

# VILLAGE OF BARRINGTON HILLS

## Zoning Board of Appeals



### NOTICE OF MEETING

Monday, March 16, 2015 ~ 7:30 p.m.

#### AGENDA

1. Organizational
  - 1.1 Call to Order
  - 1.2 Roll Call
2. [Vote] Minutes
  - 2.1 October 20, 2014
  - 2.2 November 17, 2014
  - 2.3 December 2, 2014
  - 2.4 December 3, 2014

#### PUBLIC HEARING

3. [Vote] Official Zoning Map 2015 Edition
4. [Vote] Amendment to Special Use Permit – 350 Bateman Road

#### PUBLIC MEETING

5. Public Comments
6. Adjournment

Chairman: Judith K. Freeman  
Next Regular Meeting Monday, April 20, 2015

#### PROCEDURES

##### Abbreviated for Posting

1. Petitioner or spokesperson will outline requested relief.
2. Witness or Experts in support of request.
3. Questions from members.
4. Questions/Comments from the public as follows:
  - a. If you wish to make a comment during a discussion period, please raise your hand so the Chairman can recognize you.
  - b. For purposes of the official record of the meeting, please identify yourself before making your comment.
  - c. Please restrict yourself to one question or comment at a time and limit your remarks to three minutes in order to give others a fair opportunity to be heard.

## NOTICE AS POSTED

**VILLAGE OF BARRINGTON HILLS  
ZONING BOARD OF APPEALS  
Minutes of a Regular Meeting – Countryside School  
Monday, October 20, 2014**

**1. Organizational**

**Call to Order/Roll Call:** The Meeting was called to Order at 7:00 p.m. by Chairman Judith Freeman. On roll call, the following members were present:

Judith Freeman, Chairman  
Clark Benkendorf  
Richard Chambers  
Karen Rosene  
Daniel Wolfgram  
David Stieper

**Staff Present:** Anna Paul, Deputy Clerk  
Mary E. Dickson, Legal Counsel

**2. Minutes**

**Special Meeting, September 9, 2014:** Motion to approve by Member Rosene, seconded by Member Benkendorf. Amendment to show Member Stieper being Present, and the meeting commencing at 7 p.m.

**Member Kurt Anderson entered meeting at 7:08 p.m.**

Roll Call: All ayes. Motion to approve carries.

**Special Meeting, September 10, 2014:** Motion to approve by Member Chambers, seconded by Member Anderson. Roll Call: Members Benkendorf, Chambers, Rosene, Wolfgram voting “aye.” Chairman Freeman and Member Stieper voting to “abstain.” Motion to Approve carries.

**Special Meeting, September 11, 2014:** Motion to approve by Member Rosene, seconded by Member Anderson.

Motion by Member Anderson to table, seconded by Chairman Freeman. Roll Call: Chairman Freeman, Members Anderson, Rosene, Benkendorf, Chambers, Wolfgram voting “aye.” Member Stieper voting “nay.” Motion to Table carries.

**3. Public Participation Rules Amendment**

Motion to approve by Member Anderson, seconded by Member Chambers. Discussion ensued concerning whether original rules of Public Participation were adopted, such that an amendment was proper, and if the amendment was proper.

Motion by Member Stieper to table until questions raised can be resolved, seconded by Member Chambers. Roll Call: Members Benkendorf, Anderson, Rosene, Stieper, Wolfgram and Chairman Freeman voting “aye.” Member Chambers voting “nay” then requesting to change his vote to “aye.” Motion to Table carries.

#### **4. Text Amendment – Elder, RCBH**

Motion to not recommend the Elder/RCBH Hoard Boarding Text Amendment made by Member Anderson, seconded by Member Rosene. Discussion ensued, with Member Anderson stating he suggested rejection because many of the issues raised in the Elder/RCBH Text Amendment being addressed in the amended LeCompte Amendment which has been recommended for approval, and the fact that there has been a suggestion made the Riding Club of Barrington Hills is not a proper applicant, he did not believe it was worthwhile to recommend this Text Amendment for approval to the Village Board.

Motion Withdrawn after discussion.

Motion by Member Anderson that the ZBA find that it is not in the public’s interest to recommend the text amendment as presented because of the threat of litigation as well as redundancy of previously submitted text amendments, seconded by Member Rosene. Roll Call: Members Benkendorf, Anderson, Rosene, Chambers, Stieper, Wolfgram, Chairman Freeman voting “aye,” it is unanimous. Motion Carries.

Motion to recommended adoption of the Text Amendment to the Village Board by Member Anderson, seconded by Member Benkendorf. Roll Call: Members Benkendorf, Anderson, Rosene, Stieper, Wolfgram, Chairman Freeman voting “nay,” Member Chambers voting “aye.” Motion Fails.

#### **5. Text Amendment – Drury**

Motion by Member Anderson that the ZBA find that it is not in the public’s interest to recommend the text amendment as presented because it identifies and targets a particular parcel, and addresses issues that had not been testified to, in particular, the setbacks, and that it is based on arbitrary and capricious determinations, for example, the limitation of the number of horses to 20 regardless of the number of acres, seconded by Member Rosene. Discussion ensued relative to whether it is proper to make such finding in light of the questions that the Village Board has posed relative to horse boarding and the lack of application of that investigation to the pending text amendment.

Motion to table by Member Stieper, seconded by Member Chambers. Roll Call: Members Benkendorf, Anderson, Rosene, Chairman Freeman voting “nay,” Members Chambers, Stieper, and Wolfgram voting “aye.” Motion Fails.

Main Motion to adopt the findings set forth by Member Anderson. Roll Call: Members Benkendorf, Anderson, Rosene, Chambers, Chairman Freeman voting “aye,” Members Stieper and Wolfgram voting “nay.” Motion Carries.

Motion to recommended adoption of the Text Amendment to the Village Board by Member Anderson, seconded by Member Benkendorf. Discussion ensued relative to the

findings. Roll Call: Members Benkendorf, Anderson, Rosene, Stieper, Wolfgram, Chambers, Chairman Freeman voting “nay.” Motion Fails.

## **6. Text Amendment – Hammond**

Motion by Member Anderson that the ZBA find that it is not in the public’s interest to recommend the text amendment as presented in that much of the text amendment was previously proposed and not acted on by the Village Board, seconded by Member Rosene.

Discussion ensued regarding the reasons that the proposed text amendment was not previously voted upon by the Village Board.

Motion by Member Stieper to stay all discussion of horse boarding text amendments until the Drury case is completely adjudicated, seconded by Member Wolfgram. Roll Call: Members Benkendorf, Anderson, Rosene, Chairman Freeman voting “nay,” Members Chambers, Stieper, and Wolfgram voting “aye.” Motion Fails.

Main Motion to adopt the findings set forth by Member Anderson. Discussion ensued relative to the definition of “public interest,” with Member Stieper questioning the use of the phrase in the proposed finding. Roll Call: Members Benkendorf, Anderson, Rosene, Chairman Freeman voting “aye,” Members Stieper, Chambers and Wolfgram voting “nay.” Motion Carries.

Motion to recommended adoption of the Text Amendment to the Village Board by Member Anderson, seconded by Member Benkendorf. Discussion ensued with Member Stieper arguing again to table these proceeding until the ZBA can answer the questions posed by the Village Board and application to the Village of the Illinois Management Facilities Act.

Motion to Table until the ZBA has undertaken the research and science recommended by the Village Board, by Member Stieper to seconded by Member Wolfgram. Roll Call: Members Benkendorf, Anderson, Rosene and Chairman Freeman voting “nay,” Members Stieper, Wolfgram, Chambers voting “aye.” Motion Fails.

Main Motion to recommend the Hammond Text Amendment. Roll Call: Members Benkendorf, Anderson, Rosene, Chambers, Wolfgram and Chairman Freeman voting “nay,” Member Stieper voting “aye.” Motion Fails.

## **7. Discussion – Horse Boarding Text Amendment – ZBA**

### **7.1 Village Board Inquiries**

Chairman Freeman opened discussion on the Village Board’s series of questions raised as a result of its discussion of the LeCompte Text Amendment. She advised the ZBA that it could make the decision as to whether the ZBA wanted to conduct further analysis as to each of the questions, or whether it determined that the analysis was already conducted and known. Following discussion, the ZBA determined as to each of the inquiries, as follows:

## **1. HUSBANDRY: What is the allowed number of horses per area?**

Motion to table consideration of this item made by Member Anderson, seconded by Member Rosene. Roll Call: Members Benkendorf, Anderson, Rosene, Chambers, Chairman Freeman voting “aye,” Members Stieper and Wolfgram voting “nay.” Motion Carries.

### **7.2 Discussion/Vote Board Amendment Submission**

Motion by Member Anderson to adopt a proposed Text Amendment as a ZBA-recommended Text Amendment relative to Horse Boarding, seconded by Member Rosene.

Discussion ensued, with Member Anderson stating that he drafted the proposed amendment taking into account the four text amendments proposed and comments received from the public. A copy of the proposed amendment was made part of the public packet as an exhibit to the agenda. Member Anderson presented the amendment as set forth in the document, and the differences between it, and the amended LeCompte Text Amendment previously recommended to the Village Board for approval, which is principally that horse boarding in some circumstances will remain a home occupation, while in other factual scenarios, it will be allowed as of right under the amended definition of “agriculture” and new rules set forth. Discussion ensued.

Motion to Table by Member Stieper seconded by Member Wolfgram. Roll Call: Members Benkendorf, Anderson, Rosene and Chairman Freeman voting “nay,” Members Stieper, Wolfgram, Chambers voting “aye.” Motion Fails.

Discussion continued on the Main Motion, specifically as to the difference between boarding allowed under the definition of agriculture (more than 10 acres) and that regulated as a home occupation. Roll Call: Members Benkendorf, Anderson, Rosene and Chairman Freeman voting “aye,” Members Stieper, Wolfgram, Chambers voting “nay.” Motion Carries.

### **7.1 Village Board Inquiries (Continued)**

Discussion ensued relative to the remaining questions raised for additional study by the Village Board.

## **2. PROPERTY TAX ASSESSMENT: If horse boarding is an allowed agricultural use, what is the potential property tax impact?**

Discussion centered on inviting a township assessor to be present at the meeting to address the issue related to property tax assessments. On questioning by Chairman Freeman, Members Stieper, Chambers, Benkendorf and Wolfgram stated they would like to invite an expert on this issue to testify. Chairman Freeman and Members Anderson and Rosene did not, but the majority requested it and Chairman Freeman stated she would ask Administrator Kosin to have a representative present to testify.

## **1. HUSBANDRY: What is the allowed number of horses per area?**

Chairman Freeman commented that the ZBA-approved proposed text amendment included information relative to the number of horses, and, therefore did not believe further study on this issue was warranted. On questioning by Chairman Freeman, Members Stieper, Chambers, and Wolfgram stated they would like to invite an expert on this issue to testify. Chairman Freeman and Members Anderson, Benkendorf and Rosene did not. In that the majority of the Members did not believe further study was warranted, the ZBA will not seek additional input on this item.

**3. PLANNING: If horse boarding is an allowed commercial activity, does this create the potential for additional commercial activities in the Village? And, what is the effect of a permitted use of this type versus making it a special use?**

On questioning by Chairman Freeman, Members Stieper, Chambers, Benkendorf, Anderson, Rosene and Chairman Freeman concurred that they would like to invite an expert on this issue to testify. Administrator Kosin will be asked to have an expert on these topics available to testify.

**4. ENGINEERING: What is the potential cause/effect on the Village roads by allowance of commercial boarding (trailers/disposal/hay)?**

On questioning by Chairman Freeman, Members Rosene, Anderson, Benkendorf, and Chairman Freeman stated they did not require additional information on this issue, while Members Stieper, Chambers and Wolfgram stated they would like additional testimony on this topic. In that the majority of the Members did not required additional information, the ZBA will not seek additional input on this item.

**5. ENVIRONMENT: What is the effect on the aquifer of large scale commercial boarding?**

On questioning by Chairman Freeman, Members Rosene, Anderson, Benkendorf, and Chairman Freeman stated they did not require additional information on this issue, while Members Stieper, Chambers and Wolfgram stated they would like additional testimony on this topic. In that the majority of the Members did not required additional information, the ZBA will not seek additional input on this item. However, if additional information is necessary it will be from BACOG.

**6. ENFORCEMENT: What would be the role of the Building Department if the text amendment is adopted?**

On questioning by Chairman Freeman, Members Stieper, Chambers, Benkendorf and Wolfgram stated that they would like to invite Don Schumann to testify on the issue of enforcement. Members Anderson and Rosene stated they did not require additional information. In that the majority wanted Mr. Schumann to testify, Chairman Freeman stated she would ask Administrator Kosin to have Mr. Schumann to be available to testify.

**7. CLARIFICATION: What are the allowed hours of operation?**

Discussion ensued concerning whether this issue was addressed in the proposed Text Amendment. Counsel commented that it appeared to be addressed.

**8. Meeting Calendar**

Chairman Freeman stated that the dates for the public hearing, and meeting to discuss the proposed text amendment were November 10 and November 12. Following questioning of the members, these dates will be conveyed to Administrator Kosin.

**9. Public Comments**

Chairman Freeman called for Public Comment, which commenced with several residents providing comment relative to horse boarding text amendments and the Zoning Board of Appeals' process.

**10. Adjournment**

Motion to adjourn by Member Anderson, seconded by Member Benkendorf. On a voice vote, all members voting "aye."

Approved: \_\_\_\_\_

Dated: \_\_\_\_\_

DRAFT

**VILLAGE OF BARRINGTON HILLS  
ZONING BOARD OF APPEALS  
Minutes of a Regular Meeting  
Monday, November 17, 2014**

**1. Organizational**

**Call to Order/Roll Call:** The Meeting was called to Order at 7:34 p.m. by Chairman Judith Freeman. On roll call, the following members were present:

Judith Freeman, Chairman  
Clark Benkendorf  
Richard Chambers  
Karen Rosene  
Daniel Wolfgram  
David Stieper

**Staff Present:** Robert Kosin, Village Administrator  
Mary E. Dickson, Legal Counsel

**2. Minutes**

**Special Meeting, September 11, 2014:** Motion to approve by Member Rosene, seconded by Member Benkendorf. The minutes should be amended to show Member Stieper making the motion to adjourn rather than Member Anderson.

Roll Call: Chairman Freeman, Members Rosene, Anderson, Benkendorf, Chambers voting "aye." Members Stieper and Wolfgram voting "nay." The Motion Carries.

**October 20, 2014:** Motion to approve by Member Rosene, seconded by Member Anderson.

Motion to Table until the Transcript is available made by Chairman Freeman, seconded by Member Rosene. Roll Call: Chairman Freeman, Members Rosene, Anderson, Benkendorf, Chambers, Wolfgram voting "aye." Member Stieper voting "nay." The Motion to Table Carries.

**3. Public Participation Rules Amendment**

Discussion ensued concerning the original rules of Public Participation, and whether the amendment was proper if the original rules had not been adopted.

Motion to adopt the Rules for Public Participation by Member Stieper, seconded by Member Anderson. Roll Call: Chairman Freeman, Members Benkendorf, Anderson, Rosene, Wolfgram and Chambers voting "aye." Member Stieper voting "nay." The Motion Carries.

Motion to adopt the amendment to the Rules for Public Participation made by Member Benkendorf, seconded by Member Anderson. Roll Call: Chairman Freeman, Members Benkendorf, Anderson, Rosene, Wolfgram, Chambers and Stieper voting "aye." The Motion Carries.

**4. Public Hearing – 170 Old Sutton Road Amendment to Special Use Permit**

Chairman Freeman opened the public hearing concerning the application of Passion for Polo to amend the Special Use Permit granted for construction of a polo field at 170 Old Sutton Road.

Petitioner was represented by Nicole Strickland and architect Melody Soos, relative to the amendment sought which would allow the reorientation of the polo field, reduction in the size of the accessory



**ZONING BOARD OF APPEALS**  
**Minutes of a Regular Meeting**  
**Monday, November 17, 2014**

riding arena and remove a 2-story barn previously proposed. If the Application to amend is not approved, the Applicant will proceed with its current development plan adopted by the Village in 2013.

Also commenting was Jan-Dirk Lueders, managing member of Passion for Polo, who addressed concerns raised regarding the ownership of the property by a Limited Liability Company, and two neighboring residents in support of the application.

In response to concerns voiced by Member Stieper regarding Trustee Messer and the Applicant's counsel being affiliated with the same law firm, it was commented that Trustee Messer will recuse himself from voting on the Application.

Chairman Freeman closed the public hearing at 9 p.m..

**5. Discussion of 170 Old Sutton Road Amendment to Special Use Permit**

A motion was made by Member Anderson to find that the application met the requirements for approval under Section 5-10-7 of the Village Code, in having met all of the factors set forth therein, the motion being seconded by Member Rosene. On a Roll Call vote, Chairman Freeman, Members Benkendorf, Anderson, Rosene, Chambers, Wolfgram and Stieper voting "aye," no member voting "nay." The Motion was Unanimously Carried.

A motion was made by Member Chambers to recommend approval of the application for amendment of the Special Use Permit Granted to 170 Old Sutton Road, which permit as amended would run with the land, seconded by Member Anderson. Following discussion a Roll Call vote was called: Chairman Freeman, Members Benkendorf, Anderson, Rosene and Chambers, voting "aye," Members Stieper and Wolfgram voting "nay." The Motion Carried.

**6. Meeting Calendar**

Discussion was held regarding the proposed meeting calendar for 2015, which will be approved by the Village Board.

**7. Public Comment**

There was no public comment.

**8. Adjournment**

A motion to adjourn was made by Member Rosene, seconded by Member Benkendorf. On a voice vote, all members voted "aye." The Meeting stands adjourned.

Approved: \_\_\_\_\_

Dated: \_\_\_\_\_

**VILLAGE OF BARRINGTON HILLS  
ZONING BOARD OF APPEALS  
Minutes of a Special Meeting  
Wednesday, December 2, 2014**

**1. Organizational**

**Call to Order/Roll Call:** The Meeting was called to Order at 7:32 p.m. by Chairman Judith Freeman. On roll call, the following members were present:

Judith Freeman, Chairman  
Clark Benkendorf  
Karen Rosene  
Daniel Wolfgram  
David Stieper

**Absent:** Richard Chambers

**Staff Present:** Robert Kosin, Village Administrator  
Mary E. Dickson, Legal Counsel  
  
Konstantine Savoy, Don Schumann

**2. Public Comments**

Chairman Freeman stated that Public Comment would be moved to the end of the Agenda.

**3. Public Hearing – ZBA Horse Boarding Text Amendment Sections 5-2-1, 5-3-4 and 5-5-2**

Chairman Freeman opened the public hearing regarding the ZBA Horse Boarding Text Amendment. In response to questions raised by the Village Board, the following individuals presented testimony among residents who also presented comment during public hearing:

Robert Kosin, Village Administrator  
Konstantine Savoy, Teska & Associates  
Donald Schuman, Building and Zoning Enforcement Officer  
Robert Kuntz, Algonquin Township

Also during the public hearing, Thomas Burney, attorney for James Drury, submitted two exhibits: Exhibit 1 – the legal opinions in the pending litigation involving residents James Drury and Benjamin LeCompte; and Exhibit 2 – horse boarding text amendments from other municipalities.

Motion by Member Rosene, seconded by Member Anderson to continue the public hearing to 7:30 p.m. December 3, 2014. Roll Call: Chairman Freeman, Members Anderson, Rosene, Benkendorf and Wolfgram voting “aye,” Member Stieper voting “nay.” The Motion Carried.

**4. Adjournment**

The Meeting stands adjourned.

Approved: \_\_\_\_\_

Dated: \_\_\_\_\_

**VILLAGE OF BARRINGTON HILLS  
ZONING BOARD OF APPEALS  
Minutes of a Special Meeting  
Wednesday, December 3, 2014**

**1. Organizational**

**Call to Order/Roll Call:** The Meeting was called to Order at 7:33 p.m. by Chairman Judith Freeman. On roll call, the following members were present:

Judith Freeman, Chairman  
Clark Benkendorf  
Karen Rosene  
Daniel Wolfgram  
David Stieper

**Absent:** Richard Chambers

**Staff Present:** Robert Kosin, Village Administrator  
Mary E. Dickson, Legal Counsel

**2. Public Hearing (Continued) – ZBA Horse Boarding Text Amendment**

Chairman Freeman opened the public hearing (continued from December 2, 2014) concerning the application of the ZBA for a text amendment to the zoning code concerning horse boarding.

Additional public comments were accepted.

At 9:12 p.m., a motion to close the public hearing was made by Member Anderson, seconded by Member Rosene. On a roll call vote: Chairman Freeman, Members Anderson, Rosene, Benkendorf and Wolfgram voted “aye,” Member Stieper voted “nay.” The Motion carried.

**3. Public Meeting**

**Discussion/Vote ZBA Text Amendment Sections 5-2-1, 5-3-4, 5-5-2.**

A motion was made by Member Anderson, seconded by Member Rosene to find that the text amendment as proposed addresses the concerns of the health, safety, and welfare of the community arising out of the breeding, boarding, and training of horses and riders within the village. It's designed to eliminate or address the issues of nuisance as well as traffic and safety for residences of the Village.

Discussion ensued.

Member Stieper Moved to Table, seconded by Member Wolfgram. On a roll call vote, Chairman Freeman, Members Anderson, Rosene and Benkendorf voted “nay.” Members Wolfgram and Stieper voted “aye.” The Motion to Table failed.

Discussion continued as to the findings, specifically as to the definition of “public interest.”

Member Anderson moved to close discussion, seconded by Member Rosene. Roll Call: Chairman Freeman, Members Benkendorf, Anderson, Rosene, voting “aye,” Members Wolfgram and Stieper voting “nay.” The Motion Carried.

On the Main Motion: Roll Call: Chairman Freeman, Members Benkendorf, Anderson, Rosene, voting “aye,” Members Wolfgram and Stieper voting “nay.” The Motion Carried.

Member Anderson moved to approve the Text Amendment, as amended by comments from Mr. Schuman (as outlined by Member Anderson in the meeting), seconded by Member Rosene.

Member Stieper moved to amend the Text Amendment to allow ponds, boat houses, cell towers, polo fields, fruits and vegetable and other stands, religious structures, retail equestrian shops, equestrian and canine feed shops. Discussion ensued. Member Anderson declined to allow such amendment to his Motion.

Member Stieper Moved to Table, seconded by Member Wolfgram. Roll Call: Chairman Freeman, Members Benkendorf, Anderson, Rosene, voting “nay,” Members Wolfgram and Stieper voting “aye.” The Motion to Table Failed

Discussion ensued relative to the language concerning retroactivity as set forth in the Text Amendment.

Member Stieper moved to remove from the Text Amendment the language regarding retroactivity, seconded by Member Wolfgram. Member Stieper discussed the purposes for such amendment, specifically referencing his concern relative to his belief that the inclusion of the language will prompt litigation. Roll Call: Chairman Freeman, Members Benkendorf, Anderson, Rosene, voting “nay,” Members Wolfgram and Stieper voting “aye.” The Motion to Amend Failed.

Member Rosene moved to close discussion, seconded by Member Anderson. Roll Call: Chairman Freeman, Members Benkendorf, Anderson, Rosene, voting “aye,” Members Wolfgram and Stieper voting “nay.” The Motion Carried.

On the Main Motion: Roll Call: Chairman Freeman, Members Benkendorf, Anderson, Rosene and Chambers, voting “aye,” Members Stieper and Wolfgram voting “nay.” The Motion Carried.

**4. Public Comment**

Public Comment ensued.

**5. Adjournment**

Motion to adjourn by Member Anderson, seconded by Member Rosene. On a voice vote, all members voting “aye.” The meeting stands adjourned at 10:17 p.m.

Approved: \_\_\_\_\_ Dated: \_\_\_\_\_

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

PUBLIC HEARING
Before the Zoning Board of Appeals,
Village of Barrington Hills
(Re: Zoning Map)

A Public Hearing will be held on Monday March 16, 2015 at 7:30 p.m. or as soon thereafter as the matter may be heard by the Zoning Board of Appeals of the Village of Barrington Hills, in the MacArthur Room at the Village Hall, 112 Algonquin Road, Barrington Hills, with respect to the consideration for recommendation for adoption of the 2015 edition of the Official Zoning Map of the Village of Barrington Hills showing the location and boundaries of the zoning district established by Section 5-4-1 and other applicable sections of the Zoning Ordinance of the Village of Barrington Hills.

The proposed Map for 2015 can be viewed during regular business hours in the office of the Village Clerk at the Village Hall. All interested parties will be heard.
Judith K. Freeman,
Chairman
Zoning Board of Appeals
Published in Daily Herald
February 26, 2015 (4399353)

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 26, 2015 in said DAILY HERALD.

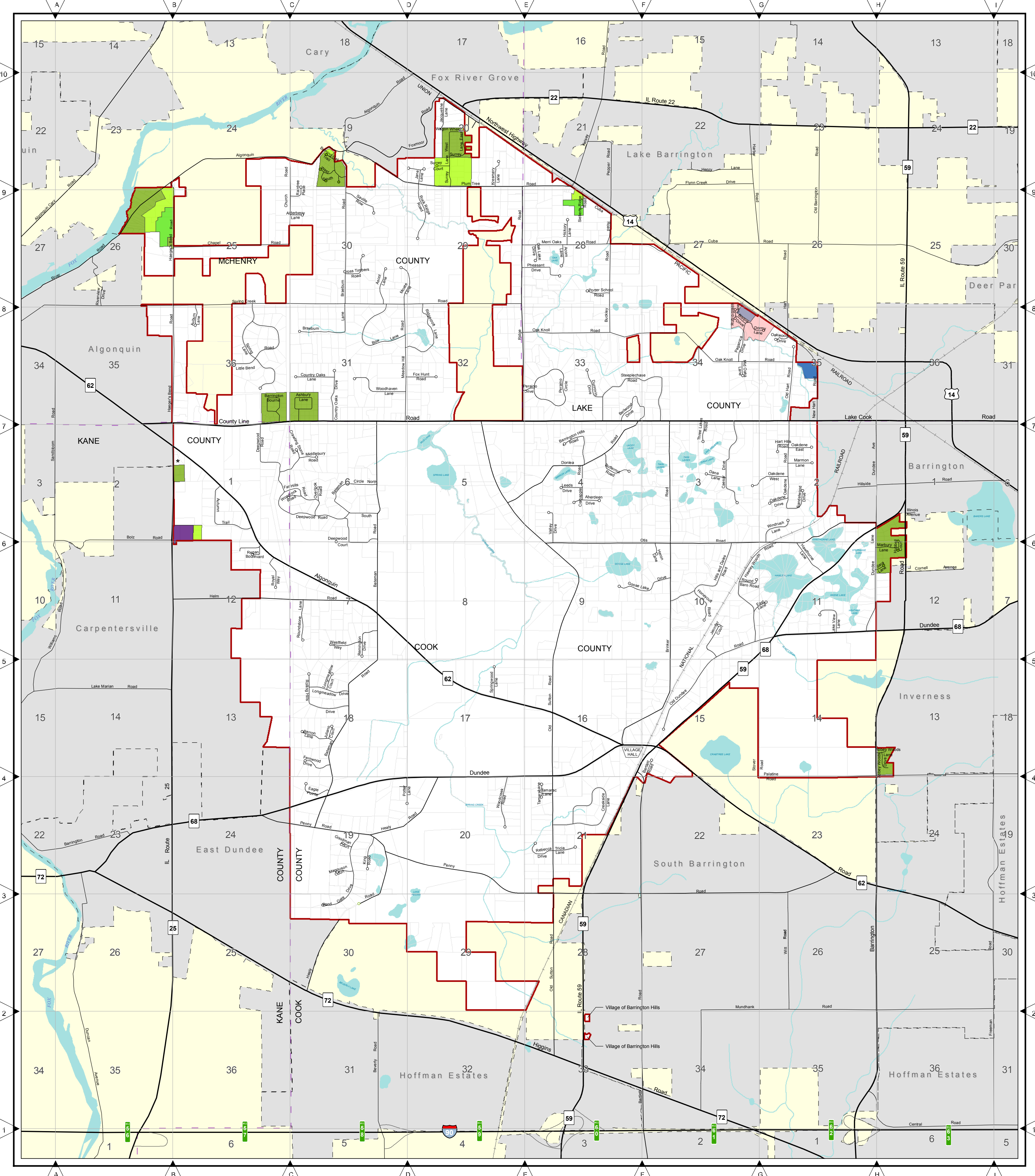
IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY [Signature]
Authorized Agent

Control # 4399353

# VILLAGE OF BARRINGTON HILLS ZONING MAP - 2015



**SINGLE FAMILY RESIDENCE DISTRICTS**

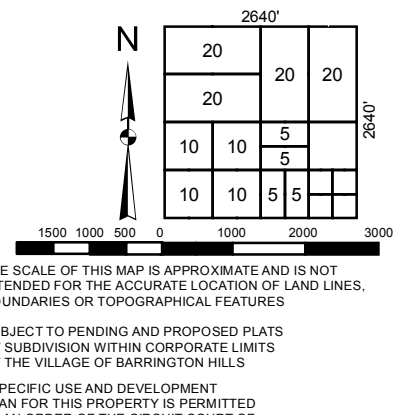
	R-1	5 ACRES
	R-2	3 ACRES
	R-3	2 ACRES
	R-4	1 ACRES
	R-4	PLANNED UNIT DEVELOPMENT

**BUSINESS DISTRICTS**

	B-1	RESTRICTED BUSINESS DISTRICT
	B-2	RESTRICTED SERVICE DISTRICT
	B-3	GENERAL BUSINESS DISTRICT
	B-4	GENERAL SERVICE DISTRICT
	BP	BUSINESS PARK DISTRICT
	LID	LIGHT INDUSTRIAL DISTRICT

**SYMBOLS**

	COUNTY LINE
	SECTION LINE
	CORPORATE LIMITS - BARRINGTON HILLS
	CORPORATE LIMITS - OTHER
	STATE / INTERSTATE / MILE MARKER
	COUNTY / LOCAL / PRIVATE
	LAKE/STREAM
	RAILROAD



**VILLAGE OF BARRINGTON HILLS**  
112 ALGONQUIN ROAD  
BARRINGTON HILLS, ILLINOIS 60010-5199  
(847)551-3000  
<http://www.barringtonhills-il.gov>

Revised: March 10th, 2015  
Map Code: ZM1824

THE SCALE OF THIS MAP IS APPROXIMATE AND IS NOT INTENDED FOR THE ACCURATE LOCATION OF LAND LINES, BOUNDARIES OR TOPOGRAPHICAL FEATURES.  
SUBJECT TO PENDING AND PROPOSED PLATS OF SUBDIVISION WITHIN CORPORATE LIMITS OF THE VILLAGE OF BARRINGTON HILLS.  
\* SPECIFIC USE AND DEVELOPMENT PLAN FOR THIS PROPERTY IS PERMITTED BY AN ORDER OF THE CIRCUIT COURT OF COOK COUNTY, CASE NO. 77CH6552

**DRAFT**

President  
MARTIN J. McLAUGHLIN

Trustees  
FRITZ GOHL, Pro-Tem  
JOSEPH S. MESSER  
KAREN S. SELMAN  
PATTY MERONI  
COLLEEN KONICEK  
MICHAEL HARRINGTON

DOLORES G. TRANDEL, Village Clerk



112 ALGONQUIN ROAD  
BARRINGTON HILLS, ILLINOIS 60010-5199  
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TELEPHONE  
(847) 551-3000

FACSIMILE  
(847) 551-3050

## POSTED NOTICE- ZONING BOARD OF APPEALS

The Zoning Board of Appeals, in acting upon variations, special uses, amendments of the zoning ordinance, or appeals from action taken by the Zoning Enforcement Officer, hears all such cases at a public hearing at which neighboring property owners have a right to be heard.

If the subject to the hearing, as stated below, is of concern to you, you will have an opportunity to fully express your opinions whether for or against. For your guidance, a copy of the Zoning Ordinance is available in the Village Hall.

If it is inconvenient for you to appear at the hearing, you may file your opinion by letter, giving the street and lot number of the property owned by you and for what it is now used. Please state fully what your position is regarding the subject.

You are, by this posting, notified that the subject stated below will be heard at a public hearing at the Village Hall of Barrington Hills. 112 Algonquin Road, Barrington Hills, Illinois 60010-5199.

Date and Time of Hearing: Monday, March 16, 2015 at 7:30 p.m.

Applicant: Barrington Hills Polo Club

Address: 208A Braeburn Road, Barrington Hills, IL

Subject: Amend Special Use Resolution 11-07 for the  
Operation of a Recreational Facility, Polo Field, at  
350 Bateman Road

Judith K. Freeman, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills  
Publication Date: February 25, 2015

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

PUBLIC HEARING Before the Zoning Board of Appeals, Village of Barrington Hills, Re: 350 Bateman Road Notice is hereby given that a Public Hearing will be held on Monday March 16, 2015 at 7:30 p.m. or as soon thereafter as the matter may be heard by the Zoning Board of Appeals of the Village of Barrington Hills in the MacArthur Room of the Village Hall, 112 Algonquin Road, concerning the application of the Barrington Hills Polo Club for the amendment of the Special Use Res 08-16 as amended by Res 09-04 and Res 11-07 for the operation of recreational facility which is a Special Use, subject to the provisions of Section 5-10-7 of the Zoning Ordinance.

The application concerns the use of a polo field at 350 Bateman Road Barrington Hills Illinois being the postal address of a parcel west of Bateman Road and north of Algonquin Road (IL State Rt 62) and said property is more fully described in the application to amend the special use. (RE IN 01-07-200-001, 002 01-07-100-001, 002 and 01-06-401-014). as follows [Parcel 1] that part of Section 7, Township 42 North, Range 9 East of the 3rd PM beginning at a point on the Northerly line of Algonquin Road, 1963.0 ft (as measured along said Northerly line) Southeasterly of the West line of said Section 7; thence North in a straight line to a point in the North line of said Section 7, 1753.40 ft (as measured along the North line of said Section 7) East of the North West corner of said Section; thence east along the North line of said Section 7 to the East line of said Section; thence East along the North line of said Section 7 to the East line of the West 1/2 of the North East 1/4 of said Section 7 thence South along said East line to the Northerly line of Algonquin Road; thence Northwesterly along the Northerly line of Algonquin Road to the point of beginning in Cook County Illinois also [Parcel 2] that part of the South West 1/4 of the South East 1/4 of Section 6 Township 42 North Range 9 East of the 3rd PM beginning at a point on the East line of the South West 1/4 of the South East 1/4 of said Section 6, 162.0 feet North of the South East corner of the said South West 1/4 of the South East 1/4; thence North 89 degrees 03 Minutes West; 275.0 feet; thence South 55 Degrees 41 es 05 Seconds West 280.58 feet to the South line of said Section 6; thence East along said South line to the East line of the South West 1/4 of the South East 1/4 of said Section 6 and thence North along the East line of the South West 1/4 of the South East 1/4 of Section 6 aforesaid 162.0 feet to the point of beginning all in Cook County Illinois.

A copy of the application to amend the Special Use is available for examination at the office of the Village Clerk at Barrington Hills Village Hall during the customary hours of operation. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Judith K. Freeman, Chairman Zoning Board of Appeals Village of Barrington Hills Published in Daily Herald February 25, 2015 (4399260)

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 25, 2015 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC. DAILY HERALD NEWSPAPERS

BY [Signature] Authorized Agent

Control # 4399260





Dolores Trandel &lt;clerk@barringtonhills-il.gov&gt;

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## Zoning Board meeting 3/16/15

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**Karen Rosene** <krosene@barringtonhills-il.gov>

Sat, Mar 14, 2015 at 5:24 PM

To: Dolores Trandel &lt;clerk@barringtonhills-il.gov&gt;

Cc: Judith Freeman &lt;jfreeman@barringtonhills-il.gov&gt;, Richard Chambers &lt;rchambers@barringtonhills-il.gov&gt;, David Stieper &lt;dstieper@barringtonhills-il.gov&gt;, Daniel Wolfgram &lt;dwolfgram@barringtonhills-il.gov&gt;, Clark Benkendorf &lt;cbenkendorf@barringtonhills-il.gov&gt;, Kurt Anderson &lt;kanderson@barringtonhills-il.gov&gt;, Joseph Messer &lt;jmesser@barringtonhills-il.gov&gt;, Robert Kosin &lt;rkosin@barringtonhills-il.gov&gt;, Mary Dickson &lt;marydickson@bond-dickson.com&gt;, Anna Paul &lt;apaul@barringtonhills-il.gov&gt;

I have attached a letter of recusal. I will be attending the meeting but will not vote on the polo club petition.

Karen

On Thu, Mar 12, 2015 at 10:14 AM, Dolores Trandel &lt;clerk@barringtonhills-il.gov&gt; wrote:

[Quoted text hidden]

To ensure compliance with the Open Meetings Act, elected or appointed members of the public body may reply to this message, but they should not forward it or send a copy of the reply to other members of the public body.

[Quoted text hidden]

**ZBA Recusal.docx**

11K

March 13, 2013

TO: JUDY FREEMAN, ZBA CHAIRMAN

FROM: KAREN ROSENE, ZBA MEMBER

SUBJECT: March 16, 2015 Hearing on Polo Club Pettition

Judy,

While there is no legal requirement to do so, I plan to recuse myself from the March 16 hearing on the Barrington Hills Polo Club petition to renew its special use permit for the Kalaway Cup. I do this solely to avoid any complaint from opponents of this petition.

In so doing, I want to stress that neither my husband who is presenting the petition nor myself nor any other member of the polo club have ever earned so much as a penny from the Kalaway Cup or any activity engaged in by the Barrington Hills Polo Club. Nor has any member of the Riding Club of Barrington Hills benefitted in anyway financially from the Kalaway Cup.

Sincerely,

Karen Rosene

# Chapter 10

## ADMINISTRATION AND ENFORCEMENT

### 5-10-7: SPECIAL USES:

- (A) Purpose: The development and execution of a zoning ordinance is based upon the division of the Village into districts, within which districts the use of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that there are special uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public or private need for the particular use at the particular location. Such special uses fall into two (2) categories:
1. Uses publicly operated or traditionally affected with a public interest.
  2. Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities. (Ord. 63-1, 4-1-63)
- (B) Initiation of Special Use: An application for a special use may be made by the owner of the subject property, or by another person having an interest therein with the written concurrence of the owner thereof, to use said property for one or more of the special uses provided for in this Zoning Title in the zoning district in which the land is situated. (Ord. 72-3, 3-27-72)
- (C) Application for Special Use: An application for a special use shall be filed in writing with the Enforcing Officer. The application shall contain such information as the Zoning Board of Appeals may from time to time, by rule, require. Notice of the time and place of such public hearing shall be published at least once, not less than fifteen (15) days nor more than thirty

(30) days before the hearing in a newspaper of general circulation in the Village. The published notice may be supplemented by such additional form of notice as the Board, by rule, may require. (Ord. 77-17, 9-26-77)

(D) Authorization: For each application for a special use the Zoning Board of Appeals shall report to the Board of Trustees of the Village its findings and recommendations, including the stipulations of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest.

The Board of Trustees may grant or deny any application for a special use; provided, however, that in the event of written protest against any proposed special use, signed and acknowledged by the owners of twenty percent (20%) of the property adjacent to the property proposed for a special use, and filed with the Village Clerk, such special use shall not be granted except by the favorable vote of two-thirds ( $\frac{2}{3}$ ) of all the members of the Board of Trustees.

(E) Standards: No special use shall be recommended by the Zoning Board of Appeals unless said Board shall find:

1. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the board of trustees pursuant to the recommendation of the zoning board of appeals.

(F) Conditions And Guaranties: Prior to the granting of any special use, the zoning board of appeals may recommend, and the board of trustees shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in subsection (E) of this section. In all cases in which special uses are granted, the board of trustees shall require such

evidence and guaranties as it may deem necessary as proof that the conditions stipulated in connection therewith are being, and will be, complied with.

- (G) Effect Of Denial Of A Special Use: No application for a special use which has been denied wholly or in part by the board of trustees shall be resubmitted for a period of one year from the date of said order of denial, except on the grounds of new evidence or proof of changed conditions found to be valid by the zoning board of appeals and the board of trustees. (Ord. 63-1, 4-1-1963)
- (H) Revocation: In any case where a special use has not been established within six (6) months after the date of granting thereof, then without further action by the zoning board of appeals or the board of trustees, the special use authorization shall be null and void. The zoning board of appeals may, upon application filed within said six (6) months, and for good cause, extend said time an additional six (6) months. (Ord. 77-17, 9-26-1977)
- (I) Special Uses On Historical Sites: An applicant may request as a unique historical use any permitted and/or special use allowed in any zoning district to be allowed in any other zoning district, subject to compliance with the following conditions:
1. Proof that the subject property or the improvements thereon are of historic value or significance and that preservation of the same will be enhanced, maintained or assisted by permitting the unique use as proposed.
  2. Proof that permitting the unique use will be of some affirmative benefit, from a land use or preservation standpoint, to the subject property, the surrounding properties and neighborhood, and the village.
  3. The application shall have the burden of presenting clear and convincing proof that the unique use is justified and proper. (Ord. 79-5, 2-26-1979)

**Before the Zoning Board of Appeals  
Village of Barrington Hills, Illinois  
March 16, 2015**

**PETITION FOR AMENDED SPECIAL USE**

The petitioner, The Barrington Hills Polo Club ("BHPC"), hereby respectfully requests that the Zoning Board of Appeals of the Village of Barrington Hills and the Village of Barrington Hills issue an amendment to an existing special use permit (See attached Resolution 11-07, granted March 28, 2011) to allow the BHPC to continue to hold an annual public event, known as the Kalaway Cup, at the Oakwood Farms Polo Field. The Oakwood Farms Polo Field is located on the north side of the property commonly known as 350 Bateman Road, Barrington Hills, IL 60010. Further the petitioner requests that the amended special use shall (a) continue (so long as permitted by the owner of the property) and (b) allow BHPC to use Deepwood Road and Deepwood Court to access the far west entrance to the Polo Field practice area for parking horse trailers and related polo personnel vehicles, but only for the one-day annual Kalaway Cup public event. The petitioner requests this amendment because that part of the existing special use which allows the public event to take place, expires December 31, 2015.

In support of its petition, the BHPC submits the following:

**Petitioner Information:** The Barrington Hills Polo Club is an Illinois not-for-profit corporation managed by volunteers with a 2015 membership roster of approximately 50 members and a mailing address in Barrington Hills ("village"). The BHPC is a private, non-commercial club dedicated to the playing of polo and social interaction.

The polo playing members of BHPC are all of amateur status. John Rosene of Barrington Hills has been president for many years. Among the membership are the following residents or property holders in Barrington Hills: John Rosene, Joseph Messer, Matt Messer, Doug Nordli, Sr., Doug Nordli, Jr., Adam Kaminski, Mark Cope, Sherry Cope, Ed McKinley, Jan-Dirk Lueders, Frauke Lueders, Amy Barcroft Murphy, Patrick Galley, Scott Kiley, Jill Kiley, Roger Shelton.

BHPC's Special Use (Resolution 11-07) grants the right use the Polo Field and to hold one annual public event subject to 10 "conditions and restrictions" which BHPC has complied with in full. Restriction Number 10 pertains exclusively to the public event as follows:

**10. The Polo Club may hold one Public Event per year, subject to the following:**

- i. Sanitary facilities may be located shall be located at the four corners of the Polo Field and shall be delivered no sooner than two (2) days prior to the Public event and shall be removed not later than three (3) days following the Public Event.**
- ii. Attendees must vacate the event premises no later than 7:30 p.m.**
- iii. Live music must cease no later than 6:00 p.m.**
- iv. No more than 2,000 adult tickets may be printed and sold for the Public Event.**
- v. During the Public Event, the Polo Club shall keep records of attendance and a summary of incidents related to the activities of the Polo Club.**

- vi. **Sound amplification and air horns must be kept to a minimum in order to limit the negative impact on surrounding properties.**
- vii. **The Polo Club shall engage traffic control personnel and devices for the Public Event to make sure that no portion other than the first 720 feet of Deepwood Road is utilized in association with the activities on the Polo Field and that no parking shall be permitted on Deepwood Road.**
- viii. **The Special Use Permit for the Public event only shall expire on December 31, 2015. There shall be no expiration date for the Special Use other than aforementioned expiration date applicable to the Public Event.**

BHPC reports that in no instance over the 10 year history of the Public Event has there been any complaints reported by the police department or Village Manager. (A) Relating to the "Sanitary facilities" there have been at least two occasions when due to field conditions it was not possible to remove portajohns within the 3 days required, but no complaints were received and the facilities were removed within the week following the event. (B) Other than clean up personnel, all attendees were off the Polo Field by 7:30 p.m. as required and no live music was played after 6:00 p.m. (C) No more than 2,000 adult tickets were printed or sold each year and documentation for this was provided to the Village Manager along with a report of attendance, incidents, etc. (D) Sound amplification was kept to a minimum, essentially in operation from approximately 11:30 a.m. to no later than 4:00 p.m. Air horns were limited to twice per period of play which never exceeded 10 periods of play. (E) Two or more off-duty, uniformed Barrington Hills police were hired each year to manage traffic at the Public Event and to prevent parking on Deepwood Road. No polo traffic was allowed beyond the east entry to the Polo Field which is 720 feet from Bateman Road.

**Property Owner Information:** Dr. and Mrs. Benjamin LeCompte, 350 Bateman Road, Barrington Hills, are the owners of the Oakwood Farms Polo Field ("Polo Field"). The owners also hold easements which allow access to the Polo Field to the east of the field on Deepwood Road and along the west edge of the field on Deepwood Court. ( See (a) **Plat of Survey** and (b) **Easement Agreement**, attached.)

**Relief Requested:** An amended special use permit to allow (a) BHPC to continue holding a one-time-per-year, one-day public event currently known as the Kalaway Cup as long as the property owner permits and (b) BHPC to access the far west entrance to the Polo Field for polo vehicle parking via Deepwood Road and Deepwood Court solely for one day each year for the Kalaway Cup public event.

**Summary of Existing Conditions:** Pursuant to Resolution 11-07 granted March 28, 2011, BHPC has the right to operate as a recreational polo club on the Oakwood Farms Polo Field under specified conditions as long as the property owner permits and, until December 31, 2015, is allowed to hold one public event, now known as the Kalaway Cup each year. In the Resolution 11-07 are specific conditions relating to the one-day special event. BHPC does not request changes in these conditions other than to ask for the right (a) to continue holding this one-day event each year as long as permitted by the property owners and (b) to use Deepwood Road (entered from Bateman Road) to reach Deepwood Court and then to enter Deepwood Court to enter the Polo Field practice area via the Oakwood Farm easement for the purpose of parking polo vehicles. BHPC plans to abide by all other previous conditions.

### Standards for a Special Use Permit:

BHPC states that the requested amendment to Resolution 11-07 will meet all the standards for Special Use as follows:

- 1) **That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Public events have taken place on the polo field at 350 Bateman Road since 1996. The Kalaway Cup has taken place once a year since 2005. Until 2008, the entire length of Deepwood Road (from Bateman Road to where Deepwood Road connects with Deepwood Court) and then on Deepwood Court to the westernmost easement into the polo field was used for polo traffic on a weekly basis during the polo season without problems or comments. Petitioner is seeking use of these roads for only one day a year. The adjacent neighbors are the Meisters, Drurys, McLaughlins, Yetarians and Robinsons, all of whom are equestrians and use these roads for equestrian purposes.

- 2) **That the special use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish property or impair property values within the neighborhood.**

Equestrian uses are permitted uses on every adjoining property of the polo field. Public events have taken place on the polo field almost every years since 1996. The BHPC has hosted the Kalaway Cup for 10 years without complaints.

- 3) **That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Development in the vicinity of the polo field is limited to minimum 5-acre zoning. 100 percent of the properties immediately adjacent to the polo field are 5-acre properties or larger (Google Earth photo provided), all of which have facilities for equestrian purposes. The polo field is used solely for equestrian purposes. The public event is, in fact, a celebration of the equestrian lifestyle and character of Barrington Hills. Accordingly, the special use would have no effect on the normal and orderly development and improvement of surrounding properties for uses permitted in the district.

- 4) **That adequate utilities, access roads, drainage and/or other facilities have been or are being provided.**

Adequate utilities, access roads, drainage and other necessary facilities are either already in place or provided. BHPC polo activities at the 350 Bateman Road polo field are temporary in nature, from June 1 thru September 15 each year. The public event is also temporary, being one day only. Other than a scoreboard and an announcer stand, both erected by the BHPC's predecessor club who operated the field between 1999 and 2003, there are no permanent fixtures added to the field. No permanent electrical service or additional drainage is required. Access roads are in place. Sufficient portable toilets are provided for the public event and removed as soon as possible following the event. Traffic is controlled with the help of off-duty police hired for the event. Clean-up crews police the area the evening of the event and the following day. The use of the roads requested by petitioner would have no effect on utilities, access roads, drainage and/or other facilities.



- 5) **That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.**

Two easements on Deepwood Road and Deepwood Court allow the owners of 350 Bateman Road and their tenants and guests to access the polo field. The BHPC has consistently taken measures to minimize traffic congestion in the public streets and roads. Police records and lack of complaints demonstrate that impact on local residents is minimal. However, BHPC recognizes that the annual public event presents special challenges. Thus, the BHPC continues to be willing to engage off-duty police officers to address traffic concerns.

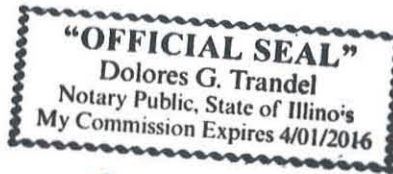
- 6) **That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the board of trustees pursuant to the recommendations of the zoning board of appeals.**

The BHPC already has a special use permit to use the polo field. As part of that special use, the BHPC has been allowed to hold a public event on the field each year. Said use(s) are clearly contemplated as permitted by Village Zoning Ordinance. The BHPC intends to comply with all village regulations.

Respectfully submitted,



John Rosene  
President, Barrington Hills Polo Club  
208-A Braeburn Road  
Barrington Hills, Illinois 60010  
847-854-1415  
jrosene@lydiamarketing.com

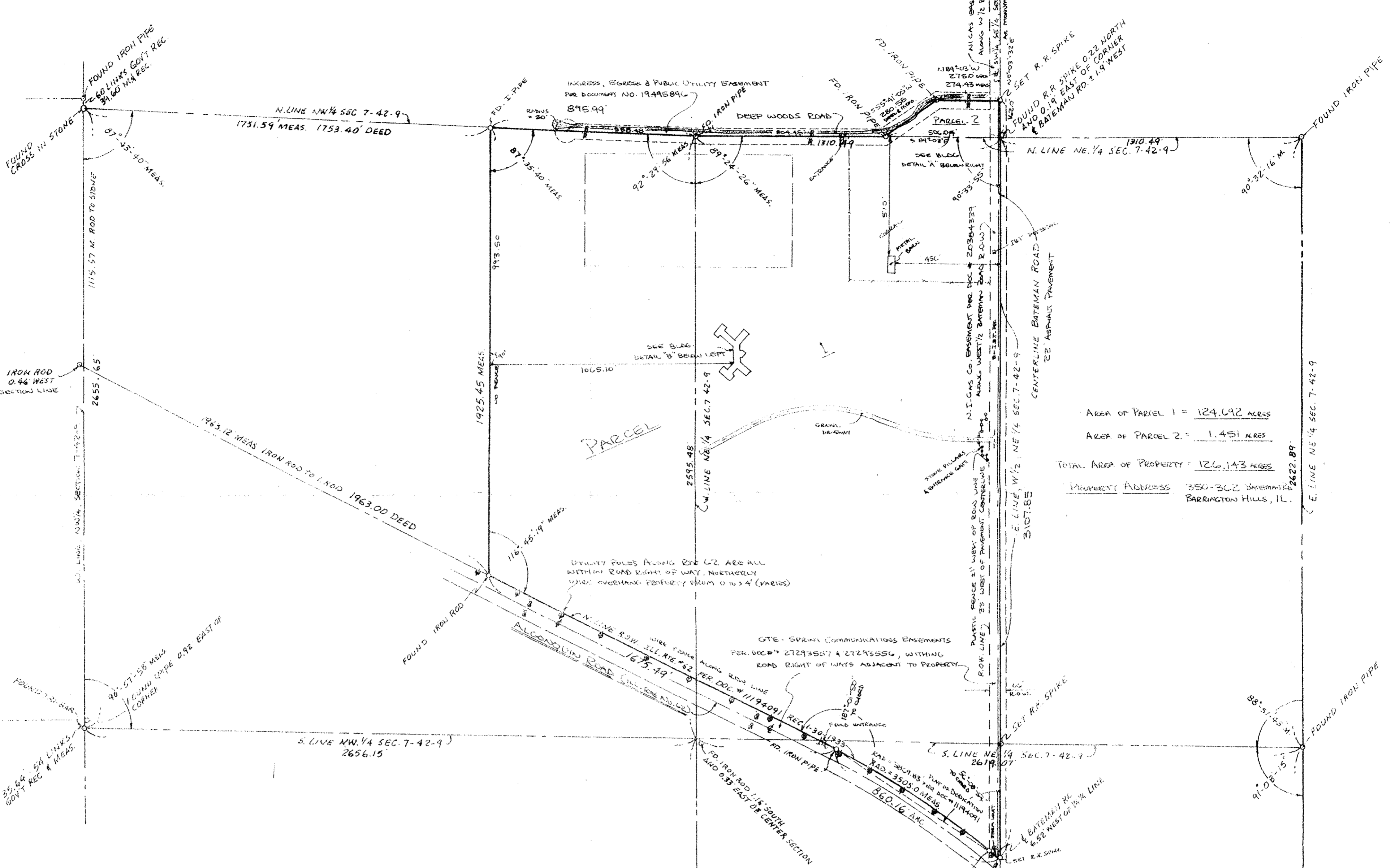


*Dolores G. Trandel*  
2-12-15



Google earth





Area of Parcel 1 = 124.642 acres  
 Area of Parcel 2 = 1.451 acres  
 Total Area of Property = 126.093 acres  
 Property Address = 350-362 BARRINGTON  
 BARRINGTON HILLS, ILL.

# Land Title Survey

OF PROPERTY DESCRIBED AS:

PARCEL 1: THAT PART OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF ALCONQUIN ROAD 1963.0 FEET (AS MEASURED ALONG SAID NORTHERLY LINE) SOUTHWESTERLY OF THE WEST LINE OF SAID SECTION 7; THENCE NORTH IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID SECTION 7, 1753.40 FEET (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 7, EAST OF THE NORTHERLY CORNER OF SAID SECTION 7); THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 7, TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHERLY LINE OF ALCONQUIN ROAD; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF ALCONQUIN ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 162.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 03 MINUTES WEST, 275.0 FEET; THENCE SLOPE 55 DEGREES 41 MINUTES 05 SECONDS WEST, 280.58 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AND THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AFORESAID, 162.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS  
 COUNTY OF KANE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREIN AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO SUCH SURVEY; AND, THAT (A) THE SURVEY HAS BEEN DRAWN IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN LAND TITLE ASSOCIATION, (ALTA) (B) THE SURVEY SHOWS THE CORRECT LOCATION OF ALL IMPROVEMENTS AND ANY OTHER MATTERS ON THE PROPERTY, (C) THE SURVEY SHOWS ALL MATTERS OR SERVITUDES WHICH MAY AFFECT TITLE TO OR USE OF THE PROPERTY INCLUDING SETBACK LINES, RIGHT OF WAYS, AND EASEMENTS, (D) THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY EXCEPT AS SHOWN HEREON, (E) NONE OF THE EXISTING IMPROVEMENTS ENCRUSH ONTO ADJOINING PROPERTY, EXCEPT AS SHOWN HEREON, (F) THE SURVEY SHOWS THE AVENUES OF INGRESS AND EGRESS TO THE PROPERTY.

Engineering Enterprises, Inc.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 10 North River Street  
 East Dundee, Illinois 60118  
 Phone: (847) 426-1229

ORDER: 82582  
 SCALE: 1" = 300'  
 OWNER: EQUUS  
 ATLAS: 420507  
 JOB #: 732261NS

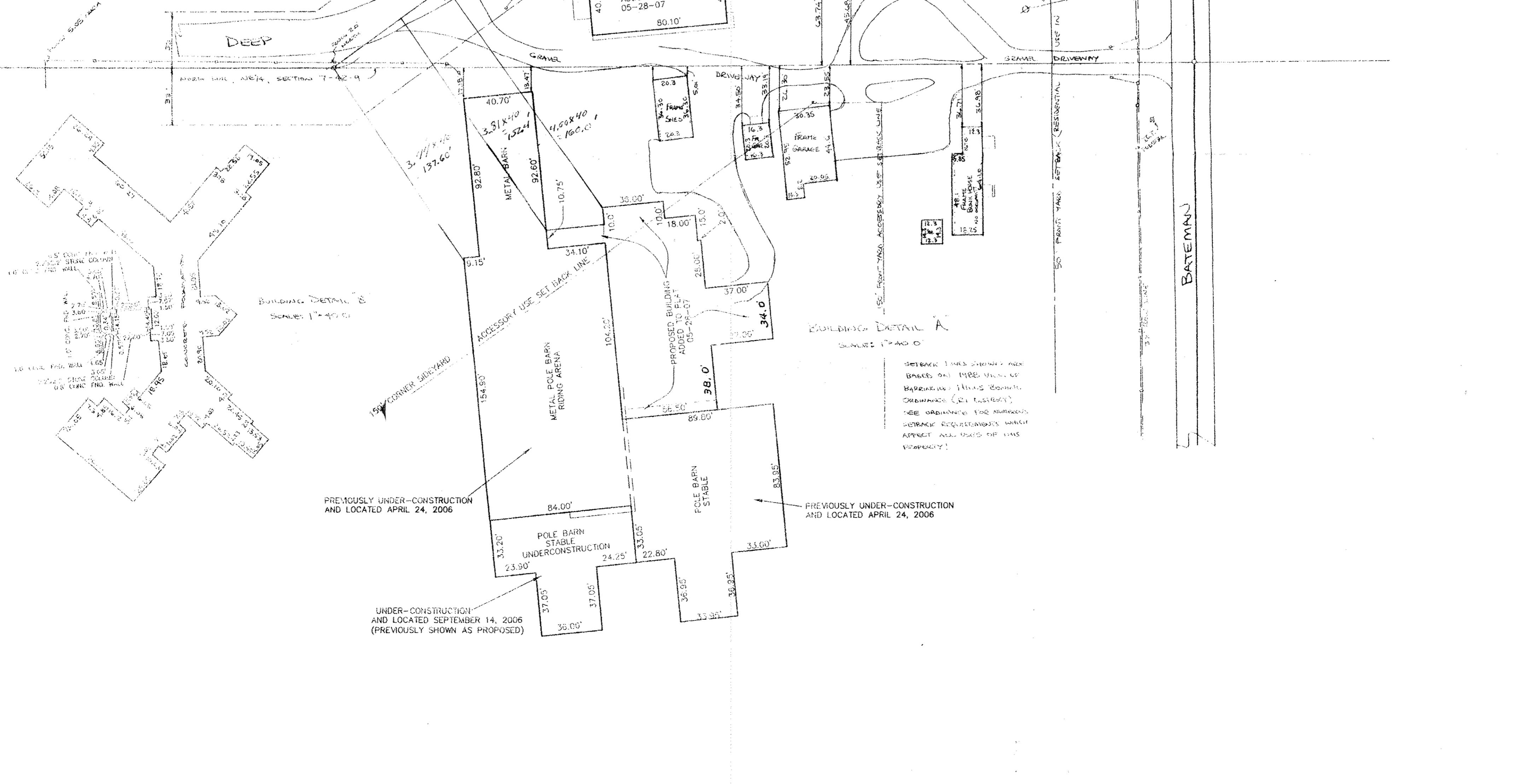


*John T. Whitehouse*  
 ILLINOIS REGISTERED LAND SURVEYOR NO. 2724

REVISOR: 02/10/06  
 SCALE: 1" = 300'  
 ORDER: EQUUS  
 OWNER: EQUUS  
 ATLAS: 420507A  
 JOB #: 82070 SPOT NEW FOUNDATION

JOB: 82582  
 REVISED TO SHOW RIDING ARENA, STABLE UNDER-CONSTRUCTION AND PROPOSED BUILDING APRIL 24, 2006  
 REVISED TO SHOW ADDITIONAL ATTACHED STABLE UNDER-CONSTRUCTION SEPTEMBER 14, 2006  
 JOB NO. P06055  
 REVISED TO SHOW NEW POLE BARN WHICH REPLACES FIRE DESTROYED FRAME SHED AND PROPOSED ADDITION TO METAL BARN / METAL RIDING ARENA, MAY 28, 2007

REVISED TO SHOW LOCATION OF NEW CONCRETE FOUNDATIONS AT ENTRY TO EXISTING RESIDENCE AUGUST 4, 2003 NO OTHER REVISIONS SEE DETAIL "B"



NOTE: THIS SURVEY WAS BASED ON THE 1988 SURVEY OF BARRINGTON HILLS SOUTH SUBDIVISION (24' EASEMENT) SEE ORDINANCE FOR SURVEYS SHOWING REQUIREMENTS WHICH APPLY AND BEYOND OF THIS JURISDICTION!

Polo among friends.



c/o 208-A Braeburn Road  
Barrington Hills, IL 60010  
(847) 854-1415

February 3, 2015

Mr. Bob Kosin  
Village of Barrington Hills  
112 Algonquin Road  
Barrington Hills, Illinois 60010

Re: Petition for Extension of Kalaway Cup

Dear Bob,

Enclosed are two letters approving of the use of the western access to the polo field which is part of our application to the ZBA and Village Board. One is from Matt Yetarian. The other from Sally Robinson. Could you make sure they are included with our application? Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Rosene", with a long, sweeping flourish extending to the right.

John Rosene



Member—  
United States Polo Association

January 27, 2015

John Rosene  
President, Barrington Hills Polo Club  
208-A Braeburn Road  
Barrington Hills, IL 60010

Re: Use of Deepwood Court

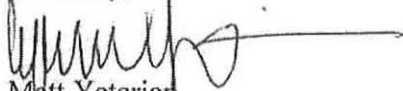
Dear John:

I understand the Barrington Hills Polo Club will be requesting a onetime special use in perpetuity for the use of Deepwood Court during the annual LeCompte\Kalaway Polo.

As a homeowner at 223 Deepwood Court, I would grant permission to the Barrington Hills Polo Club and support their use of Deepwood Court during the LeCompte\Kalaway Polo.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Yeterian", with a long horizontal line extending to the right.

Matt Yeterian  
223 Deepwood Court  
Barrington Hills, IL 60010

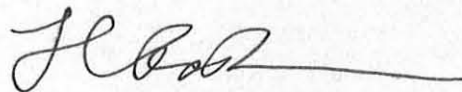
1-27-2015



John Rosene,

I hereby approve of the one day use of The Deepwood Court section off Deepwood Rd for the access of Horse trailers and vehicles for the Kalaway Cup this year and for as long as I reside at 123 Deepwood Court or until I contact you otherwise,

Regards,

  
Sally Robinson

325388A

19 495 896

CRU-11  
F 152213

\$ 22.25

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS, made as of this  
8<sup>th</sup> day of May, 1965, by LAWRENCE F. BATEMAN  
and CHARLOTTE H. BATEMAN, his wife, and PAUL M. CORBETT, as  
Trustee under the Last Will and Testament of Barbara Bateman Corbett,  
Deceased,

WITNESSETH:

WHEREAS, the parties hereto are the owners and holders  
of legal title to the following described lands located in the Counties of  
Cook and Kane, State of Illinois, to wit:

That part of Section 6, Township 42 North, Range 9  
East of the 3rd Principal Meridian, part of Section 7,  
Township and Range aforesaid, in Cook County,  
Illinois, and part of the East 1/2 of the East 1/2 of  
Section 1, Township 42 North, Range 8 East of the  
3rd Principal Meridian in Kane County, Illinois,  
described as follows: commencing at the intersection  
of the East line of the West 1/2 of said Section 6 with  
a line 33.0 feet South of and parallel with the North  
line of the Northeast 1/4 of the Southwest 1/4 of said  
Section 6; thence West parallel with said North line  
of the Northeast 1/4 of the Southwest 1/4 a distance  
of 409.99 feet; thence North 38 degrees, 00 seconds,  
30 minutes West 306.4 feet; thence South 76 degrees,  
12 minutes, 30 seconds West 212.26 feet to the point  
of beginning of the tract of land herein described;  
thence South on a line parallel with the East line of  
said West 1/2, 175.44 feet to a point 33 feet South of  
the North line of the Southwest 1/4 of said Section 6;  
thence South 26 degrees, 30 minutes, 15 seconds West  
353.66 feet; thence South 8 degrees, 18 minutes, 20  
seconds East 87.84 feet; thence South 13 degrees,  
32 minutes West, a distance of 403.20 feet; thence

*[Handwritten signature]*

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Name: DON A. BANTA  
Address: 165 W. ADAMS ST.  
City: CHICAGO, ILL.

South 14 degrees, 23 minutes, 20 seconds East 302.39 feet; thence North 79 degrees, 38 minutes, 50 seconds East a distance of 57.3 feet; thence South 3 degrees, 58 minutes, 15 seconds East 370.04 feet; thence Southeasterly along a curved line having a radius of 403.0 feet and concave Southerly a distance of 170 feet, chord measure, said chord having a bearing of South 63 degrees, 09 minutes, 50 seconds East; thence Southeasterly along a curved line concave Northeasterly and having a radius of 403 feet and having a common tangent with the last described curved line a distance of 35.88 feet, chord measure; continuing thence along the last described curved line a distance of 205.51 feet, chord measure; thence South 85 degrees, 38 minutes, 10 seconds East along a line tangent to the last described curve a distance of 192 feet; thence Northeasterly along a curved line having a radius of 196 feet concave Northerly and tangent to the last described line, a distance of 173.19 feet, chord measure; thence East at right angles to the East line of the Southwest 1/4 of said Section 6 a distance of 161.37 feet to the East line of said Southwest 1/4; thence South along the East line of said Southwest 1/4 a distance of 418.85 feet; thence East parallel with the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 6 a distance of 1312.04 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 6; thence South along the center line of Bateman Road and along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, the East line of the West 1/2 of the Northeast 1/4 of said Section 7, and the East line of Northwest 1/4 of the Southeast 1/4 of said Section 7, to the Northerly line of Algonquin Road; thence Northwesterly along the Northerly line of Algonquin Road to a point 1963.0 feet (as measured along said Northerly line) Southeasterly of the West line of said Section 7; thence North in a straight line to a point in the North line of said Section 7, 1753.40 feet (as measured along the North line of said Section 7) East of the Northwest corner of said Section 7; thence North in a straight line 500.0 feet to a point 1755.0 feet East of the West line of said Section 6 (as measured to a point in said West line 500.0 feet North of the Southwest corner of Section 6); thence West in a straight line 1755.0 feet to a point in the West line of said Section 6, 500.0 feet North of the Southwest corner of said Section 6, said point being also 460.40 feet North of the Southeast corner of said Section 1; thence West in a straight line (toward a point on the original Easterly right-of-way

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line of the Public Service Company of Northern Illinois as said right-of-way line was established by document No. 284909 recorded December 17, 1926; said point being 489.90 feet, Northwesterly of the South line of said Section 1, as measured along said Easterly right-of-way line) to a point on the present Easterly right-of-way line of the Public Service Company of Northern Illinois; thence Northwesterly along said Easterly right-of-way line a distance of 1440.0 feet, more or less, to an angle point in said right-of-way line; thence Northeasterly along said Easterly right-of-way line 2780.0 feet, more or less, to a line drawn North 89 degrees, 39 minutes West from a point on the East line of said Section 1 which is 723.0 feet South of the Northeast corner of said Section 1; thence South 89 degrees, 39 minutes East 98 feet, more or less, to said point on the East line of Section 1 which is 723.0 feet South of the Northeast corner thereof; thence South 89 degrees, 39 minutes East 337.68 feet; thence South 0 degrees, 02 minutes East parallel with the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 6, 166.38 feet; thence South 89 degrees, 42 minutes East parallel with the North line of said Section 6, 324.81 feet to the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 6; thence South along said East line 1396.09 feet, more or less, to the North line of the South 20 acres of the East 3/4 of the Northwest 1/4 of said Section 6; thence East along the North line of said South 20 acres to a point 780.09 feet (as measured along said North line of the South 20 acres) West of the East line of the Northwest 1/4 of said Section 6; thence South 4 degrees, 52 minutes, 10 seconds West 297.32 feet to the point of beginning;

and

WHEREAS, parcels of the lands hereinabove described may hereafter from time to time be devoted to use or sold as dwelling sites, said parcels being hereinafter referred to as "dwelling parcels", and

WHEREAS, the parties hereto desire to create and establish perpetual easements for a system of private roadways over, across and upon the hereinabove described premises for the use and

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benefit of any such dwelling parcels and to provide for ingress and egress thereto and therefrom, all as depicted on the plat attached hereto and made a part of this Declaration, and identified as Exhibit A hereof; and

WHEREAS, the parties hereto intend to sell and will sell, convey or mortgage dwelling parcels, and desire and intend that the several purchasers, owners, mortgagees thereof, and all persons acquiring any interest in any of the hereinabove described land now or hereafter shall at all times enjoy the benefits of and shall hold their said individual parcels subject to the rights, easements, burdens, uses and privileges hereinafter set forth;

NOW, THEREFORE, the parties hereto do hereby declare that the following rights, easements, covenants, burdens, uses and privileges shall and do exist at all times hereafter among the several owners, purchasers or mortgagees of the lands in this instrument described, or any part of parts thereof, in the manner and to the extent herein set forth, and that the declarations contained herein shall be binding upon and inure to the benefit of all of the lands in this instrument described, and any part or parts thereof;

1. Easements for ingress and egress and for the installation, use, maintenance, repair and replacement of public utilities including sewer, gas, electricity, telephone and water lines for the use and benefit of any and all dwelling parcels lying or situated within the lands described in this instrument, and of any other part or parts of said lands, are hereby created over, across, on and along the following described real estate in the Counties of Cook and Kane, State of Illinois:

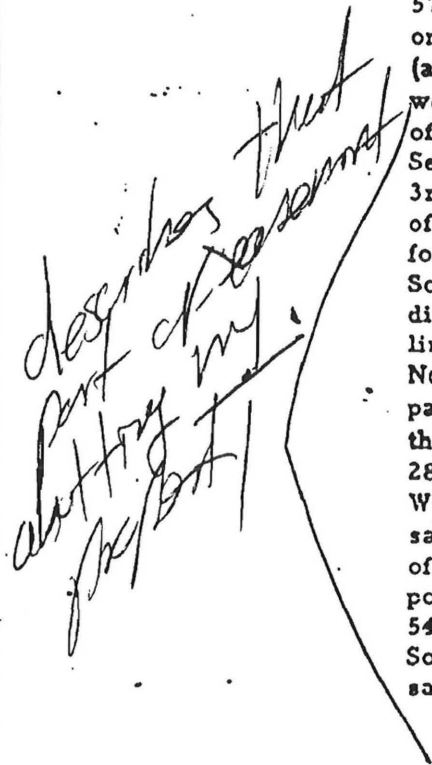
19 495 896

The North 66.0 feet of the East 200.0 feet of that part of the Southwest 1/4 of Section 6, Township 42 North, Range 9 East of the 3rd Principal Meridian lying South of a line drawn at right angles to the East line of said Southwest 1/4, through a point on said East line 1120.06 feet (as measured along said East line) North of the Southeast corner of said Southwest 1/4; ALSO: That part of the Southwest 1/4 of said Section 6, falling within a 66.0 feet strip of land the centerline thereof being described as follows:- (Except any part thereof called for in the first course of the following legal description falling within the above described 200.0 feet or falling North of the North line and said North line extended of said 200.0 feet). Beginning at a point West 161.31 feet from a point on the East line of the Southwest 1/4 of said Section 6, which is North 1120.06 feet from the Southeast corner of said Southwest 1/4; thence Southwesterly along a curved line having a radius of 175.0 feet, concave Northerly, a distance of 173.19 feet chord measure, said chord having a bearing of South 68 degrees, 08 minutes, 40 seconds West, thence Westerly along a line tangent to the last described curve a distance of 192.0 feet; thence Westerly along a curved line concave Northerly, having a radius of 403.0 feet and tangent to the last described line a distance of 240.0 feet chord measure; thence Northwesterly along a curved line having a radius of 403.0 feet concave Southerly and having a common tangent with the last described curve, a distance of 170.0 feet chord measure; thence North 75 degrees, 20 minutes, 20 seconds West along a line tangent to the last described curve, a distance of 120.55 feet; thence South 85 degrees, 36 minutes, 40 seconds West, 389.35 feet; thence North 82 degrees, 53 minutes, 30 seconds West, 328.18 feet; thence North 64 degrees, 13 minutes West, 173.35 feet; thence South 85 degrees, 57 minutes West 626.40 feet; thence North 67 degrees, 10 minutes, 30 seconds West 159.30 feet to the West line of the Southwest 1/4 of said Section 6, and a point on said West line 1419.06 feet (as measured along said West line) South of the Northwest corner of the Southwest 1/4 of said Section 6; ALSO, beginning on the West line of said Southwest 1/4 389.80 feet (as measured along said West line) South of the Northwest corner of said Southwest 1/4; thence North 71 degrees, 25 minutes, 30 seconds East, 34.46 feet; thence North 78 degrees, 10 minutes, 10 seconds East, 270.95 feet; thence South

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73 degrees, 33 minutes, 55 seconds East, 163.67 feet; thence South 52 degrees, 06 minutes, 30 seconds East, 97.55 feet; thence South 6 degrees, 22 minutes, 30 seconds West 212.69 feet; thence South 47 degrees, 55 minutes East, 269.0 feet; thence South 77 degrees, 42 minutes East, 195.0 feet; thence North 80 degrees, 29 minutes, 30 seconds East, 306.37 feet; thence South 54 degrees, 36 minutes, 30 seconds East, 116.40 feet; thence South 10 degrees, 10 minutes, 30 seconds East, 156.74 feet; thence South 27 degrees, 36 minutes West, 369.30 feet; thence South 0 degrees, 03 minutes, 30 seconds East, 179.20 feet; ALSO; beginning on the West line of said Southwest 1/4, 389.80 feet (as measured along said West line) South of the Northwest corner of said Southwest 1/4; thence North 71 degrees, 25 minutes, 30 seconds East, 34.46 feet; thence North 78 degrees, 10 minutes, 10 seconds East, 270.95 feet; thence South 73 degrees, 33 minutes, 55 seconds East, 163.67 feet; thence South 52 degrees, 06 minutes, 30 seconds East, 97.55 feet; thence South 6 degrees, 22 minutes, 30 seconds West 212.69 feet; thence South 47 degrees, 55 minutes East, 35.0 feet to the point of beginning of this portion of the easement; thence North 85 degrees, 44 minutes West, 337.48 feet; thence South 63 degrees 57 minutes, 30 seconds West, 219.90 feet to a point on the West line of said Southwest 1/4, 735.75 feet (as measured along said West line) South of the Northwest corner of said Southwest 1/4; ALSO; that part of the North 1/2 of Section 7 and the South 1/2 of Section 6, Township 42 North, Range 9 East of the 3rd Principal Meridian lying within a 66.0 foot strip of land the center line thereof being described as follows:- Beginning at a point on the East line of the Southwest 1/4 - Southeast 1/4 of said Section 6 a distance of 162.0 feet (as measured along said East line) North of the South line of said Section 6; thence North 89 degrees, 03 minutes, 30 seconds West, parallel with said East line a distance of 275.0 feet; thence South 55 degrees, 41 minutes, 05 seconds West, 280.58 feet to the South line of said Section 6; thence Westerly along said South line 1362.93 feet to a point, said point being the center of a circle having a radius of 50.0 feet forming the Western terminus of this portion of the easement. ALSO; that part of the West 54.28 feet of the Southeast 1/4 of said Section 6, lying South of a line making an angle with the West line of said Southeast 1/4 of 91 degrees, 35 minutes, 40 seconds

*describes that part of the easement*



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(as measured from North to East) said line being drawn thru a point on said West line, 701.21 feet North of the South line of said Southeast 1/4. ALSO:- the East 11.72 feet of that part of said Southwest 1/4 lying South of a line, drawn thru a point on said East line of said Southwest 1/4 635.18 feet North of the South line of said Section 6, and making an angle therewith of 88 degrees, 24 minutes, 20 seconds as measured from West to North. ALSO:- The East 66.0 feet of that part of the Southwest 1/4 of said Section 6 lying North of a line drawn thru a point on the East line of said Southwest 1/4 635.18 feet North of the South line of said Section 6, and making an angle with said East line of 88 degrees, 24 minutes, 20 seconds as measured from West to North, and lying South of a line drawn at right angles to said East line thru a point on said East line 1054.06 feet North of the South line of said Section 6, all of the above described property being in Cook County, Illinois.

That portion of the easement falling in Kane County is described as follows:- That part of the East 1/2 of Section 1, Township 42 North, Range 8 East of the 3rd Principal Meridian falling within a 66.0 foot strip of land the center line thereof being described as follows:- Beginning on the East line of said Section 1, a distance of 775.45 feet South of the North line of the Southeast 1/4 of said Section 1, thence South 63 degrees, 57 minutes, 30 seconds West 42.22 feet to a point, said point being the center of a circle having a radius of 50.0 feet forming the Westerly terminus of this portion of the easement. ALSO:- That part of the Southeast 1/4 of said Section 1 falling within a 66.0 foot strip of land the center line thereof being described as follows:- Beginning on the East line of said Section 1 at a point 1458.76 feet South of the North line of said Southeast 1/4; thence North 67 degrees, 10 minutes, 30 seconds West 253.10 feet; thence North 39 degrees, 59 minutes, 30 seconds West 440.10 feet; thence North 19 degrees, 34 minutes East 271.95 feet; thence North 40 degrees, 36 minutes, 30 seconds East 361.0 feet; thence North 71 degrees, 25 minutes, 30 seconds East 199.63 feet to a point on the East line of said Section 1 429.50 feet South of the North line of the Southeast 1/4 of said Section 1; ALSO:- That part of the East 1/2 of Section 1, Township 42 North, Range 8 East of the 3rd Principal Meridian falling within a 66.0 foot strip of land the center line thereof being described as follows:- Beginning on the

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East line of said Section 1, 429.50 feet South of the North line of the Southeast 1/4 of said Section 1; thence South 71 degrees, 25 minutes, 30 seconds West 199.63 feet; thence South 40 degrees, 36 minutes, 30 seconds West 66.0 feet to the point of beginning of this portion of the easement, thence North 12 degrees, 42 minutes, 30 seconds West 476.66 feet; thence North 11 degrees, 21 minutes, 30 seconds West 392.61 feet to the intersection of the Westerly Right-of-Way line of the Public Service Company of Northern Illinois with the North line of the Southeast 1/4 of said Section 1.

all of said easements being in accordance with the plat hereto attached and made a part hereof as Exhibit A. Said easements shall be used in common by the present and future owners, occupants and mortgagees of, and all persons now or hereafter acquiring any interest in, any dwelling parcel or other part or parts of the lands described in this instrument.

2. All easements herein described are easements appurtenant, running with the land; they shall at all times inure to the benefit of and be binding upon the undersigned, all of their grantees and their respective heirs, successors, personal representatives or assigns, perpetually, in full force and effect.

3. Reference in the respective deeds of conveyance, or in any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described, shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of any part or parts of the lands described in this instrument as fully and completely as if those said easements and covenants were fully recited and set forth in their entirety in such documents.

4. It is intended that the private roadways as depicted

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in Exhibit A, attached hereto and made a part hereof, shall be maintained as passable roadways suitable for travel by automobile, and they shall be kept in repair and maintained by the parties hereto and by their respective heirs, devisees, grantees or assigns of each dwelling parcel or other part or parts of said lands which shall abut upon any part of said private roadways, in accordance with the following provisions:

(a) The persons who from time to time shall be the owners of all dwelling parcels or other part or parts of said lands abutting upon any part of said private roadways depicted in said Exhibit A may select one of their number by a majority vote (the owners of each such separate dwelling parcel or part, if more than one, to have one vote which shall be cast by unanimous agreement) to supervise the upkeep and maintenance of said private roadways, and the person so selected shall be vested with full power and authority in his or her sole discretion, to determine the extent and cost of all repair work that may be required, from time to time, in order to maintain the said private roadways in a passable condition for travel by automobile, and to enter into contracts for the procurement of such work and materials as may be necessary and proper for the repair and maintenance of said private roadways, including the removal of snow, debris or obstructions which may render them impassable.

Such person shall serve until his successor shall have been duly selected. A successor may be selected at any time by a majority vote in the same manner provided above in this subparagraph (a), who shall have the same power and authority herein specified.

19 495 895

(b) The cost and expenses of all such work and materials for the repair or maintenance of the said private roadways shall be assessed and paid pro-rata by the persons who at the time of the ordering or contracting therefor shall be the owners of the respective dwelling parcels or other part or parts of said lands abutting upon said private roadways; and such costs and expenses shall be prorated by dividing the total amount thereof by the total number of all such parts and parcels (the owner or owners of each part or parcel to bear one such share); provided, however, that the pro-rata assessment upon and for a single part or parcel shall not exceed the sum of \$100 per calendar year. Any excess cost or expense remaining after proration hereunder shall be paid by the person ordering or contracting for such work and/or materials.

(c) The decision of the person selected in the manner aforesaid to supervise the maintenance and repair of the said private roadways shall be final and binding and the owner or owners of each part or parcel shall pay his, her or their said pro-rata assessment of the costs and expenses immediately upon the receipt of a statement therefor.

(d) Anything herein contained to the contrary notwithstanding, no person shall be liable under this paragraph 4 for any assessment, cost or expense for repair or maintenance of the private roadways depicted in Exhibit A, attached hereof (except repair or maintenance ordered or contracted for by such person); if such person is the

19 495 896



owner of a dwelling parcel or other part or parts of said lands which also abuts upon a public road or highway, and at the time of ordering or contracting for such repair or maintenance there is no driveway passable by motor vehicles on said parcel, part or parts owned by such person which is connected with any portion of the private roadways depicted in said Exhibit A.

5. If the parties hereto, or their heirs, personal representatives, successors or assigns, of any part or parts of the lands described in this instrument, shall create and establish from time to time by agreement or by further written declaration of easement any additional private roadways over, across, and upon strips or parcels of said lands or any lands abutting thereon (whether or not now owned by said parties and included in the lands described in this instrument) and shall construct, complete and connect such additional private roadways with the private roadways depicted in Exhibit A, attached hereto, then and in each such event said additional roadways shall be deemed to be and become a part of the system of roadways herein provided for, and the easements herein created shall extend and afford ingress and egress to and from such additional roadways as fully as if the same were herein created; provided, however, that no ingress and egress to and from any such additional roadway shall be afforded hereunder unless by the written agreement or declaration creating such additional roadway the same is made and declared to be a part of the system of roadways herein created, subject in all respects to the covenants, obligations and provisions for

19 495 896

repair and maintenance of said system set forth in paragraph 4 of ,  
this instrument.

IN WITNESS WHEREOF, the parties hereto have set  
their hands and seals this 3<sup>th</sup> day of May, 1965.

Lawrence F. Bateman  
LAWRENCE F. BATEMAN

Charlotte H. Bateman  
CHARLOTTE H. BATEMAN

Paul M. Corbett  
PAUL M. CORBETT, as Trustee  
under the Last Will and Testament  
of Barbara Bateman Corbett,  
Deceased

CONSENT OF MORTGAGEE

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED  
STATES, a corporation of New York, as Mortgagee under that certain  
Mortgage dated September 8, 1964 and recorded September 24, 1964 as  
Document No. 19253579 in the Office of the Recorder of Deeds of Cook  
County, Illinois and September 24, 1964 as Document No. 1031738 in the  
Office of the Recorder of Deeds of Kane County, Illinois, made by the  
parties to the above and foregoing Declaration of Easements, and as the  
owner and holder of the Note secured by said Mortgage, does hereby  
consent and agree to the creation and establishment of the Easements  
described in said Declaration of Easements and to the other terms and

19-495-896

conditions in said Declaration set forth; and in consideration of the sum of ~~Ten~~ Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DOES HEREBY COVENANT AND AGREE that its interest as Mortgagee under the aforesaid Mortgage dated September 8, 1964, shall be subject to the Easements and Agreements created and contained in the above and foregoing Declaration of Easements.

IN WITNESS WHEREOF said Mortgagee has caused its corporate seal to be hereunto affixed and has caused this Consent to be executed by its 2nd Vice President and attested by its Assistant

this 2nd day of June, 1965.



EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation,

By: *W. B. Penn*

W. B. Penn-2nd Vice President

APPROVED  
*W*

*R. L. Enochs*  
R. L. Enochs - ~~Asst.~~ Secretary

19 495 896

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Shirley Burezyk, a Notary Public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
LAWRENCE F. BATEMAN and CHARLOTTE H. BATEMAN, his wife,  
personally known to me to be the same persons whose names are subscribed  
to the foregoing instrument, appeared before me this day in person, and  
acknowledged that they signed, sealed and delivered the said instrument  
as their free and voluntary act for the uses and purposes therein set forth,  
including the release and waiver of homestead rights.

Given under my hand and notarial seal this 24th day,



May, A.D. 1965.

Shirley Burezyk  
Notary Public

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Shirley Burezyk, a Notary Public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
PAUL M. CORBETT, AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT  
OF BARBARA BATEMAN CORBETT, DECEASED, personally known to me  
to be the same person whose name is subscribed to the foregoing instrument,  
appeared before me this day in person, and acknowledged that he signed,  
sealed and delivered the said instrument as his free and voluntary act for  
the uses and purposes therein set forth, including the release and waiver  
of homestead rights.

Given under my hand and notarial seal this 24th day of



May, A.D. 1965.

Shirley Burezyk  
Notary Public

19 495 896

STATE OF NEW YORK )  
 ) SS  
COUNTY OF NEW YORK )

I, Maria O'Neill, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY

that W. B. Penn personally known to me to be the 2nd Vice

President of The Equitable Life Assurance-Society of the United States

R. L. Enochs and/personally known to me to be the Assistant Secretary of said

corporation, and personally known to me to be the same persons whose

names are subscribed to the foregoing Consent of Mortgagee, appeared

before me this day in person and severally acknowledged that as such

2nd Vice President and Assistant Secretary, they signed  
and delivered the said Consent as 2nd Vice President and

Assistant Secretary of said corporation, and caused the corporate

seal of said corporation to be affixed thereto, pursuant to authority,

given by the Board of Directors of said corporation as their free

and voluntary act, and as the free and voluntary act and deed of said

corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day

of June A. D. 1965.

19 495 896



PLAT

Maria O'Neill

Notary Public

MARIA O'NEILL  
Notary Public, State of New York  
Qualified in Kings County No. 24-2965950  
Cert. Filed New York County Clerk Office  
Commission Expires March 30, 1967.

*Handwritten signature*  
Notary Public

DOCUMENT

HAS BEEN MICROFILMED  
SEE JACKET FILE No. 19495896

COPIES  
FILED FOR RECORD  
JUN 15 '65 1 09 PM

BOOKS OF PLATS PAGE 21

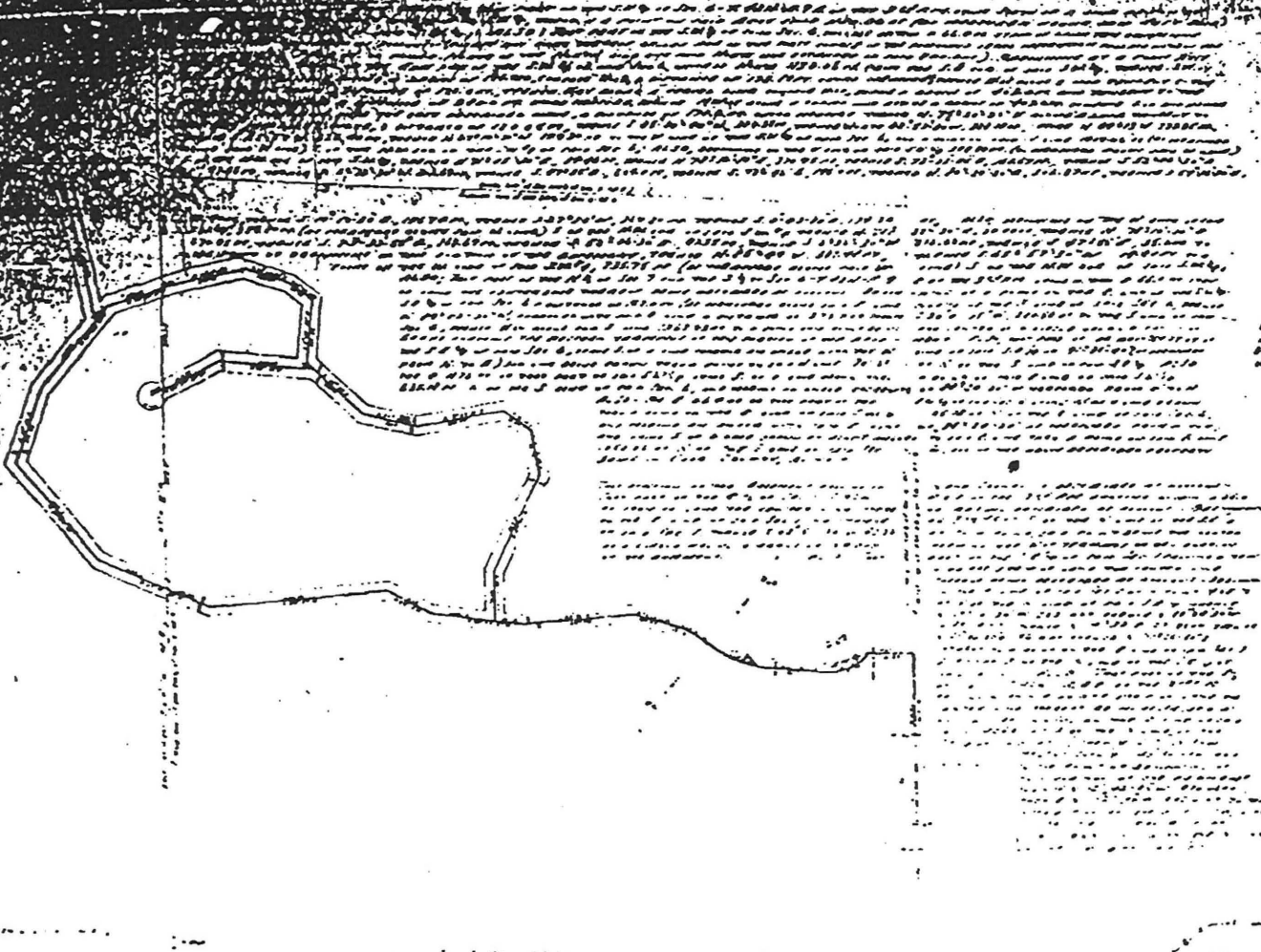
#19495896

RECORDED

PLAT OF EASEMENT

19 435 836

SCALE CHANGED BY RECORDER



DOCUMENT HAS BEEN MICROFILMED  
SEE JACKET FILE NO. 19495896

PLAT 109  
BOOK 27 OF PLATS PAGE 27

SCALE CHANGED BY RECORDER

...and south of said parcel  
 155.00 of N. of the S. end of the 1st  
 Sec. 1. of T. 10 S. R. 10 E. S. 10 E.

The center of the easement shown in  
 this plat is the center of the line  
 of 100.00 of N. of the S. end of the 1st  
 Sec. 1. of T. 10 S. R. 10 E. S. 10 E.  
 as a whole having a width of 50.00  
 of the easement. A.S.M. - 1911

The 100.00 of N. of the S. end of the 1st  
 Sec. 1. of T. 10 S. R. 10 E. S. 10 E.

...to the 100.00 of N. of the S. end of the 1st  
 Sec. 1. of T. 10 S. R. 10 E. S. 10 E.  
 as a whole having a width of 50.00  
 of the easement. A.S.M. - 1911

...to the 100.00 of N. of the S. end of the 1st  
 Sec. 1. of T. 10 S. R. 10 E. S. 10 E.  
 as a whole having a width of 50.00  
 of the easement. A.S.M. - 1911

...to the 100.00 of N. of the S. end of the 1st  
 Sec. 1. of T. 10 S. R. 10 E. S. 10 E.  
 as a whole having a width of 50.00  
 of the easement. A.S.M. - 1911

...to the 100.00 of N. of the S. end of the 1st  
 Sec. 1. of T. 10 S. R. 10 E. S. 10 E.  
 as a whole having a width of 50.00  
 of the easement. A.S.M. - 1911

ROAD  
 GAYMAN

PLAT  
 BOOK 89  
 OF PLATS PAGE 27

SCALE CHANGED BY RECORDER

SUBURBAN SURVEY SERVICE  
 LAND SURVEYORS  
 WILMETTE ILL.  
 No. 63-336-0-1-A

19 495 896

SCALE 1" = 200'

PLAT

Form 260

21035921

Return to Mary

# Look Out

AS9-25-590

## SUPPLEMENTAL DECLARATION OF EASEMENTS

21. 035. 921.

THIS SUPPLEMENTAL DECLARATION OF EASEMENTS, made as of this 5th day of December, 1969, by LAWRENCE F. BATEMAN and CHARLOTTE H. BATEMAN, his wife, and PAUL M. CORBETT, as Trustee under the Last Will and Testament of Barbara Bateman Corbett, Deceased,

### WITNESSETH:

WHEREAS, on or about May 8, 1965 the parties hereto made and executed that certain Declaration of Easements which is recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 19 495 896, and in the office of the Recorder of Deeds of Kane County, Illinois as document No. 1047958 in Book 2291 at Page 179; and

WHEREAS, by said Declaration of Easements the parties hereto created and described certain perpetual easements for a system of private roadways and for the installation, use, maintenance, repair and replacement of public utilities including sewer, gas, electricity, telephone and water lines, for the use and benefit of any and all dwelling parcels lying or situated within certain lands then owned by the parties hereto and located in the counties of Cook and Kane in the State of Illinois, such lands of the parties hereto being more fully described in said Declaration; and

WHEREAS, by paragraph 5 of said Declaration of Easements the parties hereto have reserved the right to create and establish from time to time by agreement, or by further written declaration, additional private roadways and to construct the same upon said

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lands or any lands abutting thereon (whether or not then owned by the parties hereto and included in the lands described in said Declaration), which additional roadways shall be deemed to be and become a part of the system of roadways provided for in said Declaration as fully as if such additional roadways were created therein, provided the same are made and declared by the written agreement or declaration creating them to be a part of such system of roadways, subject in all respects to the covenants, obligations and provisions for repair and maintenance of such system set forth in paragraph 4 of said Declaration of Easements; and

WHEREAS, the parties hereto desire to create, construct, complete and connect to such system of private roadways as a part thereof an additional private roadway in the manner contemplated by paragraph 5 of said Declaration of Easements over, across and upon certain of the lands owned by such parties and described in said Declaration and intend that the additional roadway easement hereinafter created shall be binding upon and inure to the benefit of all of the lands described in said Declaration of Easements, or any part or parts thereof;

NOW, THEREFORE, the parties hereto do hereby declare that the following additional rights, easements, covenants, burdens, uses and privileges shall and do exist at all times hereafter among the several owners, purchasers or mortgagees of the lands described in said Declaration of Easements, and that the additional declarations contained herein shall be binding upon and inure to the benefit of all of the lands described in said Declaration of Easements, or any part or parts thereof:

21 035 921

1. An additional easement for ingress and egress and for the installation, use, maintenance, repair and replacement of public utilities including sewer, gas, electricity, telephone and water lines for the use and benefit of any and all dwelling parcels (as defined in said Declaration of Easements) lying or situated within the lands described in said Declaration of Easements, and of any other part or parts of said lands, are hereby created over, across, on and along the following described real estate in the County of Cook, State of Illinois:

That part of the Southwest 1/4 of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, falling within a 66.0 foot strip of land the centerline of which is described as follows:

Beginning at a point on the Northerly line of Algonquin Road, 1963.0 Ft. (as measured along said Northerly line) Southeasterly of the West line of Section 7, Township 42 North, Range 9 East of the Third Principal Meridian, thence North in a straight line to a point in the North line of said Section 7, 1753.40 Ft. (as measured along the Northerly line of said Section 7), East of the North West corner of said Section 7, thence North in a straight line 500.0 Ft. to a point 1755.0 Ft. East of the West line of said Section 6 (as measured to a point in said West line 500.0 Ft. North of the Southwest corner of Section 6) thence West in a straight line toward said point on the West line of said Section 6, 500.0 Ft. North of the Southwest corner thereof, 822.57 Ft. to the Southerly terminus of this legal description, thence West to said point on the West line of said Section 6, 500.0 Ft. North of the Southwest corner of said Section 6; thence North 0°-01'-30" West along the West line of said Section 6, 740.31 Ft., thence South 67°-10'-30" East 159.30 Ft., thence North 85°-57' East, 626.40 Ft., thence South 64'-13" East 173.35 Ft. thence South 82°-53'-30" East, 243.72 Ft. to the point of beginning of this legal description, thence South 38°-12'-15" West 133.39 Ft., thence South 64°-21'-15" West 179.85 Ft. thence South 0°-59'-15" East 479.97 Ft. to the Southerly terminus of this legal description.

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all of said additional easement being as shown by crosshatch marking on the plat hereto attached and made a part hereof as Exhibit A. Said additional easement shall be used in common by the present and future owners, occupants and mortgagees of, and all persons now or hereafter acquiring any interest in any dwelling parcel or other part or parts of the lands described in said Declaration of Easements.

2. The additional easement herein described is an easement appurtenant, running with the land; it shall at all times inure to the benefit of and be binding upon the undersigned, all of their grantees and their respective heirs, successors, personal representatives or assigns, perpetually, in full force and effect.

3. Reference in the respective deeds of conveyance, or, in any mortgage or trust deeds or other evidence of obligation, to the easements and covenants described in that certain Declaration of Easements dated May 8, 1965 and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 19 495 896, shall be sufficient to create and reserve the additional easement and covenants herein provided for to the respective grantees, mortgagees or trustees of any part or parts of the lands described in said Declaration as fully and completely as if the said additional easement and covenants herein provided for were fully recited and set forth in their entirety in such documents.

4. The additional easement herein described is hereby made and declared to be a part of the system of roadways created by said Declaration of Easements dated May 8, 1965 by the parties hereto subject in all respects to the covenants, obligations and

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provisions for repair and maintenance of said system set forth in paragraph 4 of said Declaration.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 5th day of December, 1969.

Lawrence F. Bateman  
LAWRENCE F. BATEMAN

Charlotte H. Bateman  
CHARLOTTE H. BATEMAN

Paul M. Corbett  
PAUL M. CORBETT, as Trustee  
under the Last Will and  
Testament of Barbara Bateman  
Corbett, Deceased.

CONSENT OF MORTGAGEE

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation of New York, as Mortgagee under that certain Mortgage dated September 8, 1964 and recorded September 24, 1964 as Document No. 19253579 in the Office of the Recorder of Deeds of Cook County, Illinois and September 24, 1964 as Document No. 1031738 in the Office of the Recorder of Deeds of Kane County, Illinois, made by the parties to the above and foregoing Supplemental Declaration of Easements, and as the owner and holder of the Note secured by said Mortgage, does hereby consent and agree to the creation and establishment of the Easements described in said Supplemental Declaration of Easements and to the other terms and conditions in said Supplemental Declaration set forth; and in consideration of the sum of Ten Dollars (\$10.00)

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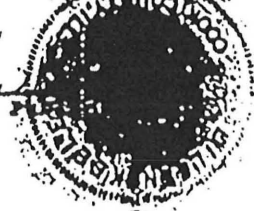


STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Esther Keeler, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LAWRENCE F. BATEMAN and CHARLOTTE H. BATEMAN, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of homestead rights.

Given under my hand and notarial seal this 5th day of December, A.D. 1969.

Esther Keeler  
Notary Public




STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Esther Keeler, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL M. CORBETT, AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF BARBARA BATEMAN CORBETT, DECEASED, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of homestead rights.

Given under my hand and notarial seal this 5th day of December, A.D. 1969.

Esther Keeler  
Notary Public



21 035 921

I, Ida Welsh, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that E. E. McLean personally known to me to be the Vice President of The Equitable Life Assurance Society of the United States ~~and personally known to me to be the~~ ~~Secretary of said corporation~~, and <sup>is</sup> personally known to me to be the same persons whose names ~~are~~ subscribed to the foregoing Consent of Mortgagee, appeared before me this day in person and <sup>singly</sup> ~~separately~~ acknowledged that as such Vice President ~~and~~ ~~Secretary~~ ~~of said corporation~~ ~~he~~ ~~she~~ signed and delivered the said Consent as Vice President ~~and~~ ~~Secretary~~ of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as <sup>his</sup> ~~their~~ free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of December A.D. 1969.

*Ida Welsh*

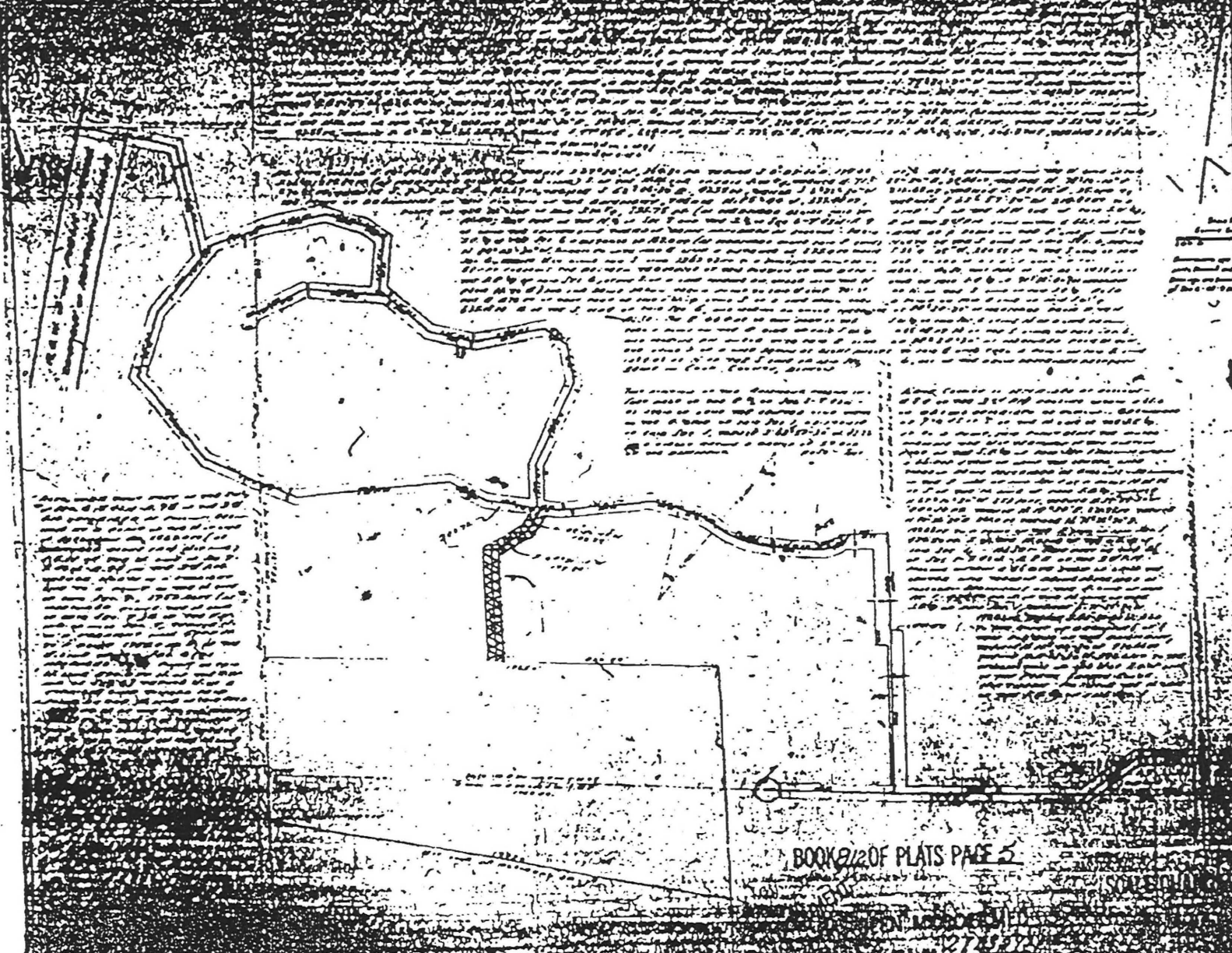
IDA WELSH  
Notary Public, State of New York  
Notary Public  
Commission Expires March 30, 1971

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Dec 12 '69 127 PM-8-

*Edith A. Chen*  
RECORDING CLERK

\*2103582E

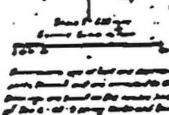


Section 21, Township 14 N., Range 10 E., 1887  
This plat shows the boundaries of the land described in the foregoing plat, and the same is subject to the same conditions and restrictions as the land described in the foregoing plat.

Section 21, Township 14 N., Range 10 E., 1887  
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Section 21, Township 14 N., Range 10 E., 1887  
This plat shows the boundaries of the land described in the foregoing plat, and the same is subject to the same conditions and restrictions as the land described in the foregoing plat.



SCALE CHANGED BY RECORDER

BOOK 212 OF PLATS PAGE 5

PLAT 212





Oakwood Farms Mailing List

PIN	Owner Name	Mail Address	Mail City	Mail Zip	Site Address
0106401014	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	362 BATEMAN RD
0107100002	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107200001	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107200002	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	362A BATEMAN RD
0107400001	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107401006	COLLEEN WEINSTEIN	160 BATEMAN RD	BARRINGTON IL	60010	160 BATEMAN RD
0106402006	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	363 BATEMAN RD
0107201002	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	254 BATEMAN RD
0107201003	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	
0107202001	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	BATEMAN RD
0107402006	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	158 ALGONQUIN RD
0107402007	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	158 ALGONQUIN RD
0106401013	DRURY TRUST NA	15 TERRA VITA DR	S BARRINGTON IL	60010	5 DEEPWOOD RD
0106300005	GEORGE L BACHNER	154 ALGONQUIN RD	BARRINGTON IL	60010	154 ALGONQUIN RD
0107100001	GEORGE L BACHNER	154 ALGONQUIN RD	BARRINGTON IL	60010	154 ALGONQUIN RD
0107401007	GEORGE P GASPAR	158 B ALGONQUIN RD	BARRINGTON IL	60010	158B ALGONQUIN RD
0107401009	GEORGE P GASPAR	PO BOX 0181	ALGONQUIN IL	60102	98 ALGONQUIN RD
0107301013	GORDON GILLEN	103 HELM RD	BARRNGTN HLS IL	60010	103 HELM RD
0106300040	GUSTAV SCHMID	223 DEEPWOOD CT	BARRINGTON IL	60010	223 DEEPWOOD CT
0106401009	JAMES D MEISTER	365 BATEMAN RD	BARRINGTON IL	60010	365 BATEMAN RD
0107102003	JOHN F WATTERS	157J HELM RD	BARRNGTN HLS IL	60010	157J HELM RD
0107102002	MAHMOUD SHABEHPOUR	158 ALGONQUIN RD # C	BARRINGTON IL	60010	158C ALGONQUIN RD
0106300041	MICHAEL MC LAUGHLIN	2 DEEPWOOD RD	BARRINGTON IL	60010	2 DEEPWOOD RD
0106300039	NICHOLAS ROBINSON	123 DEEPWOOD CT	BARRINGTON IL	60010	123 DEEPWOOD CT
0106401007	TRUST DRURY PEGGY D DL NA	7 DEEPWOOD RD	BARRNGTN HLS IL	60010	7 DEEPWOOD RD

**RESOLUTION 11-07**

**RESOLUTION GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT  
FOR GROUNDS FOR RECREATIONAL CLUBS - NONCOMMERCIAL  
FOR THE BARRINGTON HILLS POLO CLUB AT 350 BATEMAN ROAD**

**WHEREAS**, the Board of Trustees of the Village of Barrington Hills ("Board of Trustees") granted a special use permit (the "Permit") to the Barrington Hills Polo Club (the "Club") for the operation of a Recreational Club-Non-Commercial on the polo field at 350 Bateman Road, Barrington Hills, Illinois pursuant to Resolution 08-16; and

**WHEREAS**, the Board of Trustees granted an amendment to the Permit to extend the expiration date of the Permit and to amend the conditions to the Permit pursuant to Resolution 09-04; and

**WHEREAS**, the Club filed a petition to further amend the Permit to allow for the elimination of an expiration date and to amend the conditions to the Permit; and

**WHEREAS**, the Zoning Board of Appeals ("ZBA") has made a recommendation to approve the amendment to the Permit as requested by the Club, subject to the new conditions and restrictions contained in the ZBA's Findings and Recommendations dated March 25, 2011.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Barrington Hills, Cook, Kane, Lake and McHenry Counties, Illinois as a Home Rule municipality, that the Permit is amended, subject to the following new conditions and restrictions:

1. The following definitions shall apply to the conditions to this Special Use Permit:

"Match" means a polo match hosted by the Polo Club that is not advertised to the public in which opposing teams wear uniforms, referees enforce the rules and the official score is kept.

"Match Day" means any day on which the Polo Club hosts up to but not more than two Matches not exceeding a total of ten chukkers.

"Public Event" means an annual polo event, which is presently known as the Kalaway Cup, hosted by the Polo Club where members of the public are invited to attend a match or matches, for a fee, and where food and drink may be served and consumed on premises and where live entertainment is permitted.

2. The Polo Club shall keep a written record, including the date and time, for each Match where 20 or more players participate, of the number of players, spectators and vehicles and shall record a summary of any incidents that occur on the Polo Field or the Property that are related to the activities of the Polo Club.

3. The use of any sound amplification device, such as air horns, loud speakers but not including whistles, shall be prohibited except during the Public Event as provided on Condition 10 below.
4. To the extent that the Polo Club members and spectators are legally permitted to use Deepwood Road to access the Polo Field, such use shall be limited to the first 720 feet beginning at the intersection of Deepwood Road and Bateman Road and in the event such use is determined to be prohibited under the existing easement agreement by a court of competent jurisdiction, this special use permit shall thereby be revoked.
5. If deemed necessary in the reasonable judgment of the Polo Club, the Polo Club shall engage personnel to ensure that no person associated with the activities of the Polo Field trespasses on any portion of any of the neighboring properties.
6. Polo Club Match Days, excluding the Public Event, shall be limited to a total of five (5) per season and all such Match Days shall be held on Saturdays.
7. Polo Club practices may be held on any day other than Sunday and there shall be no more than three (3) practices per week, provided, however, there shall only be two practices per week in any week where a Match or the Public Event is held.
8. The Polo season shall be from June 1<sup>st</sup>, to September 15<sup>th</sup>, inclusive.
9. Directional and/or promotional signage related to the Polo Club Matches and the Public Event shall be erected on the Property no sooner than one (1) day prior to such Match or Public Event and shall be removed no later than one (1) day following such Match or Public Event.
10. The Polo Club may hold one Public Event per year, subject to the following:
  - i. Sanitary facilities may be located shall be located at the four corners of the Polo Field and shall be delivered no sooner than two (2) days prior to the Public Event and shall be removed not later than three (3) days following the Public Event.
  - ii. Attendees must vacate the event premises no later than 7:30 p.m.
  - iii. Live music must cease no later than 6:00 p.m.
  - iv. No more than 2,000 adult tickets may be printed and sold for the Public Event.
  - v. During the Public Event, the Polo Club shall keep records of attendance and a summary of incidents related to the activities of the Polo Club.

- vi. Sound amplification and air horns must be kept to a minimum in order to limit the negative impact on surrounding properties.
- vii. The Polo Club shall engage traffic control personnel and devices for the Public Event to make sure that no portion other than the first 720 feet of Deepwood Road is utilized in association with the activities on the Polo Field and that no parking shall be permitted on Deepwood Road.
- viii. The Special Use Permit for the Public Event only shall expire on December 31, 2015. There shall be no expiration date for the Special Use other than aforementioned expiration date applicable to the Public Event.


This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED THIS 28 DAY OF MARCH, 2011.

AYES: 7, NAYS: 0, ABSENT: 0.

ATTEST:

  
Village Clerk

  
Village President

**END**

# **PUBLIC HEARING**

**Documents submitted to be included in  
Public Hearing**

**Jim Drury  
5 Deepwood Road  
7 Deepwood Road  
Barrington Hills, IL 60010**

March 13, 2015

Chairman Judy Freeman  
Zoning Board of Appeals  
Village of Barrington Hills  
112 Algonquin Road  
Barrington Hills, IL 60010

RE: Polo Club petition to amend special use permit

Please treat this letter as my conditional support of the Polo Club's request for a renewal, upon expiration of the special use permit, to host the "Kalaway Cup" at LeCompte's property across from my property. I have always been an active supporter of the equestrian community here in the Village. As President of the Oak Brook Polo Club and captain of the Oak Brook team, I am an avid fan and participant in polo.

I would request the following however in connection with the pending request:

1. That the request for a special use extension be continued generally by the applicant until mid-October, or that the Zoning Board of Appeals on its own motion table the request until mid-October, to confirm that this year's event is conducted consistent with the conditions attached to the special use.

Assuming that the Polo Club conducts this year's event consistent with the promises, conditions and stipulations attached to the special use, its request for an extension of the special use for five additional years will have my wholehearted support. (Based on the last four years of experience I have every expectation that this will be the case.)

2. That access to the event, on our private Deepwood Road, be limited to the one access currently being used by the event's participants (subject to the stipulation below for a test year in 2016 for the additional access)
3. That the special use be limited to just the one event - the "Kalaway a/k/a LeCompte Cup".
4. That the special use be extended for another five (5) year term.

My reasoning for these requests is set forth below.

Over the last four years, although occasionally inconvenienced, I am not aware of anything that has taken place during the event that would cause me to object to another five-year extension of the portion of the Special Use Permit relating to the hosting of the "Kalaway Cup", but I believe it first appropriate, per the Resolution approved by the Board of Trustees, that a full five events be held prior to the Polo Club asking for an extension. Additionally, it appears that the Polo Club has



RE: Polo Club petition to amend special use permit

Page 2

managed quite well without using the entire southern portion of our private Deepwood Road for additional vehicular access to the field.

As an adjacent landowner most affected by the event, however, I would be willing to agree to the Polo Club having the use of additional access to the site for the 2016 event to determine if there would be any negative effect on my property caused by this additional access point. However, I believe it premature to apply for any extension of the special use until after the fifth event covered by the current permit is held. Under no conditions, however, is it reasonable to permit, in perpetuity, an unstated number of future annual events be allowed. I believe that a five-year extension, applied for at the appropriate date, is fair and reasonable.

In February of 2011, following a successful collaborative effort between the Polo Club of Barrington Hills (Polo Club) and we neighboring parties, the Zoning Board of Appeals recommended to the Board of Trustees that they approve a Petition by the Polo Club to amend an existing Special Use Permit (Resolution 08-16) allowing the Polo Club, with restrictions, to host for the next five years the annual event known as "The Kalaway Cup".

I believe both the Petitioner and the adjoining neighbors expected that, if the Polo Club met the restrictions outlined in the Amendment for the five year term of the special use permit it would then request and receive via the special use application process, an amendment to extend the right to host an additional five annual "Kalaway Cup" events. Five years is a reasonable term to ensure compliance with the established restrictions. I don't believe that anyone ever had any expectation of a perpetual right to host the event, as this would be in contradiction to the controls allowed by "Special Use". Many changes can occur over time, such as personnel managing the Polo Club, Membership in the Polo Club, physical condition of property and other conditions that could affect the neighborhood.

I trust that you and the Polo Club and its representatives will see this as a reasonable compromise that addresses every one's concerns in a fair and equitable manner.

Sincerely,

  
Jim Drury



Dolores Trandel &lt;clerk@barringtonhills-il.gov&gt;

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## Special Use petition Kalaway Cup

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**Jack Reich** <jreich@themagisgroup.com>

Sun, Mar 15, 2015 at 6:59 PM

To: "Freeman, Judith K" &lt;jfreeman@kpmg.com&gt;

Cc: Clerk VBH &lt;clerk@barringtonhills-il.gov&gt;, RKosin@barringtonhills-il.gov, marydickson@bond-dickson.com

Ms. Judith Freeman

Chairperson

Zoning Board of Appeals

Village of Barrington Hills

Madame Chairperson,

The Kalaway Cup is a wonderful tradition in Barrington Hills and Dr. and Mrs. LeCompte have been gracious to host this event for many years. While we support the Kalaway Cup and hope that it will continue for many years to come, we oppose the Special Use permit at this time for certain specific reasons.

- The 5 year Special Use permit previously allowed is not fulfilled and the request for an extension is premature. The 5 year period was negotiated in good faith by neighbors at the time of approval in order to ensure proper management of the event. There is no reason to grant an extension until that 5 year period has been satisfied.
- The petitioner requests a change from the 5 years Special Use approved to one of in perpetuity conditional on the land ownership of Dr. LeCompte. This is not in the spirit of the negotiated neighbor agreement. In no way should this Special Use permit be granted or approved in perpetuity.
- Notice may have been managed properly. However, the rules of notice in Barrington Hills may require additional notice, including, but not limited to proper posting on the property in a visible area or certified mail notice to all adjacent neighbors and those utilizing joined easements. Village counsel can provide adequate review of this matter. Open and honest governance should not do the minimum, but adhere to good communication policies of neighbor notification in these types of circumstances.

Furthermore, we request that any Members who have a conflict of interest recuse themselves

from voting on this matter. Specifically, the petitioner and President of the Polo Club, John Rosene, is the spouse of Member Karen Rosene. The Rosene's are beneficiaries of the event. Other Members with any similar conflicts should also recuse.

The rights of adjacent and affected neighbors have long been a respected and necessary part of Special Use and Home Occupation traditions. These traditions are no less important than those of the Polo Club and the Kalaway Club. Abusing those privileges would be inconsistent with the traditions of the Village. The petition also does not allow adequate timing for proper response or meeting attendance with the limited notice when a petition would not have been expected until after year 5 of the event.

Respectfully,

Jack Reich