

ALEX P MONAHAN  
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Tuesday, March 06, 2012

**Robert Kosin**  
*Dir. Of Administration*  
The Village of Barrington Hills  
112 Algonquian Road  
Barrington Hills, IL 60010

Dear Robert Kosin:

We spoke about a month ago about the proposed parking lot on the lot V. Since our discussions, the Village of Barrington has changed its views to accepting a parking lot on this site. I have forwarded a copy of this proposal to the Village of Barrington's planning engineer and to you as we have discussed. We are currently in discussions with the owners about buying 3 acres of lot V for this lot. The lot itself would only cover mainly 1.5 acres, and the remaining property may be donated to the District 220 school district for a practice field. This is only in the discussion faze with the district, but the proposal enclosed is much less intrusive than another office building and more attractive to the Village of Barrington Hills residents. Please review the enclosed proposal and let me know what you think. If you have any questions or suggestions, you may contact me by email or my cell phone.

*Sincerely,*

ALEX P MONAHAN

A handwritten signature in black ink, appearing to read 'Alex P Monahan', with a stylized flourish at the end.

ENCLOSURES: PROPOSAL FOR A PARKING LOT LOCATED IN BARRINGTON HILLS

**bcc: Village Engineer**  
**Trustee Messer**  
**President Abboud**

## **PROPOSAL FOR A PARKING LOT LOCATED IN BARRINGTON HILLS LOT 5**

Location – Lot located on West side of Hart Road (South of existing commercial building) 3 acres.

Proposed use if agreed upon by both Barrington & Barrington Hills:

1. The lot would be constructed per all Barrington Village current building codes
2. The lot would incorporate a retention area to continue current drainage.
3. An engineering company would be hired by the **property buyer**, ( with existing relationship with the Village of Barrington and Knowledge of current codes) to allow this process to alleviate any undue time and cost for the Village
4. The plans would be submitted to the Village for review and approval
5. The plans would also include proposed landscaping again per the Village requirements
6. The plans would include a proposed Guard Rail west side of Hart Road one foot of the South Bound Lane from the new parking lot to the current crossing located south of the proposed parking lot. (this would facilitate a safe way for students to make their way to the proposed parking lot) The existing Road has an approximate five foot shoulder already paved.

**As per the intergovernmental agreement signed March 2, 2004 ORDINANCE NO. 04-3128**

### **PER EXHIBIT C**

The proposed lot is allowed and defined per the above mentioned agreement

No special permits would have to be issued

The existing lot (5) was approved for an office building with a minimum of 3 acres of parking.

The agreement also allows for a division of Lot 5

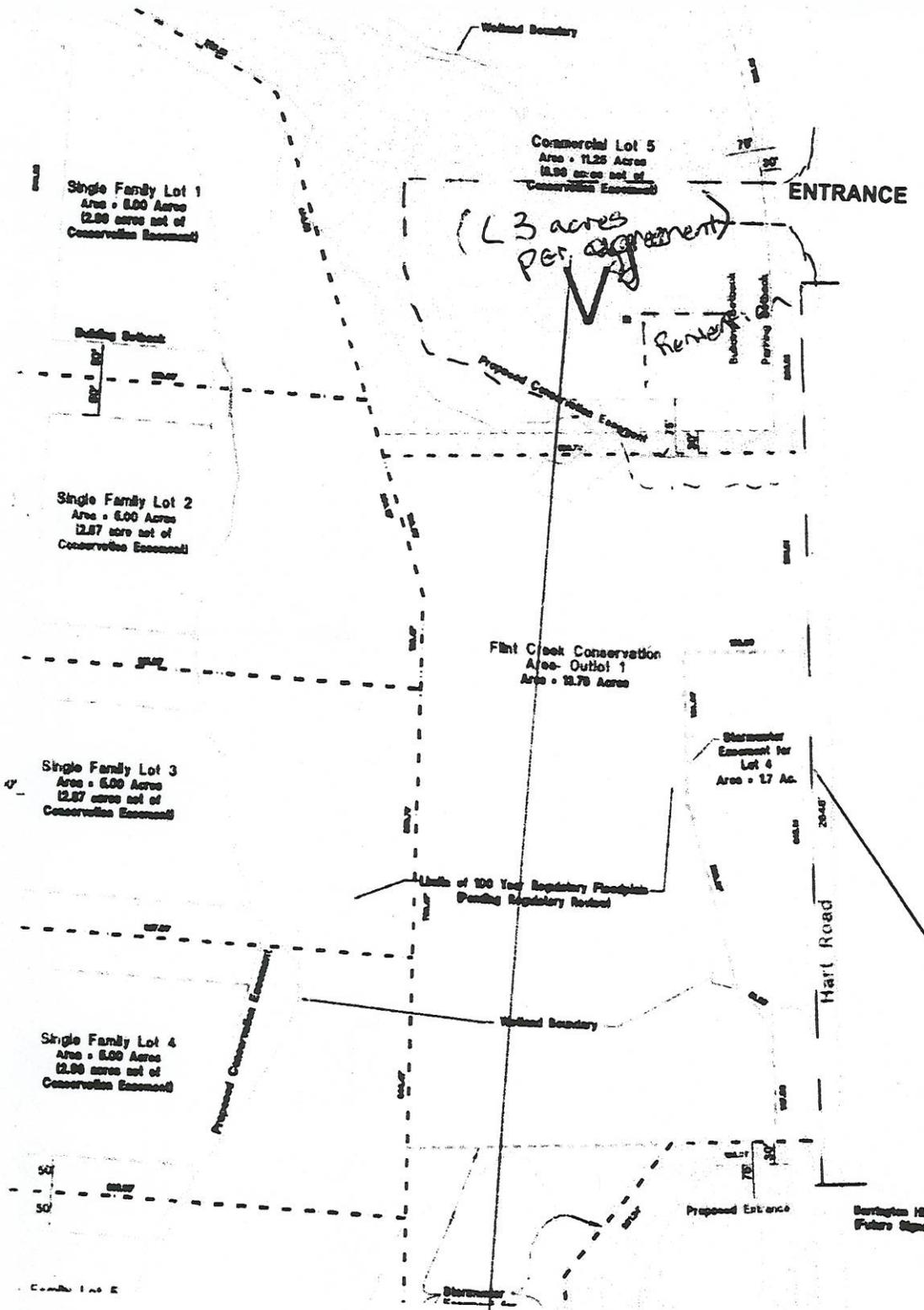
This proposal would allow for a much safer arrangement for students, than the current system. Students walk East on Main Avenue, currently too many different locations where they have purchased parking.

It would allow much less traffic going east from Hart Road to Route 59 since the parking would allow for students who are not seniors and who do not have parking to drive themselves. This would also lower costs for transportation for the bus company and lower the amount of buses needed.

This proposed parking lot will benefit the whole Barrington Community and allow those children who have vehicles to drive themselves allowing fewer residents to be crowded around the school picking up their children. It will also benefit the current residence of Barrington Hills located on Old Hart Road. The residents will not have a building looking into their homes and the time restrictions are easily followed per the current high school start and finish times.

### **POSSIBLE FUTURE USE OF THE REMAINING 11.3 ACRE'S ON LOT 5**

I have spoken to District 220, which currently has run out of space for practice of its outdoor sports and might be interested in acquiring the remaining portion of the vacant land for practice fields. This is only a thought of the district, which has not come to any decision at this time



- Parcel Area, net of Late-Cut
- Village of Barrington Hills
  - Commercial Lot 5
  - Flint Creek Conservation
  - Plot, 8 acre Single Family
  - Old Hart Road Conserv
- Village of Barrington
  - Commercial Lot 1
  - Commercial Lot 2
  - Commercial Lot 3
  - Commercial Lot 4
  - Common Entrance Area
- Village Boundary Area Transit
- Currently Barrington Estates
- Currently Barrington Hills Data

(3 acres per segment)

Guard Rail  
 12" off South bound  
 traffic lane  
 (High School students  
 will use existing  
 shoulder)

Ordinance 04-3128  
 Intergovernmental agreement  
 March 2 2004.

- Refer to pages 1-4  
 Exhibit 1 + ...

**EXHIBIT C**

**Master Site Plan**

**Master Site Plan Data**

**Maximum Floor Area for Individual Commercial Lots and Combined Maximum Floor Areas for Lots 1 through 4, Both Inclusive**

<b>Lot 1</b>	<b>40,000 square feet</b>
<b>Lot 2</b>	<b>48,000 square feet</b>
<b>Lot 3</b>	<b>46,000 square feet</b>
<b>Lot 4</b>	<b>40,000 square feet</b>

**Lots 1-4**      **150,000 square feet**

**Note:** The maximum square footage is shown for each of the individual Lots 1, 2, 3 and 4. The Owner will be required to construct less than the maximum permitted floor area on one or more of the lots (as selected by the Owner) so that the maximum aggregate square footage constructed on Lots 1 through 4 combined does not exceed 150,000 square feet.

**Maximum Floor Area For Lot 5**

**Lot 5**

**120,000 square feet, if served by Village of Barrington water and sewer; or 55,000 square feet if served by water wells and individual sewage disposal systems (septic systems, package plants or other systems). In no event shall Lot 5 be served by any combination of (i) water well(s) and Barrington sewer, or (ii) Barrington water and individual sewage disposal systems (septic systems, package plants or other systems), or (iii) Barrington water and sewer on the one hand and water well(s) and individual sewage disposal systems (septic systems, package plants or other systems) on the other hand.**

**NOTE:**

**The maximum aggregate square footage is set forth for Lot 5 as one lot. If Lot 5 is subdivided, the maximum aggregate square footage for all subdivided portions of Lot 5 shall not exceed 120,000 square feet if served by Village of Barrington water and sewer. The maximum aggregate square footage for all of the subdivided portions of Lot 5 shall not exceed 55,000 square feet if served by water wells and individual sewage disposal systems (septic systems, package plants or other systems). Notwithstanding anything to the contrary contained in this Agreement (including all Exhibits attached hereto), if the development on Lot 5 is served by water wells and individual sewage disposal systems (septic systems, package plants or other systems), it shall not thereafter be eligible to be served by Barrington water and sewer without the mutual agreement of Barrington and Barrington Hills.**

**Uses**

The following uses shall be the only uses which shall be permitted to be established on the property, irrespective of other permitted uses or special uses in either Village's applicable zoning classification

**Permitted Uses for Commercial Lots 1-5**

1. Financial institutions, without drive-through facilities.
2. Corporate and professional offices; provided dental and medical professional offices and clinics shall only be on Lots 4 and 5 and shall operate only between the hours of 6:00 a.m. and 10:00 p.m.
3. Retail service establishments provided such use shall (a) be incidental to, and not a principal use of the building; and (b) not have any external signage; and (c) primarily serve the occupants of the Commercial lots.

**Special Uses for Commercial Lots 1-5**

1. Day care centers.
2. Financial institutions with drive-through facilities (only on Lot 4).
3. Governmental offices.
4. Restaurants, without drive-through facilities, but only located within a building containing other permitted uses; provided such use shall (i) not exceed 4000 square feet of space; (ii) not have hours other than 6 am to 6 pm Monday through Friday; (iii) not have any exterior signage; (iv) be limited to one such use on each of Commercial Lots 4 and 5, and shall not be permitted on any other Lots; and (v) primarily serve the occupants of the Commercial Lots.



**Bulk Regulations For Commercial Lots 1 through 5 Both Inclusive**

**Minimum Lot Area**

Three (3) acres

**Minimum Lot Width**

Two hundred-fifty (250) feet.

**Minimum Yard Requirements**

1. Front Yard. Seventy-five (75) feet.
2. Corner Side Yard. Seventy-five (75) feet.
3. Side Yard. Twenty-five (25) feet.
4. Rear Yard. One hundred (100) feet.

**Minimum Parking Setbacks (Maintained as Landscaped Yards)**

- 1. Front Yard. Thirty (30) feet.
- 2. Corner Side Yard. Thirty (30) feet.
- 3. Side Yard. Fifteen (15) feet.
- 4. Rear Yard. Fifteen (15) feet.

**Transitional Yard**

If a lot in the Village of Barrington B-3 District abuts property in a Residential District, or is located across a street from property in a Residential District, a landscape yard fifty (50) feet in width shall be maintained along the full length of the corresponding lot line.

**Maximum Building Height**

Three stories but in no event taller than Thirty-eight (38) feet

**Maximum Lot Coverage**

Twenty-five (25) percent.

**Minimum Open Space**

Fifty (50) percent.

**Site Lighting**

Site lighting shall be as provided in Section 4.9 of Chapter 4 of the Village of Barrington Zoning Ordinance on the date of this Agreement and shall be installed to the greatest extent possible to avoid projecting any direct lighting onto adjoining properties. No amendment to such Section shall have any affect on the development of the Commercial Lots.

**Landscaping**

Landscaping for Commercial Lots 1 through 4 shall be in conformance with the typical landscaping detail provided on the Landscaping Plan (Exhibit C, Sheet 2)

**Parking**

The number, size and configuration of the parking spaces on Commercial Lots 1 through 4 shall be as provided in Part II of Chapter 4 of the Village of Barrington Zoning Ordinance on the date of this Agreement and all parking areas shall be located within the parking setbacks shown on the Master Site Plan.

**Notes**

**Open Space shall mean and refer to land that is not covered by impervious surfaces except for water; provided, however, Open Space shall not include detention areas but shall include naturally occurring waterways such as creeks or tributaries thereof.**

**Lot Coverage shall mean and refer to all portions of the Property covered by buildings or above ground level structures.**

**All Maximum Floor Areas set forth in Exhibit C shall include building floor area only and shall not include the floor area of any aboveground parking structure, except that, parking spaces in excess of 4 per 1,000 square feet of building floor area shall be included in the computation of building floor area for purposes of this Agreement to the extent there are parking spaces in an aboveground parking structure.**