

**VILLAGE OF LAKE BARRINGTON**  
**MINUTES OF THE SPECIAL MEETING OF THE COMMITTEE OF THE WHOLE**  
**HELD MAY 12, 2012**  
*Approved*

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**1. CALL TO ORDER**

A Special Meeting of the Committee of the Whole of the President and Board of Trustees of the Village of Lake Barrington was held at the Village Municipal Center, 23860 Old Barrington Road, on Saturday, May 12, 2012, and was called to order by President Richardson at 9:00 a.m. Loretta Peterson was appointed Recording Secretary.

**2. ROLL CALL OF MEMBERS**

Upon the roll, the following Trustees were physically present at said location: Trustees DeJesu, Mitchell, Raclaw, Schaller, Schofield, and President Richardson.

Absent: Trustee Burke.

The following Trustees were allowed by a majority of the members of the President and Board of Trustees in accordance with and to the extent allowed by rules adopted by the President and Board of Trustees to attend the meeting by video or audio conference: None

No Trustee was not permitted to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: Trustee Burke.

**Staff Present:** Village Administrator Martin and Village Clerk Peterson

**Others Present:** Village Attorney J. Bateman, Plan Commission Chairperson Daulton Lange, Zoning Board Member Henehan, Cuba Township Road District Commissioner Gooch, and Houseal Lavigne Consultant Dan Gardner.

**3. DISCUSSION: LAKE BARRINGTON BUSINESS PARK MARKET STUDY**

Mr. Martin reviewed that following a July 2011 economic development workshop with elected and appointed officials, a study was ordered to examine existing conditions of the Business Park, what are likely uses to be located there, gaps - particularly in retail, and opportunities the Village can take to enhance the business park, increase sales tax revenue, and help make existing businesses stronger. He indicated that the report is a draft and that changes and modifications could be made. He shared future action noting the final report would be considered this summer.

Dan Gardner, Houseal Lavigne Associates, began by summarizing the study which examined existing conditions, traffic counts, layout and road configurations. He provided the challenges related to road configurations, visibility and signage. He highlighted the strength of the activity generators in the business park, in particular, the Lake Barrington Field House; that the existing uses are doing well; and that the Fidelity Motor Group is a good anchor for the Business Park.

He provided an overview of the Lake Barrington market area including demographics and projections based on three drive time categories. He emphasized the strong demographic in the area.

Mr. Gardner provided the Retail Gap Analysis which examined supply and demand for different industry groups in each drive time category and he made recommendations which took into account the adapted behaviors of local residents as well as the strong activity generating businesses that exist in the Business Park.

Market, physical and financial capacity were defined and he provided applications of their use in examining potential uses and development.

Redevelopment opportunities and site concepts for the Business Park based on designated site areas were reviewed.

### **Board Discussion**

Inquiries and comments were made and discussion held regarding attracting businesses to Lake Barrington, past interest expressed for the corner of Route 14 and Kelsey Road, comparison of a Route 14 business corridor located in another municipality, and being sensitive of impacts to residents in neighboring Savannah, Kelsey Point and Pheasant Ridge subdivisions.

Mr. Martin summarized key points from the study and presentation, and he asked for prioritization and direction on what the Village should proceed with to begin implementation.

Discussion was held on attracting private investment, potential signage locations, and several site concepts included in the plan. Opportunities not included in the study were identified for areas in the Business Park.

Following a suggestion to create a development council, Mr. Gardner reviewed finance tools that are available. Upon inquiry, Mr. Gardner further explained and discussion was held regarding creation of a Tax Increment Finance (TIF) district.

Comments and discussion continued on implementation of several site concepts, the impact and influence particular site concepts would have on other areas of the Park, and the Village's role in implementation.

Mr. Martin summarized the Village would begin with: 1) Block A - with a focus on attracting certain businesses that would provide a catalyst to spur further development and fill retail gaps; 2) Block H – contact CUSD 220 regarding the opportunity of interim use of the middle school site for athletic fields; 3) Block C – contact property owner regarding signage to promote development of site; 4) Block B – examine opportunities for the vacant land at the Northpointe Development.

Discussion was held regarding involvement of the market study consultant in implementation, use of Village authority versus use of direct tools such grants and incentive agreements, Lake Barrington's good reputation as being business friendly, thematic signage which was confirmed to be included in the financial plan, and Jason and John Sfire's experience and involvement in assisting the Village with landscape design for the Pepper Road corridor to be used for the ITEP grant application.

Mr. Martin was directed to provide to the Board a summary memo of goals, timeline and assigned officials.

**4. ADJOURNMENT**

Without objection, the meeting was adjourned at approximately 10:40 a.m.

Respectfully submitted,

Loretta Peterson  
Village Administrator  
Recording Secretary