

**MINUTES OF A PUBLIC HEARING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF NORTH BARRINGTON WHICH WAS HELD WEDNESDAY,
MAY 27, 2009 AT THE NORTH BARRINGTON VILLAGE HALL,
111 OLD BARRINGTON ROAD**

**RE: Proposed Annexation Agreement
Old Barrington Road LLC; Equestrian Center**

Call to Order and Roll Call

At 7:37 p.m. President Sauer called the Public Hearing to order. The Deputy Village Clerk then called the roll:

Present in Person: President Sauer, Trustees Boland, Das Gupta, Kolar, Koertner, Pino and Weiner

Absent: None

Also Present: Kathy Nelander, Village Administrator
J.W. Braithwaite, Village Attorney
Kris Lennon, Deputy Village Clerk
Thomas E. Rosensteel, Thomas E. Rosensteel & Associates, Ltd,
555 S. Randall Road, St. Charles
James R. Doherty, Doherty & Associates, Inc.,
1424 Cabot Lane, Schaumburg
Pete Kramer, Larson-Kramer & Associates Ltd,
701 N. York Road, Hinsdale
Bill Duy, CCM, Biltmore Country Club
Phillip J. Fijal, Biltmore Country Club Board Member
Terri P. Tepper, 261 Kimberly Road
Jackie Andrew, 610 Signal Hill Road
Cindy Seibert, 21622 N. Hanover Hills, Barrington
Jane Papadimitrio, 132 Old Barrington Road
Barbara Benson, 21621 Crown Road, Barrington
Michael Mercer, 25597 Drake Road, Barrington
Charles White, 25596 Drake Road, Barrington
M/M Ted Jung, 26037 W. Il Route 22, Barrington
M/M Harold Dittmer, 25863 W. Sunset Lane, Barrington
M/M Russ Babka, 22640 Cherry Hill Road, Barrington
M/M Chuck Eckert, 22035 Old Barrington Road, Barrington
Pat Cramer, 26739 Country Estates, Barrington
M/M Ed Covers, 22159 N. Bertha Lane, Barrington
Dale Anderson, 22085 N. Old Barrington Road, Barrington
M/M Bob Herzog, 26464 W. Edgemon Lane, Barrington
M/M Neal Harris, 26402 N. Edgemon Lane, Barrington
Norma Logue, 22497 Old Barrington Road, Barrington

M/M Testuo Matsuda, 26347 W. Il Route 22, Barrington
Steve Mountsier, 896 Oak Hill Road, Lake Barrington
Karen Soper, 25960 W. Il Route 22, Barrington
Ted Duke, 26348 Edgemon Lane, Barrington
Mike Makris, 26335 Edgemon Lane, Barrington
Lily Klein, 22065 N. Old Barrington Road, Barrington
Sylvia Barone, 21615 N. Harbor Road, Barrington
Ron Polasek, 22099 N. Bertha Lane, Barrington
Janice Galbavy, 440 Brook Forest Lane
Annie Schnaubelt, 185 Kimberly Road
Steve Cogswell, 21611 N. Old Barrington Road
Steve Mountsier, Lake County Stormwater Management

1. Legal Notice (see attached legal notice)

Notice of this hearing was duly published as required by law and duly sent to all property owners as indicated by those paying the last real estate tax bill as required by law.

The published notice of the public hearing was incorporated into record.

2. Public Comment – Proposed Annexation Agreement Old Barrington Farm LLC; Equestrian Center – The Common location of the property is south of Scott Road, at the southern terminus of Bertha Lane, east of Old Barrington Road beginning approximately 1300 feet north of Cuba Road and approximately 1300 feet south Scott Road, comprising of approximately 70 acres.

President Sauer stated that the purpose of the hearing was to have an open discussion on proposed Annexation Agreement of the Old Barrington Farm, LLC; Equestrian Center and the seven lot residential area. He explained that in addition to the Equestrian Center permitted under County zoning regulations, Old Barrington Farm, LLC has received approval from Lake County to subdivide the 46.37 acre property into seven (7) single-family home sites ranging in size from 4.66 acres to 9.82 acres. Due to the property being located within one and one half (1 ½) miles of the corporate lines of the Village of North Barrington, the proposed subdivision must be in compliance with Village development standards and approved by the Village Plan Commission and Board of Trustees. The project is in unincorporated Lake County and has been proceeding through the county process. No rezoning is required in Lake County.

President Sauer further explained that rezoning from an RE (Rural Estate District) to an R-1 (5 acre minimum lot area) Planned Unit Development (PUD) is expected to be provided for within the annexation agreement. President Sauer additionally noted that one of the potential residential buyers is contemplating purchasing 2 or 3 lots for his estate.

Village Attorney J.W. Braithwaite noted that the Public Hearing was being held to inform residents of the proposed annexation and that the presentation of the annexation agreement will

be during the June Board meeting. Attorney Braithwaite suggested that anyone who wished to give factual testimony be sworn in. Attorney Braithwaite simultaneously swore in random members of the audience and representatives of Old Barrington Farm LLC.

President Sauer invited Thomas E. Rosensteel, Thomas E. Rosensteel & Associates, Ltd to address the Board.

Mr. Rosensteel addressed the Board and audience as a representative of Old Barrington Farm LLC and gave a brief overview of the project. He stated that the Village of North Barrington invited the owners of Old Barrington Farm LLC property to be developed within its Village and that the owners were receptive. The owners are currently exploring the idea of annexing into North Barrington however; a final decision has not been made.

James R. Doherty, Doherty & Associates, addressed the Board and audience. Mr. Doherty explained that he is a licensed professional engineer in Illinois and is acting as a representative of Old Barrington Farm LLC. Mr. Doherty stated that none of the floodplains and wetlands in the area will be disturbed and that the project has successfully gone through Lake County and its environmental agencies over the last 15 months. The zoning under consideration (R-1 PUD) respects the unique nature of the parcel and allows for equestrian uses.

It was noted that the Village would have to annex another property in order to obtain contiguity.

Mr. Doherty and the Board proceeded to address questions from the audience. Some of the concerns from the audience included traffic flow, commercial development and drainage/stormwater management issues.

Village Attorney J.W. Braithwaite explained various benefits of an annexation agreement such as long term property protection.

Mr. Doherty noted that the engineering plans included stormwater detention areas on each lot and is in full compliance with Lake County Stormwater Management standards.

Barbara Benson, 21621 Crown Road, Barrington, spoke from the audience and explained that she has lived south of the Old Barrington Farm property/Equestrian Center for 25 years. Ms. Benson explained that she previously met with the County to discuss the proposed development. She noted that there was extreme flooding in the mid 1990's which surrounded the Old Barrington Farm property and has photographs detailing the event. Ms. Benson stated that she wanted to inform Lake County of the past history such as a collapsed drain tile that contributed to previous flooding. Ms. Benson was told by the County that covenants would be provided establishing a maintenance plan for future drainage issues.

Mr. Doherty explained that a complete drainage study was performed by Wills Burke Kelsey Associates Ltd. including the drain tile Ms. Benson referred to. Mr. Doherty further explained the results of the study and used an exhibit to illustrate the project's engineering plans. Mr.

Doherty stated that maintenance of the drain tile will be provided by the covenants, conditions and restrictions. It was noted that Chairman of the Lake County Stormwater Management Board Commission, Steve Mountsier, who was present tonight, has been involved with the review process and is aware of the previous drainage issues.

Steve Cogswell, 21611 N. Old Barrington Road, Barrington, asked when the proposed annexation agreement would be available for viewing and if there would be a time for further questions.

Village Attorney J.W. Braithwaite stated that the agreement will be available approximately fifteen (15) days prior to the 6/24/09 public hearing meeting; questions may be addressed at that time.

Ron Polasek, 22099 Bertha Lane, Barrington, asked if there was a provision within the annexation agreement that would prevent the property from becoming commercialized.

Village Attorney J.W. Braithwaite stated that an annexation agreement can be up to but not exceed a twenty (20) year period and that the zoning restrictions will remain pursuant to the Village Zoning Regulation imposed at time of annexation.

Jane Papadimitriou, 132 Old Barrington Road, asked how the proposed parcel is contiguous with other North Barrington parcels.

President Sauer stated that an owner of an unincorporated Lake County parcel, with approximately ten (10) acres, has indicated willingness to consider annexation into North Barrington and would provide the contiguity needed for annexation of the Old Barrington Farm LLC parcel.

Michael Mercer, 25597 Drake Road, Barrington, stated that he lives in unincorporated Lake County and does not wish to be annexed into any town or Village. Mr. Mercer noted his concern about the Village forcing properties to be annexed.

President Sauer stated that the Village has no "Plan" or program to forcibly annex surrounding properties and stated that that the Village has and continues to monitor unincorporated parcels, especially parcels involving potential commercialization. President Sauer stated that the Village will not seek a forced annexation with the parcel needed for contiguity relative to the Old Barrington Farm LLC property.

Trustee Das Gupta stated that preserving and enhancing open space within the community is part of the Village's Comprehensive Plan. It was noted that the Comprehensive Plan may be found on the Village website at www.northbarrington.org.

Trustee Koertner thanked the audience for their attendance and participation.

An unidentified audience member asked if signs would be posted for notification of properties annexed into the Village.

Village Attorney J.W. Braithwaite stated that an Ordinance amending the Village Code is scheduled before the Village Board 5/27/09 to allow notice to include the requirement of signage on properties subject to re-zoning, planned unit developments, etc.

President Sauer asked if there were any further comments.

No one from the audience wished to speak and no one on the Village Board wished to comment.

3. Adjournment

Motion: Trustee Boland moved to adjourn the Public Hearing meeting to date certain June 24, 2009: seconded by Trustee Weiner.:

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:38 p.m. President Sauer declared the Public Hearing meeting adjourned to June 24, 2009. These Minutes were approved by the Board at a meeting held June 24, 2009

Attest: _____
Kris Lennon, Deputy Village Clerk