

Village of Barrington Hills

Minutes of the Special Joint Meeting of June 11, 2003

President Kempe called the meeting to order at 8:05 p.m.

Present- Barrington Hills

James A. Kempe, President
 Robert G. Abboud, Trustee
 Fritz H. Gohl, Trustee
 Daria G. Sapp, Trustee
 Walter E. Smithe, Trustee
 Julie McKevitt, Trustee
 Douglas Wambach, Village Attorney
 Marla J. Russo, Village Clerk

Absent

Theodore L. Horne, Pro-Tem

President Reagle took a Roll Call of the Trustees of the Barrington Board of Trustees.

Present - Barrington

Marshall Reagle, President
 Karen Darsch, Trustee
 Jack Shaefer, Trustee
 Beth Raseman, Trustee
 Jeanne Yeagley, Trustee
 Paul Hunt, Trustee
 Jim Dalugo, Trustee
 Ron Koppelman, Village Clerk
 Jim Wallace, Dir. Planning & Zoning

James Kempe addressed the Barrington Trustees with the following interests of Barrington Hills in the Wamberg Development proposal and disconnection.

- (1) Border Agreement;
- (2) Future Bypass for Route 59;
- (3) The need for the Village of Barrington to supply water and sewer to Lot 5;
- (4) The need to know what is the acceptable plan of Barrington this development;
- (5) The annexation and disconnection of the two parcels of property to be exchanged;
- (6) That the entrance on Hart Road must be completed by the time buildings 2 and 3 are under construction;
- (7) That the lighting be addressed so as not to disturb the neighbors;
- (8) That there be a mutual consent from both Villages for the land exchange;

- (9) What the occupancy rate is for this development;
- (10) A walking path on Lot 5;
- (11) Building 2, 3, and 4 need to be determined and put in writing for future development. If future developers wish to change footprint, they would need the approval of both Villages.

There was discussion about Lot 5. The Village of Barrington Hills Board has received a recommendation from the ZBA that it be zoned Commercial B-3 (Business Park Zone).

Trustee Yeagley of Barrington suggested that there be TIF money for road improvements.

Jim Wallace, Director of Planning and Zoning for the Village of Barrington stated that that Plan Commission has requested the following:

- (1) Lot 1 have a maximum of 40,000 square feet of office space;
- (2) Lot 5 be used for open space;
- (3) Reduce the overall development by 40,000 square feet
- (4) Make improvements at Route 14
- (5) Make less improvements to Lot 3

There was discussion to widen the turn lanes of Hart Road, widen turn lanes into the development on Hart Road, add turn lanes at Route 14, and make signalization changes.

There was discussion about a border agreement. The Village of Barrington believed that it should be a separate issue from the Wamberg Development. The Village of Barrington Hills believed that this development is an integral part of the agreement.

The final discussion was a new suggestion by Trustee Raseman of Barrington, who requested that the developer put his building on Lot 5 and only develop this project on the property in the Village of Barrington. The remainder of the development along County Line Road west of Flint Creek be residential. The only entrance for nonresidential uses would be on Hart Road, and none of the exchange would be necessary.

Since this was a new suggestion to both Villages, the meetings was adjourned so that both Boards could review all the information discussed and await comment from the Wambergs.

Trustee Sapp motioned to adjourn the meeting at 9:30 p.m. Trustee Abboud seconded. All present said aye.

Meeting Adjourned

Approved _____