

*Village of Barrington
Special Plan Commission Meeting
Minutes Summary*

Date: May 7, 2014

Time: 7:00 p.m.

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

In Attendance: Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
Jeff Anderson, Commissioner
Dan Hogan, Vice-Chairperson

Staff Members: Jennifer Tennant
Greg Summers
Jean Emerick

Call to Order

Vice-Chairperson Hogan 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; Jeff Anderson, absent; Chairperson Anna Markley Bush, absent.

There being a quorum, the meeting proceeded.

Vice-Chairperson Hogan announced the order of proceedings and swore-in those wishing to address the Commission.

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New Business

PC 14-03: Barrington Village Center SUPD Amendment

Owner: Village of Barrington
200 S Hough Street
Barrington, IL 60010

Developer: Arthur Hill & Co.
900 Clark Street
Evanston, IL 60201

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

The Petitioner (AHC ERA HM, LLC) seeks approval of amendments to the existing special use planned development Ordinance No. 12-3731 for the purpose of authorizing the construction of two one-story buildings as a potential alternative to the two- or three-story building previously approved. No modifications are proposed to the previously approved site plans or corresponding exceptions.

Mr. Bruce Reed and Peter Rusnick of AHC ERA HM, LLC, the developer, were present to answer questions. They are requesting approval of a variation to the Barrington Village Center. The changes are motivated by the fact that they have a solid retail and restaurant array as ground floor tenants. They are also seeking flexibility for a rooftop restaurant deck on the Main Street frontage. It is essentially the same foot print.

Mr. Mark Hopkins, HKM Architects+Planners, Inc., representing the developer, presented the site plan. The only change is that they have removed the second floor from Building 2, which is split by a pedestrian passageway, so they now have Building 2A and 2B. They have presented this to the ARC. All remains the same, the site design, plan shape, landscape plan, and tower element.

Ms. Tennant said that this will take the development to about 25,000 sq. ft., just one story for all three buildings. The developer is asking for the flexibility to have this as an addition to the original approval, not instead of the original approval. Then if they are to get additional tenants, they can still take advantage of the two-story option. With only one story, there will be more parking available than what is required. The additional parking will help to accommodate the White House functions. There are no changes to landscape, site plan screening, signage, or lighting plans. The parking lot will still be owned and operated by the Village. Staff finds that it meets all the special use standards and recommends approval.

Commissioner Burroughs asked about the option to do the one-story, keeping open the two-story option. Will they want to add a second story later?

Mr. Reed answered no, they would not add a second story later. They have a solid retail array and they have ongoing office negotiations. They don't know if the office negotiations will come through in order to meet the start date. If the office catches up, then they wish to have the flexibility to accommodate it.

Commissioner Burroughs asked about the timing to start the one-story retail.

Mr. Reed said their plan is to file for permits in late summer. They are ready to go with the retail. On the Main Street building with no second floor, they are looking for the flexibility to put a rooftop deck for a main floor restaurant tenant.

Commissioner Sholeen asked on which building would the rooftop deck be.

Mr. Reed said it would be on Building 2A.

Commissioner Sholeen asked which building they would be starting on.

Mr. Reed said they plan to begin all three at once.

Commissioner Ehrle asked about the mix of retail and restaurants.

Mr. Reed said they will have more fast casual restaurants because they will have plenty of parking. Food is predominant, and they also have technology, apparel, and service retailers.

Commissioner Burroughs asked if any of the vendors would need liquor licenses.

Mr. Reed said yes, which seems to be the trend.

Vice-Chairperson Hogan opened the meeting to public comment.

Mr. Curt Moore, 1501 Lake Shore Court, said he wants to see the development in the center of Barrington. He fully supports that the Village gets on with it.

Mr. Mike Kozel, 1189 S. Northwest Highway, said the Village has probably 17 - 18 million dollars invested in this site. We are only getting a strip center. Barrington has plenty of retail space. The Ice House Mall is vacant. What is the Village getting out of it? We will not get any TIF benefit out of it. The Village should just establish a park for the residents to use.

Mr. Ron Flubacker, 418 Valencia Avenue, said he knew it would fail as office space. A lot of time has been wasted. 25,000 sq. ft. is a nothing building. This is a prime site in downtown Barrington. He asked what the School District will get out of the tax bill.

Vice-Chairperson Hogan said that issue is outside of the purview of the Plan Commission. They are looking to see if this project meets the criteria for a Special Use.

Mr. Flubacker asked if the developer has agreed to build all three buildings at the same time. Several years back there were proposals for residential on this site. If they had done that, the interest would be overwhelming. Filling the Redevelopment with retail will not be an issue, but vacating other spaces will be. He distributed a written statement to the Commission.

Mr. Jim Magnanensi was sworn in. He said this is the last major parcel in downtown. It is a disaster. Residential would bring in \$2.5 million. It is a waste of land and the tax payers' money. Barrington needs more affordable residential. Luxury residential will push out the minorities.

Mr. Lane Moyer lives in Deer Park and owns a couple of properties in Barrington. Barrington has one shot to develop this property. The economy has been tough, but is getting better. He encourages the Plan Commission to look at whether this is the right project. It will take business from other parts of the Village. The Village offering the land for free puts other business owners at a disadvantage.

Dr. JoAnn Fletcher, 1189 S. Northwest Highway, said the Village should take this opportunity to step back and think about the possibility of residential above. What is the best way to utilize the land?

Vice-Chairperson Hogan closed public comment.

Mr. Reed said he appreciates the interest in the site. It is a great site for residential but not the only site. It is the only retail site that is as good as this. There are other places that are almost as good for residential. It is quite expensive to do a retail/residential combination and the rents would be quite high. A residential-only project – the densities required would be offensive to the Village ordinances. A seven-story building is what they would need to make it profitable, and they would need a parking deck or underground parking. This is a great retail and office space. It will draw activity to the downtown.

Commissioner Burroughs asked if TIF is applicable to residential

Ms. Tennant said that it can be done in the TIF District.

Commissioner Ehrle asked if there was a demand for residential as part of the process.

Ms. Tennant answered that this is the project that the developer brought to the Village. This developer was selected, so this is the proposal that we have gone forward with.

Vice-Chairperson Hogan reminded all that what is before the Commission is a request for an amendment for a previously approved project. The Commission is to decide if this is an acceptable alternative to what was approved. They do not have authority to pull a prior approval. The choice is to grant the alternative iteration or not.

Commissioner Burroughs said they can approve the amendment or not.

Ms. Tennant said the original approval would still be in place.

Commissioner Ehrle said it is his experience is that it is synergistic that one development should have a positive impact on other properties. The solutions are not simple. A combination of retail and food is more inviting to the downtown.

Vice-Chairperson Hogan said that there was concern about mass relative to other buildings in the downtown. This iteration is much better from that standpoint. It is in keeping with the character of the Village. The extra parking is a good thing, also for the other adjacent businesses. If they were considering putting a seven-story residential building, there would be many more concerns. People like the character of the area, and they like that it is not like Palatine or Arlington Heights.

Commissioner Burroughs said he would like to see residential, too. But when they redid Lipofsky's, it was not a success.

Commissioner Sholeen moved and Commissioner Ehrle seconded the motion to approve PC 14-03, amendments to the existing special use planned development Ordinance No. 12-3731 for the purpose of authorizing the construction of two one-story buildings as a potential alternative to the two- or three-story building previously approved.

Roll call Vote: Mr. Burroughs, yes; Mr. Ehrle, yes; Mr. Hogan, yes; Mr. Sholeen, yes; Mr. Ward, absent; Mr. Anderson, absent; and Chairperson Bush, absent. The vote was 4 – 0; the motion carried.

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Ms. Tennant said it will go to ARC on May 8th for final architectural review and to the Village Board on May 19th for final consideration.

Planners Report

Ms. Tennant reminded the Commission that there is a meeting scheduled May 13th.

Approval of Minutes

April 22, 2014

As there were not the appropriate Commissioners present to approve the April 22, 2014 minutes, they will go to the May 13th agenda for approval.

Adjournment

There being no further business to come before the Commission, a motion was duly made by Vice-Commissioner Burroughs and seconded by Commissioner Sholeen to adjourn the meeting at 7:50 p.m. Vice-Chairperson Hogan declared the motion approved.

Respectfully submitted,
Jean Emerick



Anna Bush, Chairperson
Plan Commission