. Adomshick said that during the morning peak hour compared to the prior land use (September 12<sup>th</sup> study, which was based on a full third story not partial), it would generate about 14 more trips and in the evening 115 more trips. These trips will not be all going in the same direction. The difference in the trip generation varies with the two-story option to the full three-story (19 less trips in the AM and 30 less trips in the PM).

Commissioner Hogan asked about traffic and parking analysis, it is based on the use? Is it where everyone is driving to the site?

Mr. Adomshick said that the analysis was a conservative worst case scenario, all automobile. It does not take into account train users or residents walking.

Commissioner Ehrle asked if they analyzed the use of the Village and Jewel parking lots.

Mr. Adomshick said yes they did, but just the perimeter of the Jewel lot, which is signed public parking. Typically there are 40 to 45 spaces available. The demand in the worst case is 50%, but is usually about usually 5%.

Chairperson Bush recessed the meeting for five minutes at 9:21 pm.

Chairperson Bush reconvened the meeting at 9:26 pm.

Mr. Bruce Reid, AHC ERA HM, LLC. , 900 Clark Street in Evanston, thanked the Commission and those that offered comments. The Village assembled the site to make a viable project. The Village looked at several proposals. AHC ERA HM LLC. was selected and they are the largest retail redeveloper in the US. They have developments in Denver and Evanston. They focus on office, retail and multi-family, apartments as well as condominiums. Their credentials are in order for the types of uses on the site. They chose offices on the upper floors because of the site's attributes and amenities that are scarce, such as proximity to the Metra, ample free parking, the existing retail mix, retail food, and new office development with luxury features.

They saw little competition. If a tenant required 9,000 square feet, they only have one choice presently, which does not provide walking amenities. There are walk scores that use an algorithm based on the amenities close by. This site has a score of 80, which is remarkable because at present there is nothing on the site. Market Square in Lake Forest is 85. His Evanston office has a score of 97. A tenant who wants a high walk score expects to pay for it and is not satisfied with a less walkable location. There is a large premium for these amenities. They will deliver a product that does not have direct competitors. If they do not secure the tenants, it will not go. He thinks that food retail will perform well. In the downtown they need something distinctive, which people will enjoy visiting. The hard edge along the street is the way most downtowns were built. Outdoor dining and gathering spaces will activate the area. They did not choose to build residential because they would need 65 – 70 units, which would require 100,000 square feet and would have been a larger building. They are proud that they were selected. They hope for the unanimous support of the Commission.

Commissioner Anderson asked if the design of the office space is something newer to smaller towns like Barrington.

Mr. Reid said that most suburban offices are set out apart from the downtown. There are not many newer office spaces in the downtowns. The inside has to function. It has to be a place where they can do business with others. It takes more to adapt an older structure to new uses.

Commissioner Hogan asked where they stand on leasing the office and retail now.

Mr. Reid's partner, Peter Rusnick, is working on retail. They are both working on office. They are negotiating with tenants and he feels like this should be discussed in closed session. Once they are through the Plan Commission, they will get a boost in leasing.

Commissioner Hogan asked about the comments from Barrington business people that their tenants are being solicited and recruited.

Mr. Reid said although they are not prohibited from calling a tenant, they have not called any tenant in Barrington. If they have talked to a tenant it is because the tenant has called them. They are in compliance with the Redevelopment Agreement.

Commissioner Hogan said he is trying to understand the impact of what is already in place, such as The Arboretum and Deer Park. Based on their experience, what happens to the surrounding area?

Mr. Reid said as it relates to the retail and has been their experience in Evanston, they have to use a high percentage of high credit tenants. The first generation should be national tenants. They need to offer things that are not in the malls. The nationals bring in customers that then shop the local retailers. The Commission's endorsement will help them lease their space.

Commissioner Hogan said there has been concern of the mass of the third floor in the development as well as traffic and parking. Are they comfortable proceeding as a two-story development?

Mr. Reid said based on what they know right now, they need the opportunity for the third floor. So his answer would be no. He is not sure what Peter Rusnick would say about it. There are the economies. Their strong request is that they need the opportunity to do the half floor if they can. It could change, but they need the potential. The architectural element (the tower) is 65 feet high, the majority of the third floor is at 55 feet, the Zoning Code is 52 feet. They are only asking for a 36 inch variance. The trade off is that the Village will be getting other amenities.

Commissioner Burroughs said there is a lot of concern about getting tenants from other areas of the Village. He asked if the redevelopment may be drawing too much from what is already in the Village.

Mr. Reid said there are tenants in the Village that would fit in well into the project. The space to accommodate those tenants is scarce in the Village.

Commissioner Burroughs said he is hoping they will bring tenants in from out of town.

Mr. Reid said of the two biggest users that are looking at the property, neither is here presently.

Commissioner Burroughs asked that if they don't get the larger tenant, will they be breaking up the spaces.

Mr. Reid said that would be correct, but they prefer the larger tenant, it would be better for them.

Commissioner Burroughs asked if the project is successful, what does it do to draw people to live in town.

Mr. Reid said he does not think it would move the housing demand greatly.

Commissioner Ehrle asked if they have a mix of retail space that they will pursue.

Mr. Reid said it is a flexible mix right now. They would like two or three food users and other non-food users, some offering only goods and others goods and services.

Chairperson Bush asked if the Commission was ready to make a motion. She said there was one additional exception.

Mr. Kramer said in the Zoning Ordinance that parking is only allowed in the B-4 in the rear lot. This is granting an exception, because technically Station Street is a front. The design of the property orients toward the back.

Commissioner Hogan moved and Commissioner Anderson seconded to approve PC 12-14 subject to the exceptions listed in the Staff Report, the additional exception of front parking on Station Street, and based upon the findings of fact as recommended by the Staff, for a Special Use for Planned Development for the development of a mixed use project, retail and office components relative to the development plan at the southwest corner of Hough and Main Streets in Barrington, Illinois.

Commissioner Burroughs said that something in the motion should refer to the two or three story versions. Is there thought of limiting it to one or the other?

Commissioner Hogan is concerned about the mass and scale of the three-story option. He is concerned somewhat about the parking and traffic. He is confident in the analysis and believes a fair number of users will be walking from the train or surrounding areas.

Commissioner Anderson is comfortable with the flexibility. There have been good comments from the public. We want people to come to downtown and the developer thinks the best opportunity would be with the extra 10,000 square feet. He believes this project could be a catalyst for growth in other areas in Barrington. There was concern about the Garlands. It is a beautiful building that serves the community in a positive way. Change is hard and it is difficult to envision. He will support the flexibility.

Commissioner Ehrle appreciates the input from the public. They had open hearings with the residents for the Comprehensive Plan, and residents were not concerned about three stories. He is not concerned about the parking issue. Retail is big on Saturdays and Sundays, but that is not when the offices will be using it. The Village can live with this combination of uses.

Commissioner Burroughs is okay with the parking. He personally does not care for the three-story. He likes the streetscape and the wider sidewalks. Overall, he is happy with it.

Commissioner Sholeen said he has heard it all different ways over the years. He is not sure that there is a need for residential. We finally are turning a corner in this community. We have nice restaurants. He thinks we need more retail. It is a good project and he does not have a problem with the three-story.

Commissioner Hogan said he appreciates the public comment. He does not think they represent the community as a whole. Many of comments were from those that have an interest as lessees of retail and office space. He sympathizes with their comments. The Commission does not look at the economics, except for the Village as a whole. The empty lot is not an alternative. Since he is not an expert, he has to trust the expertise of the Staff and the Developer.

He hopes that the project will benefit the entire community and that it will attract users to the center of the Village. He will support the project.

Chairperson Bush thanked the Staff, the residents, and the Developer. The Village assembled the property and the Developer is taking the biggest risk. Many projects have had rocky starts, but have turned out beautifully. She is happy with the look of it. It retains the small town look. It is not a full third story. She understands the economics and supports the project.

Attorney Bateman suggested that a "recommended findings of fact" be added to the motion.

This was accepted by Commissioner Hogan and Commissioner Anderson.

*Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, recused; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.*

Mr. Kramer said that it will go to the ARC on Thursday, December 13th and to the Village Board on Monday, December 17<sup>th</sup>.

Mr. Kramer said that the Commission also has to amend the Plat of Subdivision for the Barrington Village Center.

Commissioner Burroughs moved and Commissioner Sholeen seconded it to accept the amended Plat of Subdivision for the Barrington Village Center.

*Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, recused; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.*

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#### New Business

Commissioner Sholeen moved and Commissioner Burroughs seconded it to continue PC 12-15, 106 N. Northwest Highway, Planned Development Amendment to January 8, 2013 at 7 p.m.

*Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, yes; and Chairperson Bush, yes. The vote was 6 – 0; the motion carried.*

#### Approval 2013 Plan Commission Meeting Schedule

Commissioner Anderson made a motion to approve the 2013 Plan Commission Meeting Schedule, Commissioner Sholeen seconded the motion. A voice vote noted all ayes, and Chairperson Bush declared the motion approved.

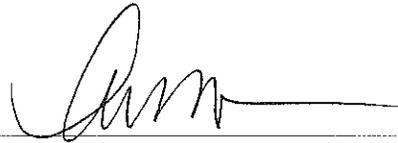
Planners Report

There was none.

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 10:35 p.m. Commissioner Burroughs declared the motion approved.

Respectfully submitted,  
Jean Emerick

A handwritten signature in cursive script, appearing to read 'Anna Markley Bush', written over a horizontal line.

Anna Markley Bush, Chairperson  
Plan Commission