11/26/25

VILLAGE OF BARRINGTON

ORDINANCE NO. 2025-4575

AN ORDINANCE AMENDING ORDINANCE NOS. 2005-3252, 2008-3468, AND 2023-4283 WHICH ORDINANCES PREVIOUSLY GRANTED A SPECIAL USE FOR A MIXED USE PLANNED DEVELOPMENT AND AMENDMENTS THERETO FOR THE SHOPS AT FLINT CREEK PLANNED UNIT DEVELOPMENT

(RE: PC 25-08: Property Owner: MD8 Barrington, LLC
Petitioner: Ultimate Ninja Academy Barrington, LLC
For the Property at 500-530 N. Hough Street)

ADOPTED BY THE

CORPORATE AUTHORITIES

OF THE

VILLAGE OF BARRINGTON, ILLINOIS

THIS 15 DAY OF DECEMBER, 2025

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Illinois, this 15 day of DECEMBER, 2025

ORDINANCE NO. 2025- 4575

AN ORDINANCE AMENDING ORDINANCE NOS. 2005-3252, 2008-3468, AND 2023-4283 WHICH ORDINANCES PREVIOUSLY GRANTED A SPECIAL USE FOR A MIXED USE PLANNED DEVELOPMENT AND AMENDMENTS THERETO FOR THE SHOPS AT FLINT CREEK PLANNED UNIT DEVELOPMENT

(RE: PC 25-08: Property Owner: MD8 Barrington, LLC
Petitioner: Ultimate Ninja Academy Barrington, LLC
For the Property at 500-530 N. Hough Street)

WHEREAS, MC8 Barrington, LLC (the "Owner") is the owner of the Property comprising the Shops at Flint Creek Planned Unit Development located within the B-4 Village Center Zoning District of the Village of Barrington (hereinafter, the "Shops at Flint Creek PUD"), a portion of which property is commonly known as 500-530 N. Hough Street, Barrington, IL, and legally described as follows:

LOT 2 IN JOANIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 10 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2005 AS DOCUMENT NO. 5887205 IN LAKE COUNTY, ILLINOIS.
P.I.N. 13-36-301-014 (the "Subject Property")

WHEREAS, in 2005, a Special Use for a Planned Unit Development commonly known as the Shops of Flint Creek was originally granted by Village of Barrington Ordinance No. 2005-3252, and was subsequently amended in 2008 by Village of Barrington Ordinance No. 2008-3468 and amended again in 2023 by Village of Barrington Ordinance No. 2023-4283 (hereinafter collectively known as the "Existing Special Use Ordinances" or the "Existing Special Use"), Ordinance No. 2008-3468 of which Existing Special Use Ordinances prohibited more than 18,000 square feet of non-retail uses in total first floor area within the Shops at Flint Creek PUD; and

WHEREAS, Ultimate Ninja Academy Barrington, LLC, by its manager, Jeffrey Piejak (collectively, the "Petitioner") has petitioned the Village of Barrington (the "Village") for a further amendment to the Existing Special Use to permit an Academy Use over 2,000 square feet as a permitted use in the Shops of Flint Creek PUD; and

WHEREAS, the aforesaid Petition for an Amendment to the Existing Special Use was referred to the Plan Commission of this Village, and said Plan Commission, after due publication and notice, held a public hearing on November 11, 2025, as required by the Zoning Ordinance of

the Village, and said Plan Commission has filed with the Board of Trustees of the Village its favorable recommendation for the approval of said Petition, all pursuant to law; and

WHEREAS, the following Planned Development Guidelines were considered by the Plan Commission and by the Corporate Authorities of the Village to evaluate the suitability of the proposed Amendments to Existing Special Use:

PLANNED DEVELOPMENT GUIDELINES:

A. The Planned Development shall be consistent with the intent and purpose of the Zoning Ordinance, as stated in Chapter 1.

The proposed Amendment to the Existing Special Use is consistent with the intent of the Zoning Ordinance to promote orderly, sensible and beneficial growth, as the Petitioner is proposing to occupy a now vacant tenant space previously occupied by a hair salon, and instead establish a non-retail use within a suite located on the first floor of the existing commercial structure on the Subject Property, the establishment of which would not exceed the 18,000 square foot limitation of non-retail uses on the first floor as otherwise provided for in the Existing Special Use Ordinances. Therefore, this guideline has been or will be met.

B. The Planned Development shall be compatible with the character of the underlying zoning district and Neighborhood in which it is located.

The Subject Property is located within the Village's B-4 (Village Center) Zoning District and is designated for Mixed Use (retail/office/residential). The Existing Planned Development and the proposed Amendment to permit the requested for an academy is compatible with the Comprehensive Plan's land use designation for Neighborhood 18 and the Village Center District zoning of the Subject Property. Therefore, this guideline has been or will be met.

C. The Planned Development should be consistent with the official planning policies and the Village Comprehensive Plan.

The 2021 Comprehensive Plan designates the land use for the Subject Property as Mixed Use within the Village Center Zoning District. The Existing Special Use and the proposed Amendment thereto are compatible with the land use designation of the Subject Property and the recommendations of the Village's Comprehensive Plan for the Subject Property. Therefore, this guideline has been or will be met.

D. The Planned Development should preserve the value of the surrounding residential area.

The proposed Amendment to the Existing Special Use will not affect residential properties within the Village as there are no residential properties adjacent to the Subject Property. Therefore, this guideline has been or will be met.

E. Significant physical, topographical, environmentally sensitive or historical features of the site of the Planned Development, which are of importance to the community, should be preserved.

No significant physical, topographical, environmentally sensitive or historical features will be negatively impacted by the proposed Amendment, as the Petitioner is not proposing any changes to the Shops at Flint Creek site itself or to the exterior of the existing commercial structure located on the Subject Property. Therefore, this guideline has been or will be met.

F. The entire property proposed for Planned Development treatment shall be in single ownership or under such unified control, or the petition shall include a unit of local government as a petitioner or as a co-petitioner, so as to ensure that the entire property will ultimately be developed as a unified whole. All owners of the subject property shall be included as joint applicants on all applications and all approvals shall bind all owners, except that notwithstanding anything to the contrary, a unit of local government may petition for property which it does not own provided the unit of local government is a co-petitioner. Parties entitled to apply for a Special Use permit shall be limited to the property owner, agent of the property owner, or the contract purchaser of subject property, acting with the consent of the property owner, or the Village, or another unit of local government. The violation of any owner as to any lot shall be deemed a violation as to all owners and all lots.

The Subject Property is under unified control. Therefore, this guideline has been or will be met.

G. In business districts, the Planned Development shall be consistent with the Village's specific goal of maintaining and/or increasing the retail sales tax base of the Village. Conversion of an existing use or uses which generate retail sales tax to a Planned Development use or uses which do not generate retail sales tax has an adverse effect on the retail sales tax base of the Village. Where a Planned Development which does not generate retail sales tax is proposed on a site currently or most recently occupied by a retail sales tax generating use or uses, substantial evidence shall be provided that the benefits to the community provided by the proposed use are greater than the benefits provided by a use or uses which generate retail sales tax on the site. A first floor Planned Development use or uses which do not generate retail sales tax proposed within the B-1 or B-4 zoning districts as part of larger retail developments shall constitute no more than 20% of the first floor area unless substantial evidence is provided that the use of more than 20% of the first floor area as a use or uses which do not generate retail sales tax is instrumental in allowing the larger retail development to go forward or otherwise enhances in some substantial manner the retail sales tax base of the Village.

Neither the prior use of the tenant space, Unit 155, on the Subject Property as a hair salon, nor the proposed Amendment to the Existing Special Use Ordinances for an academy, are retail sales tax generating uses, and such Existing Special Use Ordinances currently permit 18,000 square feet of non-retail uses on the first floor of the existing commercial structure(s) located within the Shops at Flint Creek PUD, which limitation will not be exceeded by the

proposed non-retail academy use proposed to be established by the Petitioner. Therefore, this guideline has been or will be met.

WHEREAS, the Corporate Authorities of the Village have also considered the following standards as set forth below with regard to the Amendment to the Existing Special Use and do hereby find that the proposed Amendment is in harmony with the general intent of the Village of Barrington 2021 Comprehensive Plan (the "Comprehensive Plan") and the Zoning Ordinance for the following reasons:

A. COMPLIANCE WITH COMPREHENSIVE PLAN:

The Subject Property is located within the Village Center Zoning District and is designated by the Comprehensive Plan for retail/office/residential uses. The proposed Amendment for establishment of an academy in excess of 2,000 square feet would replace the previous non-retail use previously operated within the tenant space to be occupied by the Petitioner, and therefore, is in harmony with the intent and specific recommendations of the Comprehensive Plan.

B. SPECIAL USE STANDARDS:

1. The proposed special use is, in fact, a special use listed and authorized in the zoning district regulations within which the Property is located.

Section 7.5, "B-4, Village Center District", of Chapter 7, "Business Districts", of the Village's Zoning Ordinance permits the establishment of academies within that zoning district on the condition that the square footage of the academy is under 2,000 square feet. However, if such a use is over 2,000 square feet, approval of a Special Use is required. The academy use proposed to be established by the Petitioner would be over 2,000 square feet, and therefore, the Petitioner is requesting the Village's approval of a Special Use. Therefore, this standard has been or will be met.

2. The proposed special use is consistent with the objectives of the Comprehensive Plan and the Zoning Ordinance.

The Amendment to the Existing Special Use proposed by the Petitioner is consistent with the objectives of the Village's Comprehensive Plan and the Zoning Ordinance. The Comprehensive Plan designates the land use for the Subject Property as Mixed Use (retail/office/residential), and the proposed Amendment is consistent with the land use designation and the goals of the 2021 Comprehensive Plan. Therefore, this standard has been or will be met.

3. The proposed special use is designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

The proposed Amendment to the Existing Special Use will be harmonious and appropriate in appearance with the existing character of the Subject Property and properties within the general

vicinity, as the Petitioner is not proposing to any modifications to the exterior of the existing commercial structure located on the Subject Property. Therefore, this standard has been or will be met.

4. The proposed special use will not significantly diminish the safety, use and enjoyment of surrounding property.

The proposed Amendment to the Existing Special Use will not diminish the safety, use and enjoyment of surrounding properties as the Petitioner is not proposing to make any exterior modifications to the Subject Property, and the proposed Special Use for an academy to be established in an existing, vacant first floor space within the existing commercial structure on the Subject Property would not be expected to have a negative impact on surrounding properties, which are primarily business uses. Therefore, this standard has been or will be met.

5. The proposed special use is adequately served by essential public facilities and services such as streets, police and fire service, drainage, refuse disposal, water, sewer and schools, or the persons or agencies responsible for the establishment of the proposed special use shall adequately provide any such services.

The Subject Property, the Existing Special Use, and the proposed Amendment to the Existing Special Use are adequately served by all essential public facilities, and the proposed Amendment to the Existing Special Use will not create a need for additional public facilities and services. Therefore, this standard has been or will be met.

6. The proposed special use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.

The proposed academy use by the Petitioner will occupy a current, vacant tenant space, the floor space of which is in excess of 2,000 square feet, on the first floor of the existing commercial structure on the Subject Property, which was previously occupied and utilized by a hair salon which was also a non-retail use, and no expansion of such tenant space is proposed by the Petitioner. The proposed Amendment, therefore, will not create any additional public expense for public facilities or public services and will not be detrimental to the economic welfare of the community. Therefore, this standard has been or will be met.

7. The proposed special use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Neither the Existing Special Use nor the proposed Amendment to the Existing Special Use involves uses, activities, processes, materials, equipment and conditions of operation that would be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. Therefore, this standard has been or will be met.

8. The proposed special use provides vehicular access to the Property that does not create an interference with traffic on surrounding public thoroughfares.

Vehicular access to the Subject Property and to the Shops at Flint Creek PUD as a whole will remain unchanged, and the existing access to the Subject Property does not interfere with traffic on surrounding public thoroughfares. Therefore, this standard has been or will be met.

9. The proposed special use does not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

There are no natural, scenic, or historic features on the Subject Property, and no changes are proposed for either the existing site layout and/or for the existing commercial structure on the Subject Property. Therefore, the proposed Amendment will not result in the loss or damage of natural, scenic, or historic features. Therefore, this standard has been or will be met.

10. The proposed special use complies with all additional regulations in this Ordinance specific to the special use requested.

The Petitioner is not requesting the Village's approval of any variations from the Village's Zoning Ordinance, but only a further amendment to the Existing Special Use for the Shops at Flint Creek PUD to permit the establishment of an academy of a size over 2,000 square feet as a permitted use in the Shops at Flint Creek PUD. Therefore, this standard has been or will be met.

WHEREAS, the Corporate Authorities of the Village of Barrington have also considered the following standards with respect to the approval of the requested Amendments to the Existing Special Use for the Subject Property and find as follows:

11. The existing uses and zoning of nearby property.

The Subject Property is zoned as part of the Village Center Zoning District and is surrounded by a mix of commercial and office uses. Therefore, this standard has been or will be met.

12. The extent to which property values are diminished by the particular zoning restrictions.

The Subject Property is located within the Village Center Zoning District and is subject to an Existing Special Use. No change in zoning is requested by the Petitioner, and neither the value of the Subject Property nor surrounding properties will be diminished by the Village's current zoning restrictions or the Special Use for an academy as proposed by the Petitioner. Therefore, this standard has been or will be met.

13. The extent to which limitation or destruction of property values of the petitioner promotes the general health, safety, and welfare.

Denial of the Petitioner's request will not affect the value of the Subject Property as no significant change in use is proposed, other than a change from a non-retail use as a hair salon to a non-retail

use as an academy, but denial of the Petitioner's request would have the potential of limiting the Owner's ability to lease and re-occupy an otherwise vacant tenant space within the existing commercial structure on the Subject Property. The scope of the proposed Amendment is relatively small in nature and will promote the general health, safety, and welfare. Therefore, this standard has been or will be met.

14. The relative gain to the public as compared to the hardship imposed upon the petitioner.

There are very few spaces within the Village which are dedicated to children's recreational uses, and the Amendment to the Existing Special Use proposed by the Petitioner for an academy for children will provide the public with a new, desirable recreational use for children. Denial of the Petitioner's request would prohibit the Petitioner from establishing the subject academy, and therefore, would impose a hardship on the Petitioner. Therefore, this standard has been or will be met.

15. The suitability of the particular property for the purpose for which it is now zoned.

The Subject Property is located within the Village Center Zoning District. The tenant space which would be utilized and occupied by the Petitioner for the proposed academy was previously occupied by a non-retail use as a hair salon, and therefore, the use of the Subject Property as an academy, which is likewise a non-retail use, would offer to families within the Barrington area a desirable use which is presently in limited quantity within the Village and likewise would be a suitable use of the Subject Property. Therefore, this standard has been or will be met.

16. The length of time that the property has been vacant as zoned considered in the context of land developed in the area in which the property is located.

The subject tenant space on the Subject Property, which is Suite 155, is vacant, and there have been several vacancies within the existing commercial structure on the Subject Property. Occupying an otherwise vacant tenant space within the Village with a desirable use is in the best interests of the Owner, the Petitioner, Village residents, and the Village as a whole. Therefore, this standard has been or will be met.

17. The care with which the community has undertaken to plan its land use development.

The Village has undertaken to plan its land use development with great care, and the proposed Amendment is simply an amendment to an Existing Special Use and is, therefore, consistent with the Comprehensive Plan and the Zoning Ordinance. Therefore, this standard has been or will be met.

18. The evidence or lack of evidence of community need for the use proposed by the property owner.

The use of the Subject Property as an academy for children's activities would be a desirable use beneficial to Village residents, the general public, and the Village has a whole, as there are very few uses within the Village which offer this type of activity for children. The proposed use for an

academy for children has the potential to attract families and caregivers to the Village's business districts and, in turn, has the potential to otherwise increase the Village's tax base by the increase of sales within the Village's business districts. Therefore, this standard has been or will be met.

WHEREAS, the Corporate Authorities of the Village desire to approve the requested Amendment to the Existing Special Use for the Subject Property, subject to certain conditions as provided herein:

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of this Village as a Home Rule unit, as follows:

SECTION 1: FINDINGS. The Corporate Authorities of the Village find that the facts stated in the Preamble of this Ordinance are true and correct and the same are incorporated into the text of this Ordinance as findings of fact to the same extent as if each had been set forth in its entirety herein.

SECTION 2: EXISTING ORDINANCES RELATIVE TO THE SUBJECT PROPERTY. Except as expressly amended herein, Village of Barrington Ordinance No. 2005-3252, which originally granted a Special Use for a Planned Development for the property commonly known as the Shops at Flint Creek, and which was subsequently amended in 2008 by Village of Barrington Ordinance No. 2008-3468 and amended again in 2023 by Village of Barrington Ordinance No. 2023-4283 (hereinafter collectively known as the "Existing Special Use Ordinances" or the "Existing Special Use") and each of the respective Exhibits thereto, shall remain in full force and effect. Ordinance No. 2008-3468 amended the Existing Special Use to prohibit more than 18,000 square feet of non-retail uses in total first floor area within the Shops at Flint Creek PUD.

SECTION 3: AMENDMENT TO EXISTING SPECIAL USE GRANTED SUBJECT TO CONDITIONS. The proposed Amendment to the Existing Special Use for the Shops at Flint Creek Planned Development as previously established by the Existing Special Use Ordinances is hereby granted to the Petitioner and approved for the Subject Property to allow Academies over 2,000 sq. ft. as a non-retail permitted use for the development provided the existing limitation of not more than 18,000 sq. ft. of non-retail uses established in Ordinance 2008-3468 remains in full effect and to allow the Petitioner to establish, operate, and maintain in good condition an academy of a size over 2,000 square feet within a portion of the Shops at Flint Creek PUD identified as 500-530 N. Hough Street, which is a non-retail use which is now authorized by this Ordinance within one of the existing commercial structure(s) previously constructed on the Subject Property, which academy would offer ninja training programs (i.e., martial arts and related training) and other related activities for children 9 months of age to 7 years of age, for the purpose of teaching children to develop physical strength, coordination, and confidence, and which business would also offer private parties and other activities utilizing the facilities of the academy, all as identified in the Petitioner's Project Summary dated October 6, 2025 and attached hereto as part of Group Exhibit B, the "Approved Plans", is hereby approved, subject to the following terms, conditions, and restrictions:.

A. Use Permitted: The use of Suite 155 on the Subject Property (sometimes referred to as the "tenant space") as an academy for children, offering ninja training programs and other related activities for children 9 months of age to 7 years of age, as well as offering private parties and other activities utilizing the facilities of the academy, which shall be maintained in good operating condition and operated by the Petitioner in compliance with all applicable Village, state, county, and federal rules, regulations, and laws, including but not limited to those of the Lake County Department of Public Health. No expansion of said tenant space shall be permitted relative to the non-retail use herein authorized, provided, however, such use may be relocated to other tenant space in this shopping center so long as such new tenant space is no longer the space initially occupied by the Petitioner pursuant to this Ordinance.

B. Approval Specific to Petitioner: The Special Use for an academy as herein granted is and shall be specific to the Subject Property and to the Petitioner and neither control nor ownership of the subject non-retail use for an academy shall be assigned or transferred to any other person and/or entity without the prior written approval by ordinance of the Corporate Authorities of the Village granting a new Special Use for the Subject Property.

C. Signage: Any signage relative to this Amendment to the Existing Special Use herein granted shall be installed and maintained in good condition by the Petitioner and required to comply with the approved Master Signage Plan for the Subject Property which has been approved by the Village from time to time.

D. Building and Fire Code Inspections: Building and fire code inspections of the tenant space to be occupied by the Petitioner on the Subject Property shall be conducted, and prior to the commencement of any occupancy of the Subject Property for the subject Amendment to the Existing Special Use herein granted, the Subject Property shall be brought into and remain in compliance with all ordinances of the Village, to the extent applicable.

E. The Special Use for the establishment of the aforesaid academy as a non-retail use within the Shops at Flint Creek development as herein granted to the Petitioner shall automatically become null and void if said non-retail use is abandoned or discontinued for a period of twelve (12) consecutive months or longer, regardless of any evidence of intent not to abandon and/or to resume such use, or if the Owner or Petitioner files a written declaration with the Village indicating that such use has permanently ceased to operate on the Subject Property.

F. Escrow Account Required: The Petitioner shall be required to establish a cash escrow account with the Village in an amount determined by the Village Manager to provide for the reimbursement to the Village for all staff and outside consultants' time required to review and approve the Amendment to the Existing Special Use herein granted and related documents, including plans and specifications and inspections thereof. Charges will be made to the account for actual time spent by various staff members and/or for reasonable charges invoiced to the Village by outside consultants in connection with all such reviews, approvals and inspections. If such an account becomes substantially depleted during the pendency of this matter, the Petitioner shall be required to make additional deposits in such amounts as determined by the Village Manager to cover future expenses.

G. No Variations or Waivers Implied: Nothing contained in this Ordinance shall imply or be construed as approving or granting any variation, waiver, or exception from any provisions of the Village of Barrington Zoning Ordinance or the Barrington Village Code, or from the provisions of any other ordinances of the Village, except as expressly provided herein.

H. Approved Plans: The Subject Property shall be maintained, and the Amendment to the Existing Special Use as herein granted shall be established, operated and maintained by the Petitioner in good condition in substantial compliance with the 2025 Approved Plans (Group Exhibit A) which are attached hereto as Group Exhibit A and thereby made a part hereof. Except as specifically modified herein, to the extent any of the 2025 Approved Plans are inconsistent with or are in any way in conflict with any of the exhibit(s) attached to the Existing Special Use Ordinances, the 2025 Approved Plans shall control and govern.

SECTION 5: MISCELLANEOUS PROVISIONS

A. Binding Effect: The provisions of this Ordinance, Ordinance No. 2005-3252, Ordinance No. 2008-3468 and Ordinance No. 2023-4283, including, without limitation, the Amendment to the Existing Special Use as herein approved and all obligations, conditions, restrictions, limitations and rights related thereto, shall run with and be jointly and severally binding upon the Petitioner, the fee simple owner(s), the beneficial owner(s), and tenants of all or any portion of the Subject Property. All obligations, requirements and rights of the Petitioner under this Ordinance shall run with title to the Subject Property and shall automatically be assigned to, be binding upon and inure to the benefit of the Petitioner's respective heirs, successors and/or assigns including but not limited to any entity acquiring any financial interest in the Subject Property and/or any subsequent owner(s) and/or beneficial owner(s) of all or any portion of the Subject Property.

B. Amendment by Mutual Consent: The Village, by ordinance of its Corporate Authorities, and the Petitioner may by mutual consent agree in writing to amend the terms and conditions set forth in this Ordinance, after a public hearing before the Village of Barrington Plan Commission, but no purported oral amendment to this Ordinance shall be binding or enforceable.

C. Indemnity for Certain Costs and Expenses: As a condition of this Ordinance, the Petitioner hereby undertakes and agrees, to the greatest extent permitted by law, to indemnify, defend, save and keep harmless the Village and its elected and appointed officials, officers, employees, and agents (collectively, the "Indemnified Parties") from and against any loss, cost, damage, liability, claim or expense, including attorneys' fees, which any of the Indemnified Parties may suffer, incur or sustain from or arising out of any injuries to or death of any person or persons, or damage to or loss of any real or personal property, resulting directly or indirectly from the Petitioner's use and occupancy of the Subject Property and/or the Amendment to the Existing Special Use as herein granted. The Village also agrees to cooperate with the Petitioner in defending any action which contests any aspect of this Ordinance, but all costs, including attorneys' fees, incurred by the Village in connection therewith shall be paid for by the Petitioner and/or reimbursed to the Village by the Petitioner. The Village may require a reasonable deposit by the Petitioner to cover any anticipated cost thereof.

D. Remedies: In the event the Petitioner fails to pay or reimburse the Village for any fees and/or expenses due pursuant to this Ordinance or pursuant to the other applicable ordinances of the Village, or if the Petitioner otherwise violates this Ordinance, Ordinance No. 2005-3252, Ordinance No. 2008-3468, and/or Ordinance No. 2023-4283, or the other applicable ordinances of the Village, or is otherwise in default in its obligations under such Ordinances, and has been notified of and failed to cure such default, the Village shall be entitled to all remedies available at law and/or in equity and, in addition to all other remedies available, the Village may suspend, revoke, or decline to issue any building, occupancy and/or other permit or approvals required by the ordinances of the Village and/or the Village may suspend or revoke the Amendment to the Existing Special Use as herein granted.

E. Effect of Existing Ordinances: Except as expressly set forth herein, the Petitioner shall comply in all other respects with the conditions and requirements of the Village of Barrington Zoning Ordinance, the Village of Barrington Village Code, this Ordinance, Ordinance No. 2005-3252, Ordinance No. 2008-3468, and Ordinance No. 2023-4283, and all other applicable ordinances of the Village as they may exist from time to time, including but not limited to obtaining all required permits, the deposit of all required security and performance guarantees in the form required by the ordinances of the Village, and the payment of all fees in connection with the review of plans and/or the issuance of such permits.

F. Severability Clause: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, Ordinance No. 2005-3252, Ordinance No. 2008-3468, and/or Ordinance No. 2023-4283, or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of such Ordinances, or any part thereof. The Corporate Authorities hereby declare that the Village would have approved each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

G. Exhibits Except as otherwise expressly amended herein, each Exhibit which is attached to this Ordinance, Ordinance No. 2005-3252, Ordinance No. 2008-3468, and/or Ordinance No. 2023-4283, is deemed to be and is expressly made a part of and incorporated into this Ordinance to the same extent as if each such Exhibit, and the plans identified therein, had been set forth in its entirety in the body of this Ordinance, provided, however, the approval of such plans for the purposes of this Ordinance and the Amendment to the Existing Special Use as hereby approved shall not constitute approval of said plans for any other purposes under the Village of Barrington Village Code, the Village of Barrington Zoning Ordinance, or any other applicable ordinances of this Village, and no grant of any exception from said ordinance shall thereby be implied.

H. Approval Authority

1. If any provisions of this Ordinance, Ordinance No. 2005-3252, Ordinance No. 2008-3468, and/or Ordinance No. 2023-4283, delegate approval authority to any Village officer, employee, or agent for any aspect of such Ordinances, then the Petitioner or such officer, employee, or agent, as the case may be, or his or her designee, shall have the right to have any such decision of such Village officer, employee or agent, or his or her designee, reviewed, reconsidered, and a final decision thereon made by the Board of Trustees.

2. Any reference in this Ordinance, Ordinance No. 2005-3252, Ordinance No. 2008-3468, and/or Ordinance No. 2023-4283 to the authority of the Village Manager to grant or deny an approval shall, whether or not so specified, include the authority for such decision to be made by a designee of the Village Manager.

SECTION 6: This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law and its acceptance and approval as provided below.

PASSED THIS 15 DAY OF DECEMBER, 2025 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Sheleen, Wondrasek, Duncan, Prigge, Klauer and President Moran

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

APPROVED THIS 15 DAY OF DECEMBER 2025

Michael Moran, Village President

ATTESTED AND FILED THIS
15 DAY OF DECEMBER, 2025.

James P. Dillon, Village Clerk

Published in Pamphlet Form the 15 Day of DECEMBER, 2025.

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

ACCEPTANCE

The undersigned state under oath that they are the authorized representatives of the owner of the Subject Property and the Petitioner herein as indicated below and have the authority to execute this Ordinance on behalf of the owner and the Petitioner, and the Owner and the Petitioner hereby accept and agree to the provisions of the foregoing Ordinance this _____ day of _____, 2025.

OWNER:

MC8 Barrington, LLC

By: _____
_____, its
agent and duly authorized representative

ATTEST:

By: _____
Its _____

PETITIONER:

By: _____
_____, its
agent and duly authorized representative

ATTEST:

By: _____
Its _____

AN ORDINANCE AMENDING ORDINANCE NOS. 2005-3252, 2008-3468, AND 2023-4283 WHICH ORDINANCES PREVIOUSLY GRANTED A SPECIAL USE FOR A MIXED USE PLANNED DEVELOPMENT AND AMENDMENTS THERETO FOR THE SHOPS AT FLINT CREEK PLANNED UNIT DEVELOPMENT

(RE: PC 25-08: Property Owner: MD8 Barrington, LLC
Petitioner: Ultimate Ninja Academy Barrington, LLC
For the Property at 500-530 N. Hough Street)

GROUP EXHIBIT A

2025 APPROVED PLANS

(1) Plat of Survey
(2) Project Summary dated October 6, 2025

NOTE: The Exhibits which are respectively attached to Village of Barrington Ordinance No. 2005-3252, Village of Barrington Ordinance No. 2008-3468 and Village of Barrington Ordinance No. 2023-4283 are also incorporated herein by reference as part of this Ordinance, except to the extent inconsistent with the 2025 Approved Plans as set forth above.

ALTA/NSPS LAND TITLE SURVEY
OF
500-530 NORTH HOUGH STREET - BARRINGTON

LOT 2 IN JOANIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 10 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING OF THE PLAT THEREOF RECORDED NOVEMBER 1, 2005 AS DOCUMENT 5687205 IN LAKE COUNTY, ILLINOIS

VICINITY MAP
NOT TO SCALE

PARKING STALLS

STANDARD PARKING STALLS= 262
ACCESSIBLE PARKING STALLS= 7
TOTAL PARKING STALLS= 269

ZONING INFORMATION

ZONING DESIGNATION IS B-4, VILLAGE CENTER DISTRICT AS A PLANNED DEVELOPMENT AS TAKEN FROM THE VILLAGE'S WEBSITE https://www.barrington.il.gov/how-do/view-interactive-map/ AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS FOR DETAILS SEE THE VILLAGE OF BARRINGTON'S ZONING ORDINANCE

NOTES FROM SCHEDULE B

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO NCS 1202345-CHI2 HAVING A COMMITMENT DATE OF DECEMBER 04, 2023 PROVIDED BY THE CLIENT

	EXCEPTIONS	LIES WITHIN OR CROSSES THE SURVEYED PROPERTY	RELATED NOTE
12	SANITARY EASEMENT PER 2145439	YES	(a) *
13	ANCHOR & GUY WIRE EASEMENT PER 1458184	NO	(a)
14	BIKE PATH, PEDESTRIAN PATH AND ELEC. ACCESS EASEMENT 8422804	YES	(a)
15	BIKE & PEDESTRIAN BRIDGE EASEMENT 8638818	YES	(a) **
16	BIKE & PEDESTRIAN BRIDGE EASEMENT 8638819	YES	(a) **
17	ACCESS AND MAINTENANCE EASEMENT 8638816	YES	(d)
18	OPERATIONAL & REA 5821215 & 7166186 AND TERMINATION 7660678	YES	(d)***
19	REA 7660678	YES	(j)

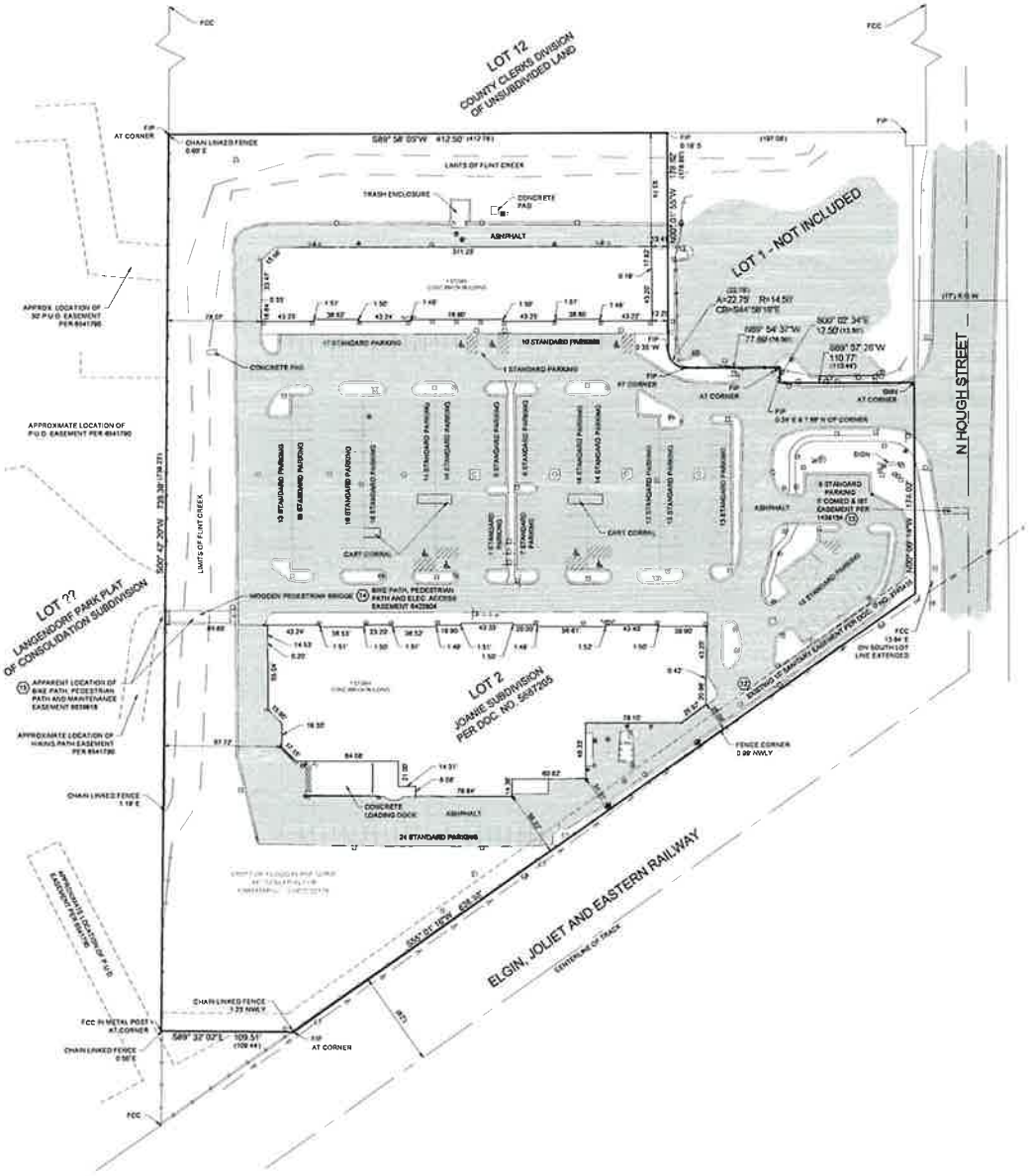
RELATED NOTES
a its location is shown
b its location cannot be determined from the record document
c there was no observed evidence at the time of the fieldwork
d it is a blanket easement
e it is not on, does not touch and/or is based on the description contained in the record document; does not affect the surveyed property
f it limits access to an otherwise abutting right of way
g the documents are illegible
h the surveyor has information indicating that it may have been released or otherwise terminated; or
i it is non-plottable
j not provided to surveyor

ITEMS NOT LISTED AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE

* DOC IS NOT LEGIBLE - ITS LOCATION WAS TAKEN FROM THE 5687205 JOANIE SUBDIVISION PLAT
** EXACT LOCATION OF EASEMENT IS STATED IN DOCS #8638818 AND #8638819. THESE DOCS WERE NOT PROVIDED TO SURVEYOR
*** BETWEEN LOTS 1 AND 2 - THE FIRST 2 AGREEMENTS HAVE BEEN TERMINATED PER 7660678
**** NOT PROVIDED TO SURVEYOR

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES
5. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW AT THE TIME OF THIS SURVEY. SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE
8. CALL JULIE AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON. HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN
10. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS



NET AREA

325,662 SQ
7.4762 AC

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 09' 33.96507" N
LONGITUDE 88° 08' 12.56385" W
ELLIPSOIDAL HEIGHT 694.224 SFT
GROUND SCALE FACTOR 1.0000548636
ALL MEASUREMENTS ARE ON THE GROUND

FLOOD HAZARD NOTE

THIS PROPERTY FALLS IN ZONE AE (AREA OF SPECIAL FLOOD HAZARD, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 17097C0251F, HAVING AN EFFECTIVE DATE OF 08/19/2013.

GRAPHIC SCALE

1" = 40'

STATE PLANE MERIDIAN

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- TELEPHONE POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE DUPLEX BOX
- PAINTED ELECTRIC LINE
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAIL BOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE
- W/ TRUNK SIZE
- CONIFEROUS TREE
- W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE/PERSON VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- SPRINKLER HEAD
- WATER METER
- FOUND DISK IN CONCRETE
- FOUND ROW MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND IRON PIPE
- FOUND IRON BAR
- FOUND BRASS MONUMENT
- FOUND CROSS NOTCH
- SET PK NAIL
- SET IRON PIPE
- SET MONUMENT
- SET TRAVERSE POINT
- SET CONCRETE MONUMENT
- SET MAG NAIL
- SET IRON ROD 5/8"

- SECTION CORNER
- QUARTER SECTION CORNER

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- DIVISIONAL SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- SILHOUETTE
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO)
- UNDERGROUND FIBER OPTIC CAN (ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO)
- GAS MAIN
- GAS MAIN(ATLAS INFO)
- WATER MAIN
- WATER MAIN (ATLAS INFO)
- WATER SERVICE (ATLAS INFO)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO)
- STORM SEWER
- STORM SEWER(ATLAS INFO)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA
- DETECTABLE WARNING PAD

ABBREVIATIONS

EXISTING TOP OF CURB ELEVATION
EXISTING FLOW LINE ELEVATION
EXISTING SPOT ELEVATION
GARAGE FINISHED FLOOR
FINISHED FLOOR
TOP OF FOUNDATION
CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
VITRIFIED CLAY PIPE
FRAME
GRATE
TOP OF CURB
DEPRESSED CURB
GUTTER
EDGE OF PAVEMENT
FLOW LINE
CONCRETE
BITUMINOUS
CONCRETE WALK
CONCRETE PAVEMENT
TOP OF PIPE
BACK OF WALK
FLARE END SECTION
INVERT
SLOPE
SILT TYPE IRON PIPE
STORM DRAIN
SANITARY SEWER
MANHOLE
SOUTH
EAST
WEST
PROPERTY BEARING
NORTH (NORTH)
RADIUS
CURB
UTILITY EASEMENT
PUBLIC UTILITY EASEMENT
DRAINAGE EASEMENT
MUNICIPAL UTILITY EASEMENT
ANGLE TO EXPRESS EASEMENT
POINT OF CURVATURE
POINT OF COMPOUND CURVATURE
POINT OF REVERSE CURVATURE
POINT OF TANGENCY
ARC TO CONCAVE SW
MEASURED DATUM
CALCULATED DATUM
DEFINITION FROM PLAT
EXCEPTION TO BLANKET EASEMENT
SCHEDULE B DESCRIPTION

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO

FIRST AMERICAN TITLE INSURANCE COMPANY
ANDWEST EQUITY INVESTORS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, AND 13 OF TABLE A THEREOF

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS

THE FIELD WORK WAS COMPLETED ON DECEMBER 14TH, 2023

DATED THIS 28TH DAY OF DECEMBER, A.D., 2023

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2024
KS COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000802
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025
CDBARTOSZ@VSCO.COM

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.9202 fax
v3co.com

PREPARED FOR:
MIDWEST EQUITY INVESTORS, LLC
417 1ST AVENUE SE
CEDAR RAPIDS, IA 52401
319.551.5427

NO	DATE	REVISIONS DESCRIPTION

Project No: 231543
Group No: VP01.1
DRAFTING COMPLETED: 12/14/2023
SURVEY BY: BEA
PROJECT MANAGER: BDB
CHECKED BY: CDB
SCALE: 1" = 40' ARCH D
SHEET NO: 1 OF 1

ALTA/NSPS LAND TITLE SURVEY
500-530 NORTH HOUGH STREET - BARRINGTON

Project Summary

October 6, 2025

Ultimate Ninja Academy Barrington is seeking a "Special Use" Permit to establish a new Ultimate Ninjas Academy at the Shops at Flint Creek located 530 N. Hough Street in the old Salon 530 space.

Ultimate Ninjas Enterprises currently operates eight large-format Ultimate Ninjas facilities (10,000 – 15,000 sq. ft.) across various locations such as Chicago, Glenview, Libertyville, Naperville, and Elmhurst. Recently, we launched several small-format Ultimate Ninjas Academy in Naperville, Fort Collins, Co., Deerfield, IL, and Ft. Myers, FL. They are similar to our proposed Barrington Location and are approximately 3,000 sq. ft. for children aged 7 and under, with three more small-format academies under construction. Barrington, situated in the heart of the northwest suburbs, is an ideal location for our next small format Ultimate Ninjas Academy.

Ultimate Ninjas Academy is designed for children aged 9 months to 7 years, offering fun and engaging ninja training programs that develop strength, coordination, and confidence. We're open daily from 9am to 7pm, welcome walk-ins, and can accommodate private parties. Our custom kid-sized agility course features exciting obstacles like swinging ropes, monkey bars, climbing walls, and more, encouraging children to push their limits and have fun.

Our experienced instructors teach various ninja skills, including balancing, climbing, swinging, and jumping. We also offer specialized classes in agility, strength training, and coordination. Our team is dedicated to helping children develop the latest, trendy ninja moves while fostering teamwork and perseverance.

At Ultimate Ninjas Academy, we believe in the power of community and the importance of challenging ourselves to be our best. We're excited to be part of the Barrington community and look forward to helping your children discover the joy of movement and the thrill of conquering obstacles. Join us at Ultimate Ninjas Academy and watch your little ones grow into strong, confident ninjas!

The next few slides will show you where we're locating and what we'll look like.

We hope to see you here!

Project Description for Ultimate Ninjas Academy in Deerfield, IL

Overview: The proposed project involves renovation of the existing salon space to establish a new Ultimate Ninjas Academy in Barrington, IL. The Academy will focus on providing a safe, fun, and growth-oriented environment for children aged 9 months to 7 years, offering age-appropriate physical activities centered around obstacle course training. The facility will serve as a community hub for fitness and developmental learning, emphasizing agility, strength, and confidence building in children.

Location and Property: The property is located at 530 N. Hough Road at the Shops of Flint Creek Center in Barrington, IL, within a family-friendly community with excellent accessibility for parents and children. The selected space will be converted into a state-of-the-art indoor training facility designed specifically for young children. The location offers ample parking, safe drop-off zones, and easy access for families, as well as being a complementary benefit to the other Shops at Flint Creek tenants.

Proposed Use: The Ultimate Ninjas Academy will use the space to create child-focused obstacle courses, play areas, and activity zones tailored to different age groups. The main use of the space will be for structured ninja classes, open play sessions, birthday parties, and specialized camps, all aimed at fostering physical, social, and emotional development.

Key areas of focus for the Academy include:

- **Physical Fitness and Skill Building:** Offering ninja training courses that promote agility, strength, balance, and coordination.
- **Social Interaction and Confidence:** Encouraging teamwork and confidence building through group activities and challenges.
- **Cognitive Development:** Teaching problem-solving, perseverance, and focus through creative obstacles and structured play.

Renovations: The renovation plan will transform the existing space into a vibrant, child-friendly facility, complete with modern equipment and safety features. Key renovations include:

1. **Interior Layout:**
    - **Obstacle Course Area:** A central feature of the space, designed with soft, safe materials, including climbing walls, balance materials, small scale warped walls, and other ninja-inspired obstacles.
    - **Age-Specific Play Zones:** Separate areas for toddlers and older children, each with age-appropriate obstacles and play structures.
    - **Party Rooms:** (2) dedicated private party rooms for celebrations and events, fully equipped for hosting birthday parties and other gatherings.
    - **Parent Viewing Area:** Comfortable seating for parents to watch their children while they participate in classes or events.
2. **Safety and Accessibility:**
    - Soft, cushioned flooring throughout the facility to ensure safe landings.
    - Non-toxic, child-safe materials for all equipment and furnishings.
    - Handicap-accessible entrances and restrooms to accommodate all visitors.
3. **Exterior Modifications:**
    - Improved signage to highlight the presence of Ultimate Ninjas Academy in the community will be in accordance with Village of Barrington sign ordinance.

Community Impact: The new Ultimate Ninjas Academy will serve as a valuable resource for families in Barrington, offering children an engaging, fun environment that promotes healthy activity and personal growth. Additionally, the Academy will support local employment through hiring coaches and staff. It will also offer opportunities for partnerships with local schools and organizations, providing programs that align with fitness, health, and education goals.

Timeline: The project is set to begin renovations following quickly after procurement of necessary permitting and approvals, with an expected opening date in Spring of 2026.

Conclusion: The new Ultimate Ninjas Academy in Barrington, IL, will provide an exciting new space for kids to learn, grow, and thrive. With a focus on safe, active play, and community engagement, the Academy will offer a fresh, dynamic resource for families in the area.

Site Map

Barbara Young, Re/Max Plaza
Lisa Gallagher, Coldwell Banker Residential
Chipotle Mexican Grill
Proposed Location
N Hough St
N Hough St
N Hough St

Salon
CLUB
Proposed Location

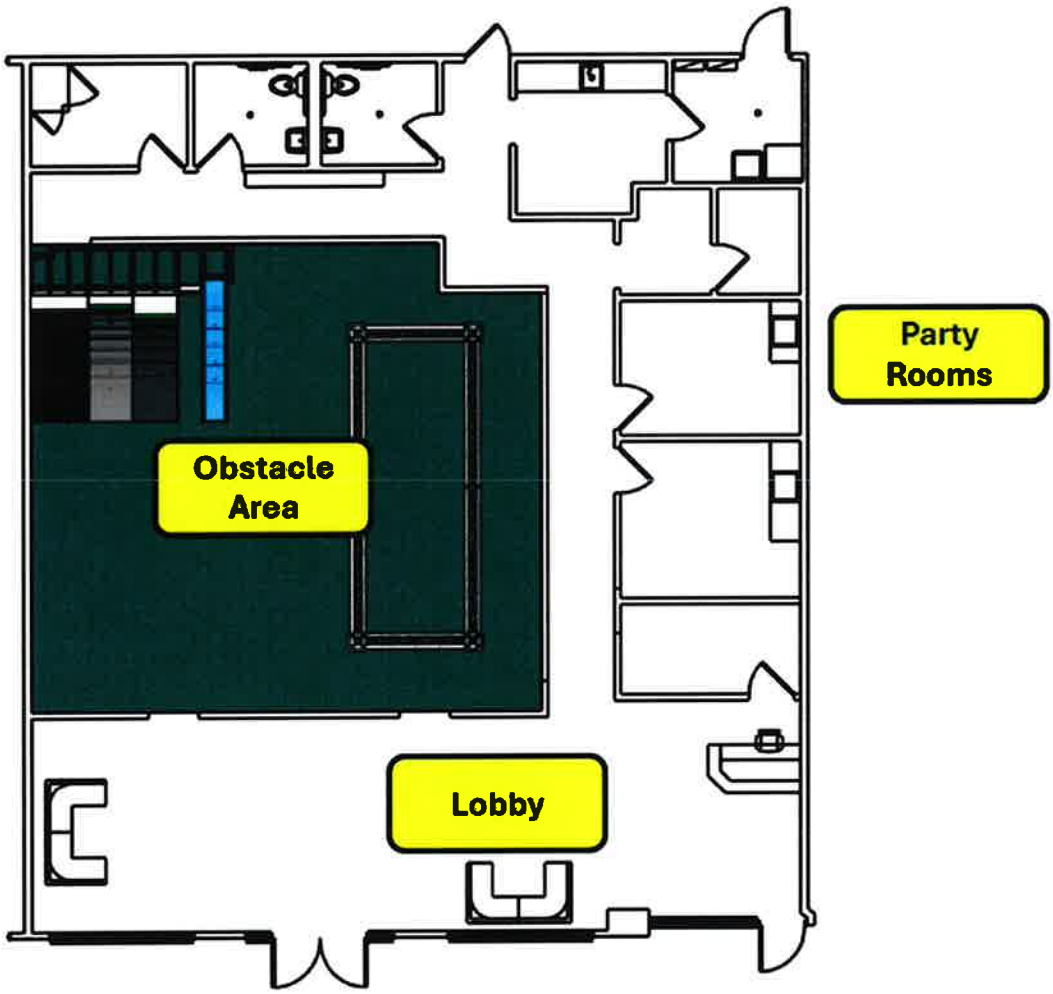
Floor Plan

- The following page presents our proposed space plan for the UNA Barrington. The lobby and reception desk are positioned near the front door to ensure secure drop-offs. The total area of the space is 3,152 square feet, consistent with the design of all Ultimate Ninjas Academies.

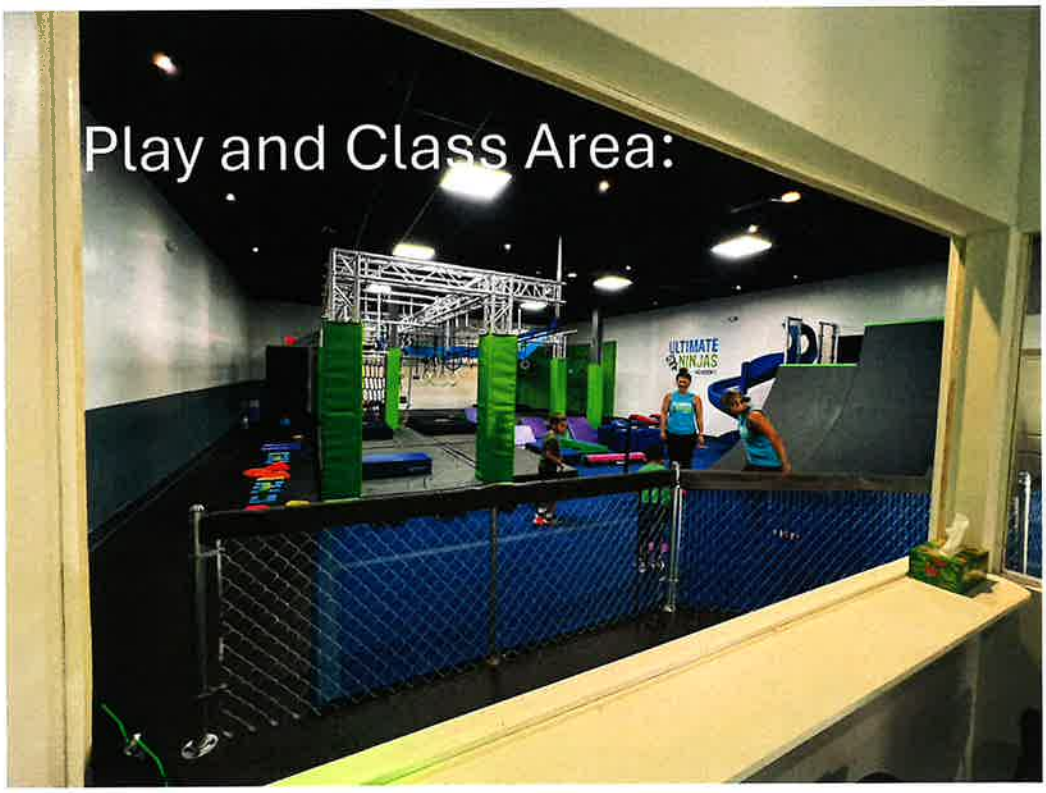
Features Include:

- Common spaces for a party room and lobby.
- Trusses supporting obstacles.
- Small “warped walls” and attached slide.
- Open space for play and movable obstacles.
- Two accessible bathrooms.
- Monitored entrance lobby where parents can watch their children or simply relax.

Space Plan



Representative Photographs from our Naperville Location



Peak Times, Hours, Parking and General Info

Our workforce typically consists of 2 to 3 staff members from Monday to Friday, and 3 to 5 staff members on weekends during birthday parties.

Peak business hours are weekdays from after school (4 PM) until closing (7 PM), and afternoons on weekends.

Classes last 50 minutes and start on the hour, allowing for 10 minutes of transition time. During peak hours, we may have one class with a maximum of 14 children, or two classes held concurrently with a maximum of 7 children each. Including 3 staff members and 8 parents, the total occupancy utilizing the facility could be 25. Note that our peak hours do not coincide with those of the center and office, reducing potential overlap. Overlap is also mitigated by common carpooling practices. Additionally, parents typically drop off their children and return to pick them up, or they use this time to patronize adjacent businesses rather than stay to watch the classes.

For weekend afternoon birthday parties, the maximum is 15 children. Adding 5 crew members and 5 parents, the total occupancy in the facility could reach 25. We schedule transition time between parties to minimize overlap. As with classes, carpooling is common, and parents usually drop off their children rather than remain at the event.

We do allow "open play" at scheduled hours which is capped at 15 children. Including staff and parents, the total number could again reach 25.

The only food served is during weekend afternoon parties, typically pizza, which will be delivered by a local vendor.

BARRINGTON
Be Inspired.

November 24, 2025

Village President Mike Moran & Village Board of Trustees
200 South Hough Street
Barrington, Illinois 60010

Re: PC 25-08 – 530 N. Hough Street – Special Use Planned Development Amendment

Dear President Moran and Board of Trustees:

The Petitioner is seeking approval of an amendment to the existing special use planned development ordinance to allow an Academy Use over 2,000 square feet as a permitted use at 530 N. Hough Street.

Katie Rivard, Village Planner, presented the staff report. Ms. Rivard gave an overview of the project and an explanation of the requested Special Use Planned Development Amendment. Staff finds that all applicable standards are met and recommends approval of the requested Special Use Planned Development Amendment.

The Plan Commission discussed the request in relation to the applicable standards and determined that all standards were satisfied. The Plan Commission recommended approval of PC 25-08 subject to the findings listed in the Staff Report.

No members of the public were present in regards to this request. No members of the public commented.

Motion:
Commissioner Ferry moved to recommend approval of PC 25-08 subject to the findings in the Staff Report and Commissioner Lee seconded the motion. The motion carried, 5-0.

Respectfully Submitted,
Katie Rivard, Village Planner

BARRINGTON
Be Inspired.

PLAN COMMISSION STAFF REPORT

TO: Plan Commission

HEARING DATE: November 11, 2025

FROM: Development Services Department

PREPARED BY: Katie Rivard
Village Planner

PC 25-08: Special Use Planned Development Amendment – 530 N. Hough Street Suite 155

The Petitioner is seeking approval of an amendment to the existing special use planned development ordinance to allow an Academy Use over 2,000 square feet as a permitted use.

PETITIONER(s): Ultimate Ninja Academy Barrington, LLC
Jeffrey Piejak

PROPERTY OWNER(s): MD8 Barrington, LLC

EXISTING ZONING: B-4 Village Center District
EXISTING LAND USE: Shops of Flint Creek
PROPERTY SIZE: Shops of Flint Creek Parcel: 7.5 acres
COMPREHENSIVE PLAN: Neighborhood 18: Mixed Use (Retail/Office/Residential)

SUBMITTALS/DOCUMENTATION

1. Project Summary
2. Location Map
3. Plat of Survey

PROJECT SUMMARY

The Petitioner is seeking an amendment to the existing special use planned development ordinance to allow an Academy Use over 2,000 square feet, known as Ultimate Ninja Academy, as permitted use. Academies over 2,000 square feet in the B-4 Village Center District require a Special Use. Academies under 2,000 square feet are permitted. The Shops at Flint Creek Planned Development was approved in 2005. The planned development ordinance allows no more than 18,000 square feet in total first floor area in the development to consist of non-retail uses. Other uses in the center include Heinen's, Epic Burger, Ascension Medical, The Hearing Lab, Athletico, Tabak Optometry, Club Pilates, and Metro Infusion Center. Currently, non-retail uses do not exceed 18,000 square feet. Ultimate Ninja Academy provides ninja training programs to children ages 9 months through seven (7) years.

The 18,000 sq. ft. limitation on non-retail uses will not be expanded. Rather, the planned development will be amended to allow Academies over 2,000 sq. ft. as a permitted use in the development, provided the 18,000 sq. ft. limitation on non-retail uses is maintained. This is will be the same as the provision that allows medical offices as a permitted use in the development, provided the 18,000 sq. ft. limitation on non-retail uses is maintained.

Staffs finds that this is a good use for the Village as we have very few spaces dedicated to children's recreational uses, which host classes, camps, open gym time and birthday parties. This is the type of complementary use that brings parents and caregivers to the area for general errands, grocery shopping, coffee runs, etc., while their kids attend classes and birthday parties. This is also a destination that will attract families from the surrounding Barrington area into the Village on the weekends. These types of users are also typically very involved in the community and participate in Village event sponsorship.

PLANNED DEVELOPMENT GUIDELINES

The following guidelines will be used by the Plan Commission and the Village Board to evaluate the suitability of proposed Planned Developments. These guidelines represent sound planning principles which should be incorporated into Planned Developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, provided that just cause for any departure from these guidelines is demonstrated.

A. The Planned Development shall be consistent with the intent and purpose of this Zoning Ordinance, as stated in Chapter 1.

The proposed planned development amendment is consistent with the intent of the Zoning Ordinance to promote orderly, sensible and beneficial growth. The Petitioner is proposing to occupy a former hair salon space with an Academy Use, Ultimate Ninja Academy, a non-retail use. Staff finds that this guideline is satisfied.

B. The Planned Development shall be compatible with the character of the underlying zoning district and Neighborhood in which it is located.

The 2021 Comprehensive Plan use designation for the site is Mixed Use (Retail/Office/Residential) and the underlying Zoning District is B-4 Village Center District. Therefore, the existing planned development and the proposed amendment to allow an Academy Use is compatible with the land use designation for Comprehensive Plan Neighborhood 18 and the underlying B-4 Village Center District zoning. Staff finds that this guideline is satisfied.

C. The Planned Development should be consistent with the official planning policies and the Village Comprehensive Plan.

The 2021 Comprehensive Plan designates the land use for the subject property as Mixed Use (Retail/Office/Residential). Staff finds that the existing planned development ordinance and the proposed amendment are consistent with the land use designation and the goals of the 2021 Comprehensive Plan. Staff finds that this guideline is satisfied.

D. The Planned Development should preserve the value of the surrounding residential area.

There are no adjacent residential properties. Staff finds that this guideline is not applicable.

E. **Significant physical, topographical, environmentally sensitive or historical features of the site of the Planned Development, which are of importance to the community, should be preserved.**

No significant physical, topographical, environmentally sensitive or historical features will be impacted by the proposed reuse of the existing commercial building. There are no proposed exterior site modifications. Staff finds that this guideline is satisfied.

F. **The entire property proposed for Planned Development treatment shall be in single ownership or under such unified control, or the petition shall include a unit of local government as a petitioner or as a co-petitioner, so as to ensure that the entire property will ultimately be developed as a unified whole. All owners of the subject property shall be included as joint applicants on all applications and all approvals shall bind all owners, except that notwithstanding anything to the contrary, a unit of local government may petition for property which it does not own provided the unit of local government is a co-petitioner. Parties entitled to apply for a Special Use permit shall be limited to the property owner, agent of the property owner, or the contract purchaser of subject property, acting with the consent of the property owner, or the Village, or another unit of local government. The violation of any owner as to any lot shall be deemed a violation as to all owners and all lots.**

Staff finds that this guideline is satisfied.

G. **In business districts, the Planned Development shall be consistent with the Village's specific goal of maintaining and/or increasing the retail sales tax base of the Village. Conversion of an existing use or uses which generate retail sales tax to a Planned Development use or uses which do not generate retail sales tax has an adverse effect on the retail sales tax base of the Village. Where a Planned Development which does not generate retail sales tax is proposed on a site currently or most recently occupied by a retail sales tax generating use or uses, substantial evidence shall be provided that the benefits to the community provided by the proposed use are greater than the benefits provided by a use or uses which generate retail sales tax on the site. A first floor Planned Development use or uses which do not generate retail sales tax proposed within the B-1 or B-4 zoning districts as part of larger retail developments shall constitute no more than 20% of the first floor area unless substantial evidence is provided that the use of more than 20% of the first floor area as a use or uses which do not generate retail sales tax is instrumental in allowing the larger retail development to go forward or otherwise enhances in some substantial manner the retail sales tax base of the Village.**

The prior use, a hair salon, was not retail sales tax generating. Additionally, the Planned Development ordinance for the development currently permits 18,000 sq. ft. of non-retail uses. Staff finds that this guideline is satisfied.

GENERAL SPECIAL USE STANDARDS

1. **The proposed special use is, in fact, a special use listed and authorized in the zoning district regulations within which the property is located.** An Academy Use over 2,000 square feet is a special use in the B-4 Village Center District. Staff finds that this standard is met.

2. **The proposed special use is consistent with the objectives of the Village's Comprehensive Plan and Zoning Ordinance.** The 2021 Comprehensive Plan designates the land use for the subject property as Mixed Use (Retail/Office/Residential). Staff finds that the existing planned development ordinance is consistent with the land use designation and the goals of the 2021 Comprehensive Plan. Staff finds that this standard is met.

3. **The proposed special use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.** The Petitioner is requesting approval of a planned development amendment to allow an Academy Use over 2,000 square feet as a permitted use in the Shops of Flint Creek development. There will be no exterior building or site modifications and therefore no impact on the appearance or character on the general vicinity. Staff finds that this standard is met.

4. **The proposed special use will not significantly diminish the safety, use and enjoyment of surrounding property.** The proposed amendment will not impact the safety, use or enjoyment of surrounding property as no exterior site modifications of any kind are proposed. Staff finds that this standard is met.

5. **The proposed special use is adequately served by essential public facilities and services such as streets, police and fire service, drainage, refuse disposal, water and sewer, and schools, or the persons or agencies responsible for the establishment of the proposed special use shall provide adequately any such service.** The proposed amendment does not impact any essential public facilities or services. Staff finds that this standard is met.

6. **The proposed special use does not create excessive additional requirements at public expense for public facilities and services and is not detrimental to economic welfare of the community.** The proposed amendment does not create any additional requirements at the public expense and does not negatively impact the economic welfare of the community. Staff finds that this standard is met.

7. **The proposed special use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.** The proposed amendment does not involve any uses or activities which would be detrimental to any persons through the production of traffic, noise, smoke, fumes, glare or odors. Staff finds that this standard is met.

8. **The proposed special use provides vehicular access to the property and does not create an interference with traffic on surrounding public thoroughfares.** The proposed amendment does not impact the vehicular access to the Shops of Flint Creek property. Traffic circulation both internally and externally will remain unchanged. Staff finds that this standard is met.

9. **The proposed special use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.** As the building and site layout are existing, there will be no loss or destruction of any existing natural, scenic or historic features caused by the proposed amendment. Staff finds that this standard is met.

10. **The proposed special use complies with all additional regulations in the Zoning Ordinance specific to the special use requested.** Staff find that this standard has been met.

Additionally, the following standards shall be given consideration

11. **The existing uses and zoning of nearby property**. The subject property is surrounded by a mix of commercial and office uses.

12. **The extent to which property values are diminished by the particular zoning restrictions.** The property values of the subject property are not diminished by current zoning regulations. The subject property is currently regulated under a planned development ordinance which limits the use of the building to no more than 18,000 square feet of non-retail uses.

13. **The extent to which limitation or destruction of property values of the petitioner promotes the general health, safety and welfare.** Denial of this request will not affect the property values of the Petitioner or promote the health, safety and welfare of the community. Denial of this request will limit the property owner's ability to lease this building due to the specific use limitations on the subject property.

14. **The relative gain to the public as compared to the hardship imposed upon the petitioner.** The community will gain a new desirable recreational use for children. The Village has very few spaces dedicated to children's recreational uses. The proposed use will provide classes, camps, open gym time and birthday parties.

15. **The suitability of the particular property for the purpose for which it is now zoned.** The subject property is zoned B-4 Village Center District. The subject property is a developed shopping center with a mix of retail and service uses and therefore compatible with the underlying zoning district.

16. **The length of time that the property has been vacant, as zoned, considered in the context of land developed in the area in which the property is located.** The subject property has had several vacancies for a number of months. This particular tenant space was most recently occupied by a hair salon that relocated in order to downsize approximately one year ago.

17. **The care with which the community has undertaken to plan its land use development.** The Village has taken great care in developing its land use plan. The 2021 Comprehensive Plan designates the land use for this area for Mixed Use (residential/office/retail). Staff finds that the proposed amendment is consistent with the designated land use for the subject property.

18. **The evidence or lack of evidence of community need for the use proposed by the property owner.** Staffs finds that this is a good use for the Village as we have very few spaces dedicated to children's recreational uses, which host classes, camps, open gym time and birthday parties. This is the type of complementary use that brings parents and caregivers to the area for general errands, grocery shopping, coffee runs, etc., while their kids attend classes and birthday parties. This is also a destination that will attract families from the surrounding Barrington area into the Village on the weekends. These types of users are also typically very involved in the community and participate in Village event sponsorship.

RECOMMENDATION

If the Plan Commission concurs with the above findings of fact, Staff recommends that the Plan Commission adopt this finding of fact and make a motion to recommend approval of PC 25-08 to the Village Board of Trustees subject to the following considerations and conditions of approval:

Conditions:

1.) None.