

**MINUTES OF THE NORTH BARRINGTON PLAN COMMISSION “CONTINUED”
PUBLIC HEARING WHICH WAS HELD MONDAY, JULY 27, 2009 AT THE NORTH
BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD,
IN SAID VILLAGE**

1. Call to Order & Roll Call

At 7:34 P.M. Chairman Nass called the public hearing to order and the Deputy Clerk called the roll:

Present: Chairman Nass, Vice Chairman Bishop, Janis Menges, Martin Pais
Absent: Denis Taillon, David Wilford
Also Present: David McArdle, 4052 East Main Street, St Charles
James Doherty, 1424 Cabot Lane, Schaumburg
Thomas E. Rosensteel, 555 South Randall Road, St. Charles
Bill Lackovic, 4052 East Main Street, St Charles
Village Attorney J. W. Braithwaite
Mark Kolar, Village Trustee
Kelly Rafferty, Village Building and Zoning Officer
Ed Covers, 22159 North Bertha Lane, Barrington
Carol Covers, 22159 North Bertha Lane, Barrington
Mike Podgorski, 26675 Apple Tree Lane, Barrington
Jane Papadimitriou, 132 Old Barrington Road
Brian N. Reno, 26748 West Apple Tree Lane, Barrington
Jerry Bohn, 26283 West Highway 22, Barrington
Megian Johnson, 22032 North Route 59, Barrington
Kevin Johnson, 22032 North Route 59, Barrington
Patrick Potts, 25886 West Scott Road, Barrington
Les Hardison, 26803 West Apple Tree Lane, Barrington
Tom Podgorski, 21183 North Hart Road, Barrington
Craig Nelson, 26628 West Country Estates, Barrington
Catherine McCord, 26070 West Cuba Road, Barrington
Kathy Nelander, Village Administrator
Nicole Keiter, Deputy Village Clerk

Chairman Nass explained the protocol of the meeting to the audience.

2. Legal Notice

Chairman Nass requested that a copy of the published notice of the public hearing be incorporated into record.

3. Public Input – Proposed Text Amendment to the Village Zoning Regulations by Providing for a New Zoning District Entitled “Premier Equestrian Estate District.”

Chairman Nass swore in speakers present in the audience.

Mr. Thomas E. Rosenteel of Thomas E. Rosensteel & Associates, Ltd approached the Commission and introduced the project engineer; Mr. James Doherty who gave a brief synopsis of the events leading up to this presentation. Mr. Doherty informed the Commission that the Equestrian Center was built with approval from Lake County.

Village Attorney J. W. Braithwaite clarified that only the Village Board determines property annexation. Staff members, realizing that this subdivision would be built, felt that the Village should explore the possibility of annexing the property.

There were some general comments and concerns from the public:

There was concern regarding storm water originating on and from the equestrian site. Village Attorney J. W. Braithwaite stated that any water on the equestrian site is being kept to that site due to the installation of a large amount of stormwater retention systems. The Village Attorney also assured the public that drainage control is very important to the Village of North Barrington and a special tax would be implemented only to the equestrian site property if they fail to maintain their stormwater and its runoff.

There was question as to what the advantages of the annexation were, and if there were any incentives for the property owner of 25918 Scott Road to join into the annexation. The Village Attorney stated that through the annexation these properties would become part of the prestigious reputation and community that is the Village of North Barrington. He also stated that, being only ¼ mile away from the property, the Village could be useful in assisting these properties with various issues that they may encounter such as drainage issues, etc. Ms. Menges added that Lake County covers a very broad area and as a result it is very difficult to get assistance in a timely manner from them. With the small size of North Barrington their issues could be solved in a swifter manner. Regarding incentives for the property owner of 25918 Scott Road, it was stated that the property owner simply wanted the same things Mr. McArdle wanted for his property. Village Attorney J. W. Braithwaite clarified that the Village would not impose higher taxes on this property until the property is sold. The specified property would only receive the benefits, if passed, of becoming a “Premier Equestrian Estate District.”

There was concern regarding the possibility of light pollution from the equestrian center. Mr. McArdle stated that there was no outdoor lighting for the center. The Commission also stated that the Village of North Barrington’s lighting ordinance was very restrictive. If this property were to be annexed they would have to comply with the Village’s lighting ordinance already in effect.

There was also concern about traffic becoming unmanageable on the streets surrounding the property. The Commission stated that they were all county roads and that the Cuba Township simply maintains them; therefore the Village of North Barrington has no control over the roads.

Mr. Patrick Potts, 25886 West Scott Road, stated that, if passed, he thinks the annexation of this property and its creation will be a beautiful addition to the Village of North Barrington.

Chairman Nass asked for input from the Commission.

Mr. Pais stated his concerns regarding the number of horses allowed on the equestrian site. The way the Proposed Text Amendment was currently stated, there was no limit on the number of horses in regards to the equestrian center. Mr. McArdle agreed to remedy this concern by having a limit of horses allowed on the entire 67 acres of property. Mr. Pais also inquired about the number of horses allowed per 5 acre lot in the proposed Premier Equestrian District, and the differing number currently allowed to other properties of 5 acres throughout North Barrington. It was stated that the proposed Premier Equestrian District would be allowed more horses because it was being created as a unique district. If it were going to adhere to the regulations already in effect by the Village of North Barrington, a proposed text amendment would not be needed. Additionally, Mr. Pais suggested that the accessory residential component allowed on the property, in addition to the main residence, be adjacent to or attached to the primary household.

Ms. Menges inquired about who would be doing the building once the lots were sold for construction of new houses. Mr. McArdle stated that this was negotiable. At the present time there is no contract with a specific contractor.

Village Attorney J. W. Braithwaite stated that the accessory residential component allowed on the property be kept at a specific size agreed to between the Commission and Mr. McArdle. He also clarified that the Commission was approaching this annexation from what Lake County allowed. In previous discussions it was decided that the Village of North Barrington would try to accept most of what Lake County accepted in certain terms.

Chairman Nass suggested a size of 1500 square feet be appropriate for the accessory residential component allowed on the property. He was also concerned about parking when horse clinics and demonstrations were in progress. Mr. McArdle stated that these clinics and demonstrations weren't meant to be "public showings" and that parking would be limited to on the premises only, keeping streets clear.

There was some additional discussion by the members of the Commission.

4. Adjournment of Public Hearing

Motion: Vice Chairman Bishop moved the Public Hearing be adjourned; seconded by Martin Pais.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

At 8:50 P.M. Chairman Nass declared the Public Hearing adjourned.

These Minutes were approved at the Plan Commission Meeting held October 12, 2009.

ATTEST:

Nicole Keiter, Deputy Village Clerk