

**PLANNING & ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES**

January 17, 2006

CALL TO ORDER

Chairman Fred Lobo called the meeting of the Planning and Economic Development Commission to order at 7:35 p.m.

ROLL CALL

Members present: Viki Karls, Bob Nunamaker, Mike Schiestel, Mary Lu Seidel, Don Kendeigh, and Fred Lobo (Chairman). Ron Hameetman arrived shortly thereafter. Also present were Secretary Karen Quid, Art Osten, Village Administrator, and Curt Ulrich, Bldg. & Zoning Superintendent.

APPROVAL OF NOVEMBER 22, 2005 PEDC MINUTES

A motion was made by Karls and seconded by Seidel to approve the minutes from the November 22, 2005 PEDC meeting with changes. A voice vote followed with all in favor. The motion was passed.

RESIDENTS COMMENTS

None at this time.

UPDATES

Chamber: The PEDC will receive an award at the Chamber's annual dinner on January 27th for their efforts in recruiting new members. Approximately 150 people will attend. Bob Nunamaker will attend.

MCEDC: An Executive Director for the Convention & Visitor's Bureau has been hired.

PH&S: There will be a hearing on January 31st to rezone the Grayhill property from B-5 (Light Assembly) to B-2 (Business/Retail). The Comprehensive Plan does not show that property as being used for light assembly. It has been vacant for 2-3 years.

Dicks Restaurant has been gutted. They will be looking for permits in the next week and plan to open end of May/beginning of June. The Funk property will need a Special Use for a strict retail center. A CarX Muffler shop will be built.

COMPREHENSIVE PLAN

Osten distributed a revised handout of additional proposed changes dated January 14, 2006. He would like to insert a goal which would require interior sidewalks within all new and existing retail and between commercial districts.

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A majority of the lots on North River Road do not conform. Through time and redevelopment, eventually the goal will be lots with a minimum 65 ft. with 8 ft. side lots. Nunamaker would like the lots to be sold with 50 ft. frontage so 2/25ft lots could be combined. He believes that the river is our most important asset. If we improve the downtown area, we may have to be open to look at the zoning of these desirable areas. Discussion followed regarding 25 ft. lots.

Osten stated that we might want to consider the possibility of a developer wanting to buy several lots and put up multi-use condos. The PEDC may want to look beyond the consideration of single family dwellings within the framework of the Comprehensive Plan. We are locked into the concept of 25ft lots for single family dwellings. Developers may want to see that we'd be open to something like this and then we'd have a whole new type of riverfront development. As a Village, without moving to imminent domain actions, this could be viewed as an opportunity.

On page 4 of 18 on the 2001 Update, the park area should not be part of the redevelopment area and should be deleted.

Would like to make it mixed use as well as restaurant use along the river. An example would be a marina.

There is an intergovernmental agreement with Barrington Hills through a grant (OSLAD) which would provide the money to buy the parcel of land Osten referred to on the map. There are no local conflicts. The land is owned by a trust. The trust conveyed information to property owners and would serve as a wake-up call to them that their land is not as viable for development but more so for a parking lot & paths.

Discussion followed regarding Rolf Campbell and whether they are fulfilling our needs as far as the Comprehensive Plan is concerned. Osten stated that the Village is very pleased with the work they have done so far. They are experienced and have rejected jobs from other towns because they are so busy. There are different types of consultants. Engineers give you a finished plan while planners give you information that we frequently rework to fit our needs. Everything is ultimately our decision. They have given us good ideas but, more importantly, they are providing development consulting services. They have met with property owners in the downtown and because they are good municipal planners, they have strong ties to developers and their opinion means a lot in the industry in bringing in potential developers when we are ready. Their interview sessions will be confidential and will be reviewed during Executive Session of the Village Board meetings.

Lobo would like to be sure that Commission members, Village Staff and Planners are all on the same page.

OTHER BUSINESS

- A. Chamber Recruitment Status: Some informal inquiries, no real progress.
- B. Trade Show: The Village will have a display of the Station Area Plan. There will be roundtables on several topics. Developers go around and talk to the different towns that are represented. We try to encourage them to come to FRG.
- C. Handouts: Homestyle Retail describes new businesses in Barrington; Rehabilitation, Redevelopment & Repositioning in Established Markets; Plan Commissioners Journal.

NEXT MEETING

A motion was made by Karls and seconded by Nunamaker to change our next meeting to Tuesday, February 21st at 7:30 p.m. A voice vote followed with all in favor. The motion was passed.

ADJOURNMENT

A motion was made by Karls and seconded by Kendeigh to adjourn the meeting. The meeting adjourned at 9:05 p.m.

Fred Lobo, Chairman

Karen Quid, Secretary

Date approved