

Memo

To: Village President
From: Robert Kosin, Director of Administration
CC: Board of Trustees
Date: December 18, 2014
Re: IGA Barrington re: CUSD 220

The Barrington CUSD 220 has undertaken a property interest in the South East corner of New Hart and County Line Roads. Specifically they have received a donation of Lot 5 Flint Creek Subdivision in Barrington Hills and purchase proposal for Lot 4 in Barrington. As these lots are subject to an Inter- Governmental Agreement between the two Villages (Res. 04-2) a change in use or jurisdiction requires the mutual consent of the municipalities. The District has proposed consideration of amending the IGA to include

“...elementary and high school uses and related facilities, including but not limited to, elementary, middle, and high schools, parks and playgrounds, athletic fields and facilities, school-related parking, and administrative offices, zoned in the Village’s B-3 Office Zoning District or in the Village of Barrington’s PL (Public Lands) Zoning District, provided, however, the off-site parking related to uses not located on the Property would also require a special use or would require authorization of school-related uses as part of further amendments to the existing planned development, as amended, as provided by Village of Barrington Ordinance Nos. 04-3161, 07-3385, and 11-3653.”

Certain of the terms and development conditions (setback, height, FAR) in the IGA may be applicable to the proposed school use, others may not nor give direction as to what standards should be proposed. If it is the intent of the Board of Trustees to undertake consideration of amending the IGA, such details regarding future development may be directed to the Plan Commission for an opinion.



Robert Kosin <rkosin@barringtonhills-il.gov>

LOA CUSD 220 and Barrington Hills

Robert Kosin <rkosin@barringtonhills-il.gov>

Mon, Dec 8, 2014 at 3:55 PM

To: bpc@franczek.com

Cc: agd@franczek.com, Mary Elizabeth Dickson <marydickson@bond-dickson.com>, Dolores Trandel <clerk@barringtonhills-il.gov>

This is to confirm that a draft proposed letter of agreement from CUSD 220 has been received for the consideration by the Village of Barrington Hills to which it will be presented to the Board of Trustees at their meeting of Thursday December 18, 2014.

If additional information is required, someone from this office will contact you directly.

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Robert Kosin

Village of Barrington Hills

112 Algonquin Rd, Barrington Hills, IL 60010-5199

[847.551.3000](tel:847.551.3000) | BarringtonHills-il.gov

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[SCHOOL DISTRICT LETTERHEAD]

November __, 2014

VIA E-MAIL AND CERTIFIED U.S. MAIL

Mr. Martin J. McLaughlin
Board President
Village of Barrington Hills
112 Algonquin Rd
Barrington Hills, IL 60010

**Re: Development of School District uses at Property located at the Northwest
Corner of Hart Road and Lake Cook Road**

Dear President McLaughlin:

As you know, the Board of Education of Barrington Community Unit School District No. 220 entered into a real estate agreement with the Wamberg Family Partnership, L.P., dated October 17, 2014 (the "Real Estate Agreement"). The Real Estate Agreement provides that, assuming all contingencies are satisfied, the School District will purchase 20.82 acres of property at the Northwest corner of Hart Road and Lake Cook Road (the "Property").

Development of the Property is subject to an Intergovernmental Agreement between the Village of Barrington, the Village of Barrington Hills, and the Wamberg Family Partnership, L.P., dated March 3, 2004 (the "IGA").

The Real Estate Agreement grants the School District a 60 day due diligence period to determine if development on the Property for school uses is feasible. In reviewing the IGA, it is apparent that based on the current language of the IGA, the School District would be unable to develop the Property with school uses, except for a governmental office. At this time, the School District is not certain how it intends to develop the Property, but it is likely that the development would include other school type uses besides governmental offices.

Purchasing the Property is a significant financial commitment for the School District. The School District, however, recognizes that the purchase of the Property is a unique opportunity that will greatly benefit the School District and its students. The School District also believes this is a unique and positive opportunity for the surrounding area in that a previously undeveloped parcel will soon be developed with uses that will directly benefit residents of the community and their children. Due to the significant costs the School District will undertake to purchase and develop the Property, however, the School District is reluctant to move forward with the purchase without receiving certain assurances from the Village of Barrington Hills.

The School District understands that amendments to the IGA require a process, including deliberations by both the full Village Board and other public bodies. Therefore, the School District understands that no guarantees can be made at this time. Despite that fact, the School District would appreciate your acknowledgement that to the best of your knowledge the Village of Barrington Hills would consider and be supportive of an amendment to the IGA in substantially the form provided below. The Village of Barrington, through a similar letter agreement with the School District, has agreed that it would consider and be supportive of the

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proposed amendment. Your position on these matters will assist the School District in determining whether it should proceed with the purchase of the Property.

With all of the foregoing as background information, as of the date of your signature below, you agree with the following:

- (1) The Village of Barrington Hills would be willing to consider and would be supportive of the addition of the following, or similar language to the IGA in order to authorize school-related uses on the Property:

“4. Elementary and high school uses and related facilities, including but not limited to, elementary, middle, and high schools, parks and playgrounds, athletic fields and facilities, school-related parking, and administrative offices, zoned in the Village’s B-3 Office Zoning District or in the Village of Barrington’s PL (Public Lands) Zoning District, provided, however, the off-site parking related to uses not located on the Property would also require a special use or would require authorization of school-related uses as part of further amendments to the existing planned development, as amended, as provided by Village of Barrington Ordinance Nos. 04-3161, 07-3385, and 11-3653.”

On behalf of the School District, I thank you for your consideration of this matter.

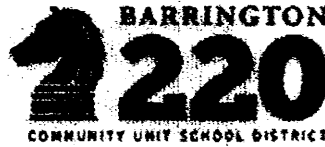
Sincerely,

Mr. Brian Battle
President, Board of Education
Barrington Community Unit School District No. 220

Acknowledged and Approved:

By: Mr. Martin J. McLaughlin
Title: President, Village of Barrington Hills
Date: _____

cc: Board of Education of Barrington Community Unit School District No. 220
Dr. Brian Harris, Superintendent



Tuesday, December 16, 2014

Board of Education Meeting, 5:30 p.m. Closed Session, 7:00 p.m. Open Session

Location: Barrington High School, 616 West Main Street, Barrington, Illinois

1. DECEMBER 16, 2014 REGULAR BOARD OF EDUCATION MEETING - AGENDA

2. 5:30 p.m. - CLOSED SESSION

2.01 Closed Session Agenda (Board Only)

3. BOARD PRESENTATION

3.01 11-17-14 Board PowerPoint Presentation

4. 7:00 - OPEN SESSION

4.01 Roll Call

4.02 Pledge of Allegiance

4.03 Recognition: BHS Swimmer - State Champion

4.04 Presentation: STEM Program

4.05 Report: President, Board of Education - Brian Battle

4.06 Public Comment

4.07 Report: Superintendent of Schools - Brian Harris

4.08 Informational Reports

4.09 Board Committee Reports

5. 8:00 - PUBLIC HEARING ON SCHOOL WAIVERS

5.01 Public Comment on Waivers

6. CONSENT AGENDA

6.01 Finance

6.02 Personnel Report

7. DISCUSSION ITEMS

7.01 Findings: Informal Review of Board Policy 6:200: Instructional Arrangements - Class Size (Elementary)

7.02 Agenda Items for January 13, 2015 Regular Board of Education Meeting

7.03 Future Board Agenda Items

8. ACTION ITEMS

8.01 Consideration to Approve 2014 Certificate of Tax Levy

8.02 Consideration to Approve Resolution Declaring the Intention to Issue \$4,250,000 Working Cash Fund Bonds for the Purpose of Increasing the District's Working Cash Fund, and Directing that Notice of Such Intention be Published in the Manner Provided by Law

8.03 Consideration to Approve Waiver of School Code 105 ILCS 5/18-8.05 (F)(2)

8.04 Consideration to Approve Waiver of State Board Rule (23 Ill. Adm. Code 1/420 (h)(3)

8.05 Second Reading and Approval of Board Policies

8.06 Consideration to Approve Agreements Related to the School District's Purchase of Property Located at the Northwest Corner of Hart Road and Lake Cook Road in the Village of Barrington and the Village of Barrington Hills

8.07 Consideration to Approve Confidentiality of Closed Session Minutes

9. ADJOURN



Monday, December 22, 2014
Special Board of Education Meeting, 8:15 a.m. Closed Session, Open to
Immediately Follow

Location: 310 James Street, Barrington, Illinois

1. DECEMBER 22, 2014 SPECIAL BOARD OF EDUCATION MEETING - AGENDA

2. 8:15 a.m. - CLOSED SESSION

3. OPEN SESSION

3.01 Roll Call

3.02 Pledge of Allegiance

3.03 Public Comment

4. ACTION ITEMS

4.01 Consideration to Approve Agreements Related to the School District's Purchase of Property Located at the Northwest Corner of Hart Road and Lake Cook Road in the Village of Barrington and the Village of Barrington Hills

4.02 Consideration to Approve Confidentiality of Closed Session Minutes

5. ADJOURN

Barrington 220 nearing \$2.35 million land acquisition deal
Doug T. Graham Daily Herald
posted: 12/18/2014

[PHOTO] Barrington Area Unit School District 220 has until the end of the year to finalize a \$2.35 million deal to buy 21 acres of open land across Hart Road from Barrington High School. The school board this week authorized a 15-day extension of the deadline. Doug T. Graham | Staff Photographer, October 2014.

Barrington Area Unit School District 220 has until the end of the year to finalize a \$2.35 million deal to buy 21 acres of open land across Hart Road from Barrington High School. The school board this week authorized a 15-day extension of the deadline.

Barrington Area Unit School District 220 will have until the end of the year to finalize the \$2.35 million purchase of about 21 acres of land next to Barrington High School after school board members voted this week to extend a review period by an additional 15 days.

The proposed deal covers about 7.7 usable acres and 13.8 acres of the Flint Creek Conservation Area west of Hart Road. It is part of a parcel called Flint Creek Crossing, which is in the jurisdiction of both the villages of Barrington and Barrington Hills.

District 220 Superintendent Brian Harris said the land is zoned for commercial use, and in order for the district to use it a provision for school use would need to be added.

School board President Brian Battle said those negotiations are ongoing. "There are still some open issues that our staff and our lawyers are going to work this week on to clarify some points for the board," Battle said.

On Tuesday, the board accepted a letter from the village of Barrington that would, among other things, add the school use provision. Barrington Hills has a similar measure on the agenda for its village board meeting Thursday night.

Harris said the inspection of the land has been completed and the district found it to be suitable for use.

"The land has never been developed, so it is kind of raw," he said. "It just needs some basic cleanup as far as tree branches and that kind of thing."

What the district will do with the land once they've cleaned it up is still unknown. Harris said that conversation will not begin until after the money changes hands.

Battle said the board has long been interested in acquiring the land. "We are always interested in land that is contiguous to our schools," Battle said. "It has the potential to allow us to rethink the high school campus, and from that perspective this is of value."

The school board will meet at 8:15 a.m. Monday at the district's administrative offices, 310 James St. in Barrington, to discuss the plan.