

VILLAGE OF BARRINGTON HILLS

Zoning Board of Appeals



NOTICE OF SPECIAL MEETING

Tuesday, December 2, 2014 ~ 7:30 pm
Countryside School – 205 W. County Line Road

AGENDA

1. Organizational
 - 1.1 Call to Order
 - 1.2 Roll Call

PUBLIC MEETING

2. Public Comments

PUBLIC HEARING

3. Horse Boarding Text Amendment – ZBA
Section (s) 5-2-1, 5-3-4, 5-5-2
4. Adjournment

Chairman: Judith K. Freeman
Next Special Meeting Wednesday, December 3, 2014
Next Regular Meeting Monday, December 15, 2014

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

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

**PUBLIC HEARING
Before the Zoning
Board of Appeals**

**Village of Barrington Hills
Re: Text Amendment/Horse
Boarding and Training**

Notice is hereby given that a Public Hearing will be held on Tuesday, December 2, 2014 at 7:30 p.m. by the Zoning Board of Appeals of the Village of Barrington Hills at Countryside School, 205 W. County Line Road, Barrington Hills, concerning a proposed text amendment from the Zoning Board of Appeals to the Village's Zoning Ordinance, Title 5 of the Village Code; specifically an amendment to Section 5-2-1 "Definitions" Section 5-3-4 "Home Occupation" and Section 5-5-2 "Permitted Uses".

A copy of the Zoning Ordinance and the proposed amendment is available for examination at the office of the Village Clerk at the Village Hall 112 Algonquin Road, weekdays between 9:00 a.m. and 5:00 p.m. Also a copy of this notice and amendment is available at the Village website www.barringtonhills-il.gov. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Written comments on the application for text amendment to be made part of the record of this proceeding will be accepted in person, by fax or email in the office of the Village Clerk through 5 p.m. Monday December 1, 2014.

By: Village Clerk
Village of Barrington Hills
clerk@barringtonhills-il.gov
Fax 847.551.3050

Published in Daily Herald
November 15, 2014 (4391207)

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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 11/15/14 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 *Paula Baltz*
Authorized Agent

Control # 4391207



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October 24, 2014

Mr. Donald Schuman
Zoning Enforcement Officer
Village of Barrington Hills
112 Algonquin Road
Barrington Hills, Illinois 60010-5199

Dear Mr. Schuman:

Please be advised that I serve as the recording secretary for the Zoning Board of Appeals. In this capacity, I forward to you the attached proposed Text Amendment to the text of the Zoning Code relative to horse boarding. Pursuant to Chapter 10, Section 5-10-6(B), this Text Amendment has been initiated by majority vote of the Zoning Board of Appeals, taken at the Zoning Board of Appeals Meeting held on October 20, 2014.

On behalf of the Zoning Board of Appeals, I ask that you consider this to be the application of the Zoning Board of Appeals for the scheduling of a public hearing on the proposed Text Amendment.

Should you have any questions in this regard, please do not hesitate to call me at the telephone number provided herein.

Very truly yours,

BOND, DICKSON & ASSOCIATES, P.C.

/s/ Mary E. Dickson

Mary E. Dickson

MED/bms

Enclosure

cc: Judith Freeman
Chairman, Zoning Board of Appeals

Robert Kosin
Village Administrator

The ZBA recommends to the Village Board that it pass an ordinance to amend the Zoning Code as follows (strike-through represents language deleted from the existing Zoning Code and bold, underline represents language added to the existing Zoning Code):

Chapter 2 ZONING DEFINITIONS

5-2-1: DEFINITIONS:

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, ~~and animal and poultry husbandry, (including~~ and the breeding, boarding, and training of horses and riders as a hobby or an occupation) and the necessary accessory uses for handling or storing the produce, conducting animal husbandry, and for the breeding, boarding, and training of horses and rider instruction. It is recognized specifically that buildings, stables or structures associated with the breeding, boarding, and training activities (Boarding and Training Facilities) may exceed the size of building associated with residential or other uses of the land, without affecting a determination that the use of such land is deemed Agricultural. ~~;~~ ~~provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.~~ This definition of Agriculture shall not be construed as encompassing or extending to daily or hourly unsupervised rental of horses. Such amended definition is retroactive and in full force and effect as of June 26, 2006.

Chapter 3 GENERAL ZONING PROVISIONS

5-3-4: REGULATIONS FOR SPECIFIC USES:

(A) Agriculture.

- 1) Other than those regulations specifically provided for in section 5-3-4(A)2(a) below, the provisions of this title shall not ~~be exercised so as to~~ impose regulations or require permits with respect to land used or to be used for agricultural purposes, or with respect to the erection, maintenance, repair, alteration, remodeling or extension of buildings or structures used or to be used for agricultural purposes upon such land, except that such buildings or structures for agricultural purposes may be required to conform to building or setback lines. In the event that the land ceases to be used ~~solely~~ for agricultural purposes, then, and only then, ~~shall~~ the provisions of ~~the~~ this zoning title shall apply.

2) Boarding and Training of Horses and Rider Instruction:

a) Regulations: The following provisions listed in this subsection 5-3-4(A)2(a) shall apply to the boarding and training of horses and rider instruction:

i.) The hours of operation of Boarding and Training Facilities shall be (a) employees (not residing on the property): from six o'clock (6:00) AM to nine o'clock(9:00) PM or 30 minutes past dusk, whichever is later; (b) boarders and riders receiving instruction: from seven o'clock (7:00) A.M. to eight thirty o'clock (8:30) P.M. or dusk, whichever is later; (c) use of machinery, seven o'clock (7:00) AM to nine o'clock (9:00) PM. These hourly restrictions shall not apply in the event of emergencies.

ii.) No property shall be allowed to conduct the activities subject to the regulations under this Section 5-3-4(A)2 that is not located on the same zoning lot or lots under the same ownership and/or control as the residence of the owner or operator of the related facility.

iii.) All barns shall have an animal waste management protocol consistent with published acceptable standards and in full compliance with 7-2-5 of the Village's Municipal Code.

iv) Lighting for barns, stables and arenas shall only be directed onto the property for which such uses occur such that there is no direct illumination of any adjacent property from such lighting. In all respects, lighting for any activities or structures used in agriculture shall comply with all other provisions of the Village Code.

v) Nuisance causing activities: It is unlawful for any person operating a Boarding and Training Facility to allow or permit any animal to cause serious or habitual disturbance or annoyance by frequent or habitual noisy conduct, which shall annoy, injure or endanger safety, health, comfort or repose of others. Noisy conduct is defined as noise which can be heard continuously within

an enclosed structure off the property of the Boarding and Training Facility for more than fifteen (15) minutes and which annoys, injures or endangers the safety, health, comfort or repose of others. In addition to the foregoing specific limitations, no Boarding or Training Facility shall cause or create any act, which endangers public health or results in annoyance or discomfort to the public, said act being defined as a nuisance under Title 7, Chapter 1 of this Code.

vi) There shall be a limit on the number of horses that a Boarding and Training Facility is allowed to board such that there shall not be in excess of two boarded horses per zoning lot acre.

vii) Properties subject to the provisions of this Section 5-3-4(A)(2) shall ensure that traffic associated with the agricultural operations is reasonably minimized, particularly at properties where access is from private roads, and including at times any events such as charity outings or clinics.

viii) Properties subject to the provisions of this Section 5-3-4(A)(2) shall provide indoor toilets for use by employees, boarders and riders and shall not rely on outdoor portable toilets for ordinary operations.

ix) Properties subject to the provisions of this Section 5-3-4(A)(2) shall comply with the maximum floor area ratio requirements applicable to single family detached dwellings as specified in Section 5-5-10-1 herein.

(D)Home Occupation: The intent of this subsection is to provide peace, quiet and domestic tranquility within all residential neighborhoods within the village and in order to guarantee to all residents freedom from nuisances, fire hazards, excessive noise, light and traffic, and other possible effects of business or commercial uses being conducted in residential districts. It is further the intent of this subsection to regulate the operation of a home occupation so that the general public will be unaware of its existence. A home occupation shall be conducted in a manner which does not give an outward appearance nor manifest characteristics of a business which would infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their dwelling units or infringe upon or change the intent or character of the residential district.

1. Authorization: Subject to the limitations of this subsection, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any residential zoning district.

2. Definition: A "home occupation" is any lawful business, profession, occupation or trade conducted from a principal building or an accessory building in a residential district that:

- a. Is conducted for gain or support by a full time occupant of a dwelling unit; and
- b. Is incidental and secondary to the principal use of such dwelling unit for residential occupancy purposes, except that is it recognized that the accessory building or buildings, such as a barn, stable, or arena, may exceed the size of the dwelling unit ; and
- c. Does not change the essential residential character of such dwelling unit or the surrounding neighborhood.

3. Use Limitations:

a. Employee Limitations:

- (1) The owner of every home occupation shall be a person that is a full time occupant of the dwelling unit where such occupation is conducted.
- (2) No more than two (2) employees or subcontractors, other than the full time occupants of a dwelling unit shall be engaged or employed in connection with, or otherwise participate in the operation of, a home occupation at any one time. This limitation on the number of employees or subcontractors shall not apply to employees or subcontractors who are not present and do not work at the dwelling unit devoted to such home occupation.

b. Structural Limitations:

- (1) No alteration of any kind shall be made to the dwelling unit where a home occupation is conducted that would change its residential character as a dwelling unit, including the enlargement of public utility services beyond that customarily required for residential use.
- (2) No separate entrance from the outside of the building where the home occupation is located shall be added to such building for the sole use of the home occupation.

c. Operational Limitations:

- (1) Every home occupation shall be conducted wholly within either: a) a principal building or b) an accessory building, but not both.
- (2) The floor area ratio (FAR) of the area of the building used for any such home occupation shall not exceed .01 (exclusive of garage floor area devoted to permissible parking of vehicles used in connection with the home occupation), with the exception of an accessory building or buildings such as a barn, stable, or arena.
- (3) There shall be no direct retail sales of merchandise, other than by personal invitation or appointment, nor any permanent display shelves or racks for the display of merchandise to be sold in connection with the home occupation.
- (4) No routine attendance of patients, clients, customers, subcontractors, or employees (except employees and subcontractors as provided in subsection (D)3a(2) of this section) associated with any home occupation shall be permitted at the premises of the home occupation, provided, however, that the attendance of up to four (4) persons at any one time may be allowed for the purpose of receiving private instruction in any subject of skill. "Routine attendance" means that the conduct of the home occupation requires persons, other than the owner or permitted employees and

subcontractors, to visit the premises of the home occupation as part of the regular conduct of the occupation, without regard to the number, frequency, or duration of such visits.

(5) No vehicle or mechanical, electrical, or other equipment, that produces noise, electrical or magnetic interference, vibration, heat, glare, emissions, odor, or radiation outside the principal building or accessory building containing the home occupation that is greater or more frequent than that typical of vehicles or equipment used in connection with residential occupancy shall be used in connection with any home occupation.

(6) All storage of goods, materials, products or merchandise used or sold in conjunction with a home occupation shall be wholly within the principal building or accessory building containing the home occupation.

(7) No refuse in excess of the amount permitted under section [5-3-9](#) of this chapter shall be generated by any home occupation.

~~(8) There shall be a limit on the number of horses that are subject to the home occupation activity such that there shall not be in excess of one boarded horse per zoning lot acre.~~

d. Signage And Visibility:

(1) No exterior business signs on a principal building, accessory building or vehicle used in connection with the home occupation, shall be permitted in connection with any home occupation unless otherwise permitted under section [5-5-11](#) of this title.

(2) There shall be no exterior indications of the home occupation or exterior variations from the residential character of the principal building or accessory building containing the home occupation.

e. Traffic Limitations: No home occupation shall generate significantly greater vehicular or pedestrian traffic than is typical of residences in the surrounding neighborhood of the home occupation.

f. Nuisance Causing Activities: In addition to the foregoing specific limitations, no home occupation shall cause or create any act, which endangers public health or results in annoyance or discomfort to the public, said act being defined as a nuisance under [title 7, chapter 1](#) of this code.

~~g. Boarding and Training Of Horses and Riders: The boarding and training of horses and rider instruction shall be a permitted home occupation. For properties of less than ten acres these activities are regulated under Section 5-3-4(D) herein, and in addition must comply with the restrictions under Section 5-3-4(A)2i, iii, and viii. For properties of ten acres or larger, these activities are regulated solely under Section 5-3-4(A)2 herein.:-Notwithstanding anything to the contrary contained in this subsection (D), the boarding of horses in a stable and the training of horses and their riders shall be a permitted home occupation; provided that no persons engaged to facilitate such boarding, other than the immediate family residing on the premises, shall be permitted to carry out their functions except between the hours of eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M. or sunset, whichever is later, and further provided that no vehicles or machinery, other than that belonging to the immediate family residing on the premises shall be permitted to be operated on the premises except during the hours of eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M. or sunset, whichever is later. (Ord. 06-12, 6-26-2006)~~

Section 5-5-2(A) to be amended to add the following accessory use:

Breeding, boarding, and training of horses, and rider instruction, as regulated under Section 5-3-4(A)(2) or Section 5-3-4(D) as applicable.

PUBLIC COMMENTS

Jack E. Reich

November 6, 2014

Chairperson Judith Freeman
Member Kurt Anderson
Member Clark Benkendorf
Member Richard Chambers
Member Karen Rosene
Member David Stieper
Member Daniel Wolfgram

Subject: Member Anderson Proposed Text Amendment

Dear ZBA Membership:

As requested by the ZBA, please accept this as formal input to the Village as opposition to the latest proposed Anderson 2.0 text Amendment to promote commercial horse boarding expansion in Barrington Hills. The entire process is flawed and raises serious concerns. The ZBA's Chair and majority are proactively acting to change Village code for the benefit of one landowner with consequences that will negatively impact the distinctive Open Spaces and non-commercial nature of our community

Member Anderson personally told me this summer of his desire to legalize Oakwood Farms. Members Rosene and Benkendorf are conflicted with their Riding and Polo Club affiliations where financial benefits are apparent. Chairperson Freeman acted irresponsibly in management of meetings and likely violated the Open Meetings Act, motivated by personal passion to promote commercial horse boarding and save Oakwood Farms. These members should recuse themselves from this process. They are exposing the Village to a perilous outcome by changing code for the benefit of one landowner at the detriment of another. Mr. Anderson and Ms. Rosene's terms are expired and Ms. Rosene is sitting in violation of the Open Meetings Act.

Members Rosene, Benkendorf, Anderson and Freeman disregard requests from the Board of Trustees to gain adequate information and independent expert testimony. The public has repeatedly requested that the ZBA investigate matters of health, water contamination, conservation impacts, RE taxes, usage fees etc. that may be impacted by large horse population density in residential areas. The fact that the Anderson 2.0 text amendment is being considered without the information demanded by the Board of Trustees and requested by the public shows that the ZBA intends to ignore these requests and proceed with their agenda to approve. At several previous public meetings, the majority spoke loudly against these changes. However, Ms. Freeman continues to manage to her goal to rush a decision before the Courts take action against Oakwood Farms and promote her personal views to create Barrington Hills as a commercial horse destination.

The public does not have the benefit of time to study and we do not have the facts required from the BOT. Current code works, except for Oakwood Farms. Nevertheless, the following provides brief input intended to shed light on problems and offer reasonable solutions:

1. The Anderson 2.0 recommendations allow two (2) horses per lot acre on a 10+ acre lot. A 50 acre property could commercially board 100 horses without any recourse from neighbors or ability for input on proper access, hours of operation, etc. Plus, the same 50 acre property will

be allowed owned horses with no limits for use for training, breeding or livery. Therefore, no limits. Neighbors' rights currently under Special Use or Home Occupation protections are eliminated or reduced by these changes. This also disregards state law restrictions for properties of 25+ horses. Large scale boarding operations are acceptable use in Barrington Hills with proper limits guided by research and Special Use/HOO protections for neighbors. Any property above 10 acres and within the boundaries of one horse, owned or boarded, per lot acre should require special use for horses above 25 per property. Home Occupation rights for issues such as access should be maintained.

2. Any amendment offering Agriculture status ignores our Comprehensive Plan for Open Spaces and Residential rights for tranquility. Special Use is the most prudent approach. Unintended consequences have not been studied adequately and as requested by the public and the Board of Trustees. Every other municipality studied (i.e. Mettawa) utilizes Special Use. The only reason to drive this to Agriculture status in Barrington Hills is to save Oakwood and create a commercial haven for horse boarding operations in Barrington Hills. Long a pillar for Barrington Hills' residents, a slippery slope to further commercialism will result from these changes.
3. Hours of Operation recommended will destroy privacy. Home Occupation rights are eliminated with these stated allowable standards. Homeowners are stripped of their ability to protect their privacy. Commercial operations and heavy machinery operation recommendations in the hours allotted are unacceptable. Anderson's recommendations allowing heavy machine operation next door *7 days a week from 7 AM to 9 PM and for commercial customer traffic from 7 AM to 8:30 PM, 7 days a week* is a breakdown of neighbor privacy. No consideration of shared easement access or the characteristics of a neighborhood are defined. Home Occupation protections are lost or minimized.
4. Imagine the increase of machinery traffic and the toll (costs) on all of our roads/easements as we become the commercial horse mecca for the Midwest. Home Occupation and Special Use allowed for these nuances and protection for neighbors. Take the time and imagine the proposed operation on a 5 acre property next to you sharing your same easement for access. Our roads have been neglected and we do not understand the financial consequences from the increase of commercial traffic. Who pays for easement repairs when the traffic in shared access is mostly caused by heavy machinery use and commercial horse boarding traffic?
5. Without stating it as such, the code changes are nevertheless retroactive. That means that home owners who acquired their property under one set of codes will now have to live by dramatic change to their homeowner rights without the benefit of vote. The Village may be exposed to law suits by residents whose home values will depreciate by being re-zoned into a commercial land use (guised as Agriculture) from residential code. There continues to be conflicted opinion as to the tax base consequences of a move to Agriculture. Further and independent expert testimony is necessary. In fact, a class action suit seems likely with claims ranging from diminishment of property value to health hazards from contaminated water. The Village's own Health committee has already alerted the BOT and ZBA to these issues with the number of horses allowed per acre which only provides ammunition for these suits. Agriculture classification is only necessary to support Oakwood. If the ZBA insists to move down this path, a referendum for Village vote is the only process that will properly represent the majority.
6. Less than 10 acres can keep up to 10 boarded horses *and an unlimited* number of owned horses per the Anderson 2.0 proposal. The ZBA is in effect stating that they will allow this excessive number of horses while minimizing the Home Occupation Ordinance standards to moderate for specific neighborhood situations. At properties 10 acres or less, one total horse per acre lot is possible, but as a total of boarded and owned. No more than 5 boarded horses should be allowed on a 10 acre or less property, 3 for 5 acres or less.

7. The allotted time for input is inappropriate. The ZBA has held no less than 10 special meetings, regular meetings and alleged illegal meetings of membership discussion in 2014. The public is fatigued and requiring their participation at all these meetings until they are worn down is an example of discouraging public opinion. The rush is to fix Oakwood retroactively due to the Appellate Court's ruling and denial for review by the Illinois Supreme Court.
8. Heavy traffic from the increased number of commercial users who are not Barrington Hills' residents must be considered and analyzed for our open horse trails. What are the insurance liabilities to the Village, Park District and to individual home owners? Insufficient analysis has been offered during these discussions on this matter.
9. Testimony states that people will not abuse their property or horses. Then why recommend these unreasonable limits and suggest these are allowable? An equestrian friend advised me that a noted Illinois and nationally recognized horse trainer stated that Barrington Hills has instances of abusive horse management. Why not gain independent expert witness input in order to understand proper limits? The Board and the public have asked repeatedly for independent expert testimony in this matter before action in order to develop a well thought out and prudent plan of action for changes to our code.
10. The Anderson 2.0 amendment now allows for a floor area ratio of buildings for horses to exceed the size of the main residence on a property. This is a significant change. A main objection in litigation involving Oakwood is the perception that the owner ignored building code requirements and built buildings beyond permits allowed. He initially faced fines for these abuses. Again, these changes are merely to support one land owner involved in litigation and not in the best interests of any property. Making this change in code with a clear linkage to protect Oakwood has serious consequences and liability to the Village and ZBA membership.

Ms. Freeman has stated that residents do not offer suggestions. Mr. Anderson also stated that the public never offer a solution for number of horses on a property. Recommendations for a commission to study and offer solutions have been repeatedly submitted and requested at public meetings. I personally stated at a ZBA meeting a recommendation for no more than 1 horse per grazeable acre. The text amendments submitted by Hammond and Drury were summarily dismissed without regard to their inputs on issues such as hours of operation or horse limitations. Certain ZBA members and an extreme fringe appear to crusade for zoning code change to create Barrington Hills as a commercial horse destination. Equestrian use is certainly a desired and important part of our community, but the agenda to have a commercial boarding focus is not a proper representation of our Village's Comprehensive Plan as a residential community also dedicated to Open Spaces, Privacy and Conservation.

The latest proposed Amendment represents the ZBA's attempt to proactively legislate in order to protect Oakwood. In October, 2011, Chairperson Freeman personally promoted Special Use. That was before Oakwood Farms was denied in the Appellate Court ruling and alleged illegal manipulation by the Village government were exposed. The linkage of these events appears obvious, as affirmed in public comment by Matt Yetarian. Members of the ZBA may be legally exposed for this conduct.

Anyone voicing opposition to the proposed Anderson 2.0 text amendment will be labeled anti-equestrian. That is simply false. Most every Barrington Hills landowner moved to the Village for the balance of its Open Spaces, Equestrian, Conservation, Privacy and non-Commercial heritage. The issues of political special interest favoritism, corrupt Village process and destruction of Home Occupation neighbor rights and privacy from commercial noise and abuses are the real concerns. Any attempt to characterize opposition as anti-horse is an inaccurate representation and shows lack of understanding of the serious negative and unintended consequences of these actions.

ZBA, your continued attempts to rush these dramatic changes serves your special interests, and may be illegal. The ZBA leadership continues to ignore the majority of public opinion. Writing this is likely ineffective, but at least offers a record of the failed process and potential illegality of actions. Rational people can disagree. However, abuse of public office is a matter for the courts. Did Member Anderson act alone to develop the changes submitted in this recommendation or did he work with a subset of the ZBA as a violation of the Open Meetings Act?

I submit this as clear opposition for the Anderson 2.0 recommendation. Any action to continue down this path disregarding the BOT demand for proper expert input and review of consequences only reinforces the flawed process. This note also requests that Members Anderson, Rosene and Benkendorf recuse themselves from discussion or from vote for the reasons stated above. Chairperson Freeman has possibly acted in violation of the Open Meetings Act during this process. Her conduct suggests a need for an *independent* investigation to determine if illegal actions took place during this process motivated by self-interests and if her removal from office is appropriate. Members Chambers, Stieper and Wolfgram may wish to seek independent legal counsel at Village expense to determine if voting on this text amendment shows complicity to a potential illegal process.

Many of us have worked hard to investigate the facts and attempt to sincerely find solutions that benefit the entire community, including allowance for large scale horse boarding which can be in all of our best interests. Many in the community who have been uninvolved and not a witness to the last 10 years of government abuse, political favoritism, and spending waste will not understand and believe these concerns are extreme. However, the latest actions demonstrate this ZBA's unwillingness to do what is right for the entire Village. It is time for the Village community to rally in a positive manner to do what is right. The proposed Anderson 2.0 text Amendment is not in our Village's best interests.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Reich', with a stylized flourish extending to the right.

Jack E. Reich

cc: Mr. Martin McLaughlin, Village President
Mr. Patrick Bond, Village Attorney
Ms. Mary Dickson, Village ZBA Attorney
Mr. Kenneth Bosworth, Chairman Plan Commission

Chairperson Judith Freeman
Member Kurt Anderson
Member Clark Benkendorf
Member Richard Chambers
Member Karen Rosene
Member David Stieper
Member Daniel Wolfgram

November 7, 2014

To the ZBA of Barrington Hills,

I have recently become aware of the revised proposed commercial horse boarding text amendment (Anderson 2.0 Text Amendment) and would like to voice my concerns regarding it here as I understand the public will be limited or unable to comment during the next meeting.

Much has been made of this amendment as an equestrian vs non equestrian issue and I believe this to be inaccurate as well as misleading.

As a 27 year resident on Donlea Rd. we have enjoyed friends and neighbors who own and ride horses. Several are counted among our closest friends. Equestrian neighbors typically have just a couple of horses on their 5 (or more) acres. Their pastures always have plenty of grass. Properties are kept clear and clean of manure and the horses seem healthy and happy. Perhaps most importantly, we have never noticed any increased noise or disruption from these homeowners as they pursue their activities. These places are their homes. They're here for the same reasons we are. In fact, in many cases, these equestrian residences are less disruptive to the peace and quiet than a neighbor that has five acres of extensive landscaping which require small armies of workers to maintain.

What is really at issue and completely counter to what Barrington Hills stands for is commercial boarding or for that matter ANY commercial venture on any large scale located in residential areas of our Village. This is akin to a resident wanting to open and run whatever type of business they wish where employees, customers, maintenance workers, etc. are coming and going from before dawn until after dark. Seven days a week. 365 days a year. The traffic, noise, disruption any commercial operation entails is completely antithetical to what Barrington Hills represents. This is not a horse or no horse debate. It's a large business debate.

One argument that keeps surfacing is that equestrian boarding actually constitutes "agricultural use".

I am unaware of any facilities which raise the crops and hay for their horses. Almost all hay and feed are trucked in. In an agricultural sense these boarding facilities would probably be more accurately referred to as feedlots. 27 years ago there were several operating agricultural farms combining a balance of both animals and significant crop production that had lengthy histories in Barrington Hills. None of this agricultural character exists in the current equestrian boarding facilities- or the new proposed amendment. To equate large scale horse boarding as primarily agricultural is misleading and inaccurate.

Most importantly, residents of Barrington Hills moved here for the natural open spaces, the quiet, privacy and solitude it offers. We come home from our jobs at the end of the day and relish that peace and tranquility. We escape the noise, lights, traffic and congestion of other urban or suburban areas. There are few places so close to a major metropolitan area where we see hundreds of birds, animals, insects and plants in such a natural setting. It is a haven for our children to play outside and see, hear and experience nature. And every resident living here paid and continues to pay a premium to live in such an oasis.

Whereas a commercial operation and boarders who would rent stalls really have no stake in this place we call home. For the operator, it's a business. A place to make money. For the boarder, they are able to rent a slot into our community for a cheap price and take advantage of all the things we residents have invested in and built upon. And these businesses and renters are able to freely use our riding facilities that I and other taxpayers in the Village have provided for them. For free.

I understand the concern that if the existing rules are not clarified, long term, already established boarding facilities that peacefully coexist with their neighbors might be in jeopardy of being shut down. As long as they have not disturbed neighbors in the areas they currently occupy it would seem reasonable that under a specific use rule, they should be able to continue to operate. If a resident wants to quietly lease space for a couple of horses on their residential property that seems fine as well. That practice is well established and I've not heard of any negative issues regarding that kind of arrangement. But it is clear that this new amendment is aimed at assisting one single resident in our village to pretty much do whatever he wants. And that will set a new precedent. When neighbors chose to move to this neighborhood, they were unaware that a large commercial entity would arise next door. This operation has grown in the past several years to a very large and disruptive business.

I also understand there are many residents who feel there is a conflict of interest within both the


ZBA and the Village Trustees on this matter. There does seem to be a division of members of the ZBA on this issue- so distinct that the subject and process seem less than open and transparent. I think the ZBA and Village Trustees need to address this perception. There is mistrust for this particular process and the lack of communication (I have signed my name, address and email up several times as an interested resident and have not been notified of any of these special meetings from the Village). In this day and age of free and instant communications this is very suspect. If direct marketers and email spammers were as lax as our Village has been on this topic.

I respectfully ask you to put the brakes on this process and take the time to seek out and listen to the majority of the residents, not simply a few who are legally well represented or those who come from well organized, long standing equestrian groups which comprise a small minority of the village population. This is an issue that is relatively new to the majority of residents. It is not one that is a life and death situation which requires bold and immediate action. It is an issue that will most definitely impact the character of our Village for a long time to come.

I urge you to step back, appoint a balanced group that accurately represents our village population and review this boarding issue anew.

I thank you for considering my thoughts and thank you for your service to the Village.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jim Root', with a long, sweeping horizontal line extending to the left.

Jim Root
243 Donlea Rd.
Barrington Hills, IL 60010
847 971 4950
jim@condonandroot.com

cc: Mr. Martin McLaughlin, Village President
Mr. Patrick Bond, Village Attorney
Ms. Mary Dickson, Village ZBA Attorney
Mr. Kenneth Bosworth, Chairman Plan Commission



Robert Kosin <rkosin@barringtonhills-il.gov>

Fwd: Anderson amendment support - zoning

Dolores Trandel <clerk@barringtonhills-il.gov>

Mon, Nov 10, 2014 at 9:00 AM

To: Judith Freeman <jfreeman@barringtonhills-il.gov>, President McLaughlin <mmclaughlin@barringtonhills-il.gov>, Robert Kosin <rkosin@barringtonhills-il.gov>

FYI, Dolores

----- Forwarded message -----

From: **Sally Robison** <sallyrob@gmail.com>

Date: Mon, Nov 10, 2014 at 12:12 AM

Subject: Anderson amendment support - zoning

To: clerk@barringtonhills-il.gov

To whom it may concern,

I am proud to say that although I consider myself new in the community (living here 3 years) I have made every effort to attend all but one I believe of the horse boarding Village and zoning meetings. My reason for such committed attendance being its very important to my immediate living conditions. Having bought our house on Deepwood Court in August 2012 opposite Oakwood farms land for its open vista views I have been in personal turmoil since reading the announcement to close the barn and possibly sell off the land to developers.

Our house was empty for 2 years before we bought it and we had considerable updates and repairs, all of which we initially did before the announcement. We have since stopped all further investment including opting out of the Deepwood road association planned road repairs as we see it as possible money down the drain in our current situation as we stand to lose all our previous investment if the land is sold off. We are now living in a partially updated inefficient home until the amendment gets passed. I say until because it's pure common sense and I only currently see its delayed implication is because of a need to back track on previously discussed issues to please the community who did not attend previous meetings to hear all the points discussed in depth.

I fear that current scare monger tactics via propaganda style publications that have been circulated in the community and viscous rumors are still proving to be incredibly damaging and upsetting because of the absurd statements they suggest based on nothing that is true, sadly I hear people quoting points from the " black flyer" at meetings as truths, frustrating for those of us who have researched the topic thoroughly.

The public slandering and accusations of corruption amongst certain board members because they may share a love of horses to be the most immature of all. I see the deliberate delaying as strategic and tactical and linked to a neighbor on neighbor dispute I happen to living my life in the midst of. Perhaps it is thought that a change of board will impact the decision, I think it's ludicrous and we simply don't have time to wait and see, people like me need action now.

It's demoralizing to come each week and hear the same points , some valid but all previously discussed raised and entertained. I studied Equine Stable management in the UK and consider myself to be well informed on the possible issues that can occur from large scale horse boarding. The current Anderson amendment covers all possible points associated with running a large boarding facility in a satisfactory manner and I will be more than happy for it to be implemented sooner rather than later to protect me and the other neighbors and locally owned boarding facilities.

Perhaps it would be prudent to clearly explain via your newsletter or website the benefits of the amendment in a question and answer format or bullet point layout from both sides from previous meetings so we don't all have to back track for those who haven't attended all the meetings and to point out some misinformation is circulating. It should be made clear currently there is little protection on size and operation and the Anderson amendment is just addressing that very issue.

It's not fair to drag on the process to satisfy the " WHAT IF's" We can plan for those the best we can now by the points addressed in the amendment like any other zoning issue in the village. The "WHAT IS" is more important. WHAT IS happening is a lot of people are sat in limbo unable to invest in their property or businesses or even operate in the case of Oakwood because the Anderson amendment hasn't been passed, that's how it is for my family right now and I am valid resident who needs this now, not some possible scenario in the future.

I want to thank the board for its continuing effort in moving this amendment forward and hope it is passed swiftly

for their sakes too!

Regards

Sally Robinson

123 Deepwood Court
[312-833-1739](tel:312-833-1739)

Apologies for spelling and grammar it's midnight and I felt I quickly needed to get this to you in case public comment is too busy and to try to speed up the meeting process.

Sent from my iPad

—

Dolores G. Trandel
Barrington Hills Village Clerk
112 Algonquin Road
[847.551.3000](tel:847.551.3000)
vbhil.gov

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.



Dolores Trandel <clerk@barringtonhills-il.gov>

Response to proposed Anderson Text Amendment

Jack Reich <jreich@themagisgroup.com>

Wed, Nov 5, 2014 at 8:26 PM

To: Clerk VBH <clerk@barringtonhills-il.gov>

Cc: mmclaughlin@barringtonhills-il.gov, patrickbond@bond-dickson.com, marydickson@bond-dickson.com, kbosworth@barringtonhills-il.gov

Clerk (Dolores),

Please distribute this communication to all the members of the ZBA per instruction by the ZBA in advance of the Special Meeting on November 10, 2014. The ZBA restricts public comment and requests input in writing. Please acknowledge receipt and confirm that the correspondence will be delivered or as part of the public packet for all Members for the meeting. The ZBA Chair has a history of excluding some members and the public with communication and information prior to meetings.

Thank you.

Jack Reich



Response to proposed Anderson 2.0 Text Amendment 14 11 05.pdf

147K

Jack E. Reich

November 6, 2014

Chairperson Judith Freeman
Member Kurt Anderson
Member Clark Benkendorf
Member Richard Chambers
Member Karen Rosene
Member David Stieper
Member Daniel Wolfgram

Subject: Member Anderson Proposed Text Amendment

Dear ZBA Membership:

As requested by the ZBA, please accept this as formal input to the Village as opposition to the latest proposed Anderson 2.0 text Amendment to promote commercial horse boarding expansion in Barrington Hills. The entire process is flawed and raises serious concerns. The ZBA's Chair and majority are proactively acting to change Village code for the benefit of one landowner with consequences that will negatively impact the distinctive Open Spaces and non-commercial nature of our community

Member Anderson personally told me this summer of his desire to legalize Oakwood Farms. Members Rosene and Benkendorf are conflicted with their Riding and Polo Club affiliations where financial benefits are apparent. Chairperson Freeman acted irresponsibly in management of meetings and likely violated the Open Meetings Act, motivated by personal passion to promote commercial horse boarding and save Oakwood Farms. These members should recuse themselves from this process. They are exposing the Village to a perilous outcome by changing code for the benefit of one landowner at the detriment of another. Mr. Anderson and Ms. Rosene's terms are expired and Ms. Rosene is sitting in violation of the Open Meetings Act.

Members Rosene, Benkendorf, Anderson and Freeman disregard requests from the Board of Trustees to gain adequate information and independent expert testimony. The public has repeatedly requested that the ZBA investigate matters of health, water contamination, conservation impacts, RE taxes, usage fees etc. that may be impacted by large horse population density in residential areas. The fact that the Anderson 2.0 text amendment is being considered without the information demanded by the Board of Trustees and requested by the public shows that the ZBA intends to ignore these requests and proceed with their agenda to approve. At several previous public meetings, the majority spoke loudly against these changes. However, Ms. Freeman continues to manage to her goal to rush a decision before the Courts take action against Oakwood Farms and promote her personal views to create Barrington Hills as a commercial horse destination.

The public does not have the benefit of time to study and we do not have the facts required from the BOT. Current code works, except for Oakwood Farms. Nevertheless, the following provides brief input intended to shed light on problems and offer reasonable solutions:

1. The Anderson 2.0 recommendations allow two (2) horses per lot acre on a 10+ acre lot. A 50 acre property could commercially board 100 horses without any recourse from neighbors or ability for input on proper access, hours of operation, etc. Plus, the same 50 acre property will

be allowed owned horses with no limits for use for training, breeding or livery. Therefore, no limits. Neighbors' rights currently under Special Use or Home Occupation protections are eliminated or reduced by these changes. This also disregards state law restrictions for properties of 25+ horses. Large scale boarding operations are acceptable use in Barrington Hills with proper limits guided by research and Special Use/HOO protections for neighbors. Any property above 10 acres and within the boundaries of one horse, owned or boarded, per lot acre should require special use for horses above 25 per property. Home Occupation rights for issues such as access should be maintained.

2. Any amendment offering Agriculture status ignores our Comprehensive Plan for Open Spaces and Residential rights for tranquility. Special Use is the most prudent approach. Unintended consequences have not been studied adequately and as requested by the public and the Board of Trustees. Every other municipality studied (i.e. Mettawa) utilizes Special Use. The only reason to drive this to Agriculture status in Barrington Hills is to save Oakwood and create a commercial haven for horse boarding operations in Barrington Hills. Long a pillar for Barrington Hills' residents, a slippery slope to further commercialism will result from these changes.
3. Hours of Operation recommended will destroy privacy. Home Occupation rights are eliminated with these stated allowable standards. Homeowners are stripped of their ability to protect their privacy. Commercial operations and heavy machinery operation recommendations in the hours allotted are unacceptable. Anderson's recommendations allowing heavy machine operation next door *7 days a week from 7 AM to 9 PM and for commercial customer traffic from 7 AM to 8:30 PM, 7 days a week* is a breakdown of neighbor privacy. No consideration of shared easement access or the characteristics of a neighborhood are defined. Home Occupation protections are lost or minimized.
4. Imagine the increase of machinery traffic and the toll (costs) on all of our roads/easements as we become the commercial horse mecca for the Midwest. Home Occupation and Special Use allowed for these nuances and protection for neighbors. Take the time and imagine the proposed operation on a 5 acre property next to you sharing your same easement for access. Our roads have been neglected and we do not understand the financial consequences from the increase of commercial traffic. Who pays for easement repairs when the traffic in shared access is mostly caused by heavy machinery use and commercial horse boarding traffic?
5. Without stating it as such, the code changes are nevertheless retroactive. That means that home owners who acquired their property under one set of codes will now have to live by dramatic change to their homeowner rights without the benefit of vote. The Village may be exposed to law suits by residents whose home values will depreciate by being re-zoned into a commercial land use (guised as Agriculture) from residential code. There continues to be conflicted opinion as to the tax base consequences of a move to Agriculture. Further and independent expert testimony is necessary. In fact, a class action suit seems likely with claims ranging from diminishment of property value to health hazards from contaminated water. The Village's own Health committee has already alerted the BOT and ZBA to these issues with the number of horses allowed per acre which only provides ammunition for these suits. Agriculture classification is only necessary to support Oakwood. If the ZBA insists to move down this path, a referendum for Village vote is the only process that will properly represent the majority.
6. Less than 10 acres can keep up to 10 boarded horses *and an unlimited* number of owned horses per the Anderson 2.0 proposal. The ZBA is in effect stating that they will allow this excessive number of horses while minimizing the Home Occupation Ordinance standards to moderate for specific neighborhood situations. At properties 10 acres or less, one total horse per acre lot is possible, but as a total of boarded and owned. No more than 5 boarded horses should be allowed on a 10 acre or less property, 3 for 5 acres or less.

7. The allotted time for input is inappropriate. The ZBA has held no less than 10 special meetings, regular meetings and alleged illegal meetings of membership discussion in 2014. The public is fatigued and requiring their participation at all these meetings until they are worn down is an example of discouraging public opinion. The rush is to fix Oakwood retroactively due to the Appellate Court's ruling and denial for review by the Illinois Supreme Court.
8. Heavy traffic from the increased number of commercial users who are not Barrington Hills' residents must be considered and analyzed for our open horse trails. What are the insurance liabilities to the Village, Park District and to individual home owners? Insufficient analysis has been offered during these discussions on this matter.
9. Testimony states that people will not abuse their property or horses. Then why recommend these unreasonable limits and suggest these are allowable? An equestrian friend advised me that a noted Illinois and nationally recognized horse trainer stated that Barrington Hills has instances of abusive horse management. Why not gain independent expert witness input in order to understand proper limits? The Board and the public have asked repeatedly for independent expert testimony in this matter before action in order to develop a well thought out and prudent plan of action for changes to our code.
10. The Anderson 2.0 amendment now allows for a floor area ratio of buildings for horses to exceed the size of the main residence on a property. This is a significant change. A main objection in litigation involving Oakwood is the perception that the owner ignored building code requirements and built buildings beyond permits allowed. He initially faced fines for these abuses. Again, these changes are merely to support one land owner involved in litigation and not in the best interests of any property. Making this change in code with a clear linkage to protect Oakwood has serious consequences and liability to the Village and ZBA membership.

Ms. Freeman has stated that residents do not offer suggestions. Mr. Anderson also stated that the public never offer a solution for number of horses on a property. Recommendations for a commission to study and offer solutions have been repeatedly submitted and requested at public meetings. I personally stated at a ZBA meeting a recommendation for no more than 1 horse per grazeable acre. The text amendments submitted by Hammond and Drury were summarily dismissed without regard to their inputs on issues such as hours of operation or horse limitations. Certain ZBA members and an extreme fringe appear to crusade for zoning code change to create Barrington Hills as a commercial horse destination. Equestrian use is certainly a desired and important part of our community, but the agenda to have a commercial boarding focus is not a proper representation of our Village's Comprehensive Plan as a residential community also dedicated to Open Spaces, Privacy and Conservation.

The latest proposed Amendment represents the ZBA's attempt to proactively legislate in order to protect Oakwood. In October, 2011, Chairperson Freeman personally promoted Special Use. That was before Oakwood Farms was denied in the Appellate Court ruling and alleged illegal manipulation by the Village government were exposed. The linkage of these events appears obvious, as affirmed in public comment by Matt Yetarian. Members of the ZBA may be legally exposed for this conduct.


Anyone voicing opposition to the proposed Anderson 2.0 text amendment will be labeled anti-equestrian. That is simply false. Most every Barrington Hills landowner moved to the Village for the balance of its Open Spaces, Equestrian, Conservation, Privacy and non-Commercial heritage. The issues of political special interest favoritism, corrupt Village process and destruction of Home Occupation neighbor rights and privacy from commercial noise and abuses are the real concerns. Any attempt to characterize opposition as anti-horse is an inaccurate representation and shows lack of understanding of the serious negative and unintended consequences of these actions.

ZBA, your continued attempts to rush these dramatic changes serves your special interests, and may be illegal. The ZBA leadership continues to ignore the majority of public opinion. Writing this is likely ineffective, but at least offers a record of the failed process and potential illegality of actions. Rational people can disagree. However, abuse of public office is a matter for the courts. Did Member Anderson act alone to develop the changes submitted in this recommendation or did he work with a subset of the ZBA as a violation of the Open Meetings Act?

I submit this as clear opposition for the Anderson 2.0 recommendation. Any action to continue down this path disregarding the BOT demand for proper expert input and review of consequences only reinforces the flawed process. This note also requests that Members Anderson, Rosene and Benkendorf recuse themselves from discussion or from vote for the reasons stated above. Chairperson Freeman has possibly acted in violation of the Open Meetings Act during this process. Her conduct suggests a need for an *independent* investigation to determine if illegal actions took place during this process motivated by self-interests and if her removal from office is appropriate. Members Chambers, Stieper and Wolfgram may wish to seek independent legal counsel at Village expense to determine if voting on this text amendment shows complicity to a potential illegal process.

Many of us have worked hard to investigate the facts and attempt to sincerely find solutions that benefit the entire community, including allowance for large scale horse boarding which can be in all of our best interests. Many in the community who have been uninvolved and not a witness to the last 10 years of government abuse, political favoritism, and spending waste will not understand and believe these concerns are extreme. However, the latest actions demonstrate this ZBA's unwillingness to do what is right for the entire Village. It is time for the Village community to rally in a positive manner to do what is right. The proposed Anderson 2.0 text Amendment is not in our Village's best interests.

Respectfully submitted,



Jack E. Reich

cc: Mr. Martin McLaughlin, Village President
Mr. Patrick Bond, Village Attorney
Ms. Mary Dickson, Village ZBA Attorney
Mr. Kenneth Bosworth, Chairman Plan Commission



Dolores Trandel <clerk@barringtonhills-il.gov>

Re: Anderson Amendment and Comprehensive Plan

Kenneth Bosworth <kbosworth@barringtonhills-il.gov>

Fri, Nov 7, 2014 at 11:32 AM

To: Jack Reich <jreich@themagisgroup.com>

Cc: Colleen Konicek <ckonicek@barringtonhills-il.gov>, Clerk <clerk@barringtonhills-il.gov>, Robert Kosin <rkosin@barringtonhills-il.gov>

Thank you for your letter. I do not have the documents you requested. By copy of this email to the Village Clerk and Mr. Kosin, I am asking them to contact you to arrange for the delivery of the items you requested to you.

On Thu, Nov 6, 2014 at 8:26 AM, Jack Reich <jreich@themagisgroup.com> wrote:

Mr. Bosworth,

The correspondence submitted to the ZBA in advance of the Special Meetings next week was purposely copied to you as the Chair of the Plan Commission. I copied Ms. Konicek in her capacity as Plan Commission liaison from the BOT.

I have read the Comprehensive Plan and seen copies of earlier versions. I have also discussed this with prior Plan Commission Chairs and members. In recent years, the Comprehensive Plan has undergone a transformation pressured by extremes special interests in our community. The illegal appointments to the various committees, including yours, by Bob Abboud in April, 2013 is an example of the political manipulation that transpired to create a view that Barrington Hills is first an equestrian community. The ZBA chair refers to this direction from the Comprehensive Plan often.

Unfortunately, this is not a representation of the founding members of the Village nor is it a representation of the majority in the community. We are an Open Spaces Residential Community that favors a balance of equestrian, conservation and tranquility interests. For several years, the *extremes* of the equestrian community have attempted to dominate the agenda and manipulate changes. The word equestrian has been added to the Comprehensive Plan multiple times.

We absolutely respect and appreciate the time and effort that people like you volunteer to serve the Village. In no way am I qualified to suggest how you do your job. But, I am appealing to the committee to proactively notify the ZBA that their course of action will destroy the Village Plan. We are not a commercial Village. We respect the rights of neighbors to privacy and tranquility and open spaces. Every aspect of the Anderson proposal will destroy that because some want Barrington Hills to become a commercial mecca for horse boarding and non-residents.

You are in a leadership capacity to speak out. It's difficult to do that because the extremes are so vocal and so vindictive. But, we need to do what's right or risk terrible consequences to our Village, property values and privacy.

I would like to request copies of various versions of the Comprehensive Plan as originally first presented to the Village several years ago, a copy of the Plan in place just prior to Bob Abboud taking office as Trustee in 2001, a copy before he became President in 2005 and current. If you prefer, I will submit a FOIA request for

this information.

The actions of the ZBA and certain members of the BOT are reprehensible. The Village deserves better and we need to protect the true intent of the Barrington Hills Comprehensive Plan.

Thank you

Jack Reich

847.910.9015

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.



Dolores Trandel <clerk@barringtonhills-il.gov>

Resident thoughts for ZBA Appeals Mtg. Monday, November 10

Jim Root <jim@condonandroot.com>

Fri, Nov 7, 2014 at 12:58 PM

To: clerk@barringtonhills-il.gov

Cc: rkosin@barringtonhills-il.gov, mmclaughlin@barringtonhills-il.gov

Clerk of the Village of Barrington Hills,

Would you please ensure that either electronic or hard copies of my letter regarding Monday's special appeals meeting are distributed to the members of the ZBA and other appropriate parties prior to the meeting?

Thank you in advance for your help.

Best regards,

Jim

Jim Root
243 Donlea Rd.
Barrington Hills, IL 60010

 **ZBALetter_JamesRoot_11-07-2014.pdf**
29K

Chairperson Judith Freeman
Member Kurt Anderson
Member Clark Benkendorf
Member Richard Chambers
Member Karen Rosene
Member David Stieper
Member Daniel Wolfgram

November 7, 2014

To the ZBA of Barrington Hills,

I have recently become aware of the revised proposed commercial horse boarding text amendment (Anderson 2.0 Text Amendment) and would like to voice my concerns regarding it here as I understand the public will be limited or unable to comment during the next meeting.

Much has been made of this amendment as an equestrian vs non equestrian issue and I believe this to be inaccurate as well as misleading.

As a 27 year resident on Donlea Rd. we have enjoyed friends and neighbors who own and ride horses. Several are counted among our closest friends. Equestrian neighbors typically have just a couple of horses on their 5 (or more) acres. Their pastures always have plenty of grass. Properties are kept clear and clean of manure and the horses seem healthy and happy. Perhaps most importantly, we have never noticed any increased noise or disruption from these homeowners as they pursue their activities. These places are their homes. They're here for the same reasons we are. In fact, in many cases, these equestrian residences are less disruptive to the peace and quiet than a neighbor that has five acres of extensive landscaping which require small armies of workers to maintain.

What is really at issue and completely counter to what Barrington Hills stands for is commercial boarding or for that matter ANY commercial venture on any large scale located in residential areas of our Village. This is akin to a resident wanting to open and run whatever type of business they wish where employees, customers, maintenance workers, etc. are coming and going from before dawn until after dark. Seven days a week. 365 days a year. The traffic, noise, disruption any commercial operation entails is completely antithetical to what Barrington Hills represents. This is not a horse or no horse debate. It's a large business debate.

One argument that keeps surfacing is that equestrian boarding actually constitutes "agricultural use".

I am unaware of any facilities which raise the crops and hay for their horses. Almost all hay and feed are trucked in. In an agricultural sense these boarding facilities would probably be more accurately referred to as feedlots. 27 years ago there were several operating agricultural farms combining a balance of both animals and significant crop production that had lengthy histories in Barrington Hills. None of this agricultural character exists in the current equestrian boarding facilities- or the new proposed ammendment. To equate large scale horse boarding as primarily agricultural is misleading and inaccurate.

Most importantly, residents of Barrington Hills moved here for the natural open spaces, the quiet, privacy and solitude it offers. We come home from our jobs at the end of the day and relish that peace and tranquility. We escape the noise, lights, traffic and congestion of other urban or suburban areas. There are few places so close to a major metropolitan area where we see hundreds of birds, animals, insects and plants in such a natural setting. It is a haven for our children to play outside and see, hear and experience nature. And every resident living here paid and continues to pay a premium to live in such an oasis.

Whereas a commercial operation and boarders who would rent stalls really have no stake in this place we call home. For the operator, it's a business. A place to make money. For the boarder, they are able to rent a slot into our community for a cheap price and take advantage of all the things we residents have invested in and built upon. And these businesses and renters are able to freely use our riding facilities that I and other taxpayers in the Village have provided for them. For free.

I understand the concern that if the existing rules are not clarified, long term, already established boarding facilities that peacefully coexist with their neighbors might be in jeopardy of being shut down. As long as they have not disturbed neighbors in the areas they currently occupy it would seem reasonable that under a specific use rule, they should be able to continue to operate. If a resident wants to quietly lease space for a couple of horses on their residential property that seems fine as well. That practice is well established and I've not heard of any negative issues regarding that kind of arrangement. But it is clear that this new amendment is aimed at assisting one single resident in our village to pretty much do whatever he wants. And that will set a new precedent. When neighbors chose to move to this neighborhood, they were unaware that a large commercial entity would arise next door. This operation has grown in the past several years to a very large and disruptive business.

I also understand there are many residents who feel there is a conflict of interest within both the

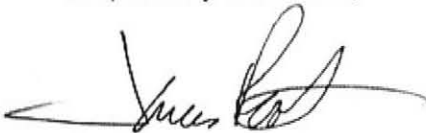
ZBA and the Village Trustees on this matter. There does seem to be a division of members of the ZBA on this issue- so distinct that the subject and process seem less than open and transparent. I think the ZBA and Village Trustees need to address this perception. There is mistrust for this particular process and the lack of communication (I have signed my name, address and email up several times as an interested resident and have not been notified of any of these special meetings from the Village). In this day and age of free and instant communications this is very suspect. If direct marketers and email spammers were as lax as our Village has been on this topic.

I respectfully ask you to put the brakes on this process and take the time to seek out and listen to the majority of the residents, not simply a few who are legally well represented or those who come from well organized, long standing equestrian groups which comprise a small minority of the village population. This is an issue that is relatively new to the majority of residents. It is not one that is a life and death situation which requires bold and immediate action. It is an issue that will most definitely impact the character of our Village for a long time to come.

I urge you to step back, appoint a balanced group that accurately represents our village population and review this boarding issue anew.

I thank you for considering my thoughts and thank you for your service to the Village.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jim Root', with a long horizontal flourish extending to the left.

Jim Root
243 Donlea Rd.
Barrington Hills, IL 60010
847 971 4950
jim@condonandroot.com

cc: Mr. Martin McLaughlin, Village President
Mr. Patrick Bond, Village Attorney
Ms. Mary Dickson, Village ZBA Attorney
Mr. Kenneth Bosworth, Chairman Plan Commission



Dolores Trandel <clerk@barringtonhills-il.gov>

Fwd: 4th Request for clarification on the Commercial Horse Boarding Ordinance to Amend the Zoning Code

fishlake@aol.com <fishlake@aol.com>

Sun, Nov 9, 2014 at 11:10 AM

To: kanderson@barringtonhills-il.gov, jfreeman@barringtonhills-il.gov
 Cc: cbenkendorf@barringtonhills-il.gov, krosene@barringtonhills-il.gov, kanderson@barringtonhills-il.gov, jfreeman@barringtonhills-il.gov, rchambers@barringtonhills-il.gov, dstieper@barringtonhills-il.gov, dwolfgram@barringtonhills-il.gov, kselman@barringtonhills-il.gov, pmeroni@barringtonhills-il.gov, mharrington@barringtonhills-il.gov, jmesser@barringtonhills-il.gov, clerk@barringtonhills-il.gov, mmclaughlin@barringtonhills-il.gov, ckonicek@barringtonhills-il.gov, fgohl@barringtonhills-il.gov

Mr. Anderson and Chairman Freeman,

Please see the below emails. Note name correction in red in the 11/6/14 email.

Jean Maddrell
 Barrington Hills Resident

-----Original Message-----

From: fishlake <fishlake@aol.com>

To: kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>

Cc: cbenkendorf <cbenkendorf@barringtonhills-il.gov>; krosene <krosene@barringtonhills-il.gov>; kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>; rchambers <rchambers@barringtonhills-il.gov>; dstieper <dstieper@barringtonhills-il.gov>; dwolfgram <dwolfgram@barringtonhills-il.gov>; kselman <kselman@barringtonhills-il.gov>; pmeroni <pmeroni@barringtonhills-il.gov>; mharrington <mharrington@barringtonhills-il.gov>; jmesser <jmesser@barringtonhills-il.gov>; clerk <clerk@barringtonhills-il.gov>; mmclaughlin <mmclaughlin@barringtonhills-il.gov>; ckonicek <ckonicek@barringtonhills-il.gov>; fgohl <fgohl@barringtonhills-il.gov>

Sent: Thu, Nov 6, 2014 8:21 am

Subject: 3rd Request for clarification on the Commercial Horse Boarding Ordinance to Amend the Zoning Code

Mr. Anderson and Chairman Freeman,

I have yet to have a response to my emails to Mr. Anderson regarding his proposed Text Amendment that the ZBA passed by a 4-3 vote on October 20, 2014. Mr. (Freeman) Anderson at the October 20 meeting you stated "I have talked with a number of folks within this community by email or otherwise." when discussing your ordinance. Chairman Freeman you stated "I have talked to over 50 people about provisions of this amendment. I get phone calls, I get letters, I get people dropping by my house with pieces of paper saying could you think of this or what is it your thinking about. I've never turned anyone down who has wanted to talk to me."

Yet, when I mentioned during Public Comment that Mr. Anderson had not responded to my September 14, 2014 email Chairman Freeman you asked Mary Dickson to clarify by saying "I had understood that emails just coming in over the village website asking questions at large we weren't suppose to start a chain of correspondence."

Counsel Mary Dickson replied "No, I'm not I don't know there is any policy on that and just as you have said that you have responded to people." Mr. Anderson then said "I misunderstood the direction previously."

Chairman Freeman you then added "I was told we weren't suppose to be doing that so it is good to know that it is ok to respond to people." **How is it that both of you could talk to some residents without considering the legality, but when it came time to answer my questions you had to have it clarified by Counsel Mary Dickson?**

Now once again my questions and I would like at least one of you to answer the questions. I expect an answer since both of you so willingly have talked to other residents. I need these answers before the

November 10 Special ZBA Meeting.

Questions about the proposed Text Amendment to the text of the Zoning Code relative to horse boarding as sent out by Counsel Mary Dickson and passed by the ZBA with a 4-3 vote (Aye-Freeman, Anderson, Rosene, Benkendorf Nay-Chambers, Wolfgram, Stieper).

1. What are the regulations for the setback lines and building conformity under Agriculture?
2. What are the regulations for the setback lines and building conformity for "Boarding and Training of Horses and Rider Instruction" under Agriculture as set forth in this recently proposed and passed Text Amendment?
3. What is the "maximum floor area ratio requirements applicable to single family detached dwellings as specified in Section 5-5-10-1 herein"? I would like numbers or examples with numbers that would clarify the FAR as set forth in this recently proposed and passed Text Amendment.

HOO

1. Under the current HOO can the accessory building or buildings, such as a barn, stable, or arena exceed the size of the dwelling unit?
2. Under your definition of HOO in this most recently proposed and passed Text Amendment can the accessory building or buildings, such as a barn, stable, or arena exceed the size of the dwelling unit?
3. Under the current HOO what is the FAR for the area of the building used for any such home occupation?
4. Under your definition of HOO in this most recently proposed and passed Text Amendment, what is the FAR of the area of the building used for any such home occupation when the accessory building or buildings are a barn, stable or arena?

Mr. Anderson and/or Chairman Freeman by writing or voting for this proposed Text Amendment to the text of the Zoning Code relative to horse boarding I assume you compared all of the changes to what is currently applicable for the Zoning Code. Please send me the information you used for comparison between the proposed and passed Text Amendment as compared to our current Zoning Code.

Thank you
Jean Maddrell
Barrington Hills Resident

—Original Message—

From: fishlake <fishlake@aol.com>
To: kanderson <kanderson@barringtonhills-il.gov>
Cc: cbenkendorf <cbenkendorf@barringtonhills-il.gov>; krosene <krosene@barringtonhills-il.gov>; kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>; rchambers <rchambers@barringtonhills-il.gov>; dstieper <dstieper@barringtonhills-il.gov>; dwolfgram <dwolfgram@barringtonhills-il.gov>; kselman <kselman@barringtonhills-il.gov>; pmeroni <pmeroni@barringtonhills-il.gov>; mharrington <mharrington@barringtonhills-il.gov>; jmesser <jmesser@barringtonhills-il.gov>; clerk <clerk@barringtonhills-il.gov>; mmclaughlin <mmclaughlin@barringtonhills-il.gov>; ckonicek <ckonicek@barringtonhills-il.gov>; fgohl <fgohl@barringtonhills-il.gov>
Sent: Sat, Nov 1, 2014 5:44 pm
Subject: Fwd: Questions regarding the Ordinance you proposed

Mr. Anderson,

I am waiting for the information that I have requested from you. A Public Hearing is scheduled for November 10th and I would like to review your information.

Thank you
Jean Maddrell
Barrington Hills Resident

—Original Message—

From: fishlake <fishlake@aol.com>
To: kanderson <kanderson@barringtonhills-il.gov>
Cc: cbenkendorf <cbenkendorf@barringtonhills-il.gov>; krosene <krosene@barringtonhills-il.gov>; kanderson

<kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>; rchambers <rchambers@barringtonhills-il.gov>; dstieper <dstieper@barringtonhills-il.gov>; dwolfgram <dwolfgram@barringtonhills-il.gov>; kselman <kselman@barringtonhills-il.gov>; pmeroni <pmeroni@barringtonhills-il.gov>; mharrington <mharrington@barringtonhills-il.gov>; jmesser <jmesser@barringtonhills-il.gov>; clerk <clerk@barringtonhills-il.gov>; mmclaughlin <mmclaughlin@barringtonhills-il.gov>; ckonicek <ckonicek@barringtonhills-il.gov>; fgohl <fgohl@barringtonhills-il.gov>

Sent: Tue, Oct 21, 2014 11:17 am

Subject: Questions regarding the Ordinance you proposed

Mr. Anderson,

As stated last night at the ZBA meeting, you are allowed to answer my questions or requests.

1. Please send me the research you mentioned you did with respect to writing the ordinance passed for Public Hearing. As a resident I would like to review your research.
2. Using a 10 acre piece of property:
 - setbacks for your ordinance as compared to setbacks now required
 - FAR for your ordinance as compared to FAR now required for all buildings dealing with horse boarding
3. Questions regarding your HOO changes
 - the size of barn, stable, or arena as compared to the residential dwelling unit under your new HOO and the size of barn, stable, or arena compared to the residential dwelling unit under the present HOO
 - the FAR for "accessory building or buildings such as a barn, stable, or arena" under your new HOO and the FAR for "accessory building or buildings such as barn, stable, or arena" under the present HOO
4. Are the hours of operation the same under your Agricultural and your new HOO?

Since you stated you did research while writing this Ordinance, I'm sure you have all of this information readily available.

Thank you
Jean Maddrell
Barrington Hills Resident



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson amendment support - zoning

Sally Robinson <sallyrob@gmail.com>

Mon, Nov 10, 2014 at 12:12 AM

To: clerk@barringtonhills-il.gov

To whom it may concern,

I am proud to say that although I consider myself new in the community (living here 3 years) I have made every effort to attend all but one I believe of the horse boarding Village and zoning meetings. My reason for such committed attendance being its very important to my immediate living conditions. Having bought our house on Deepwood Court in August 2012 opposite Oakwood farms land for its open vista views I have been in personal turmoil since reading the announcement to close the barn and possibly sell off the land to developers.

Our house was empty for 2 years before we bought it and we had considerable updates and repairs, all of which we initially did before the announcement. We have since stopped all further investment including opting out of the Deepwood road association planned road repairs as we see it as possible money down the drain in our current situation as we stand to lose all our previous investment if the land is sold off. We are now living in a partially updated inefficient home until the amendment gets passed. I say until because it's pure common sense and I only currently see its delayed implication is because of a need to back track on previously discussed issues to please the community who did not attend previous meetings to hear all the points discussed in depth.

I fear that current scare monger tactics via propaganda style publications that have been circulated in the community and viscous rumors are still proving to be incredibly damaging and upsetting because of the absurd statements they suggest based on nothing that is true, sadly I hear people quoting points from the " black flyer" at meetings as truths, frustrating for those of us who have researched the topic thoroughly.

The public slandering and accusations of corruption amongst certain board members because they may share a love of horses to be the most immature of all. I see the deliberate delaying as strategic and tactical and linked to a neighbor on neighbor dispute I happen to living my life in the midst of. Perhaps it is thought that a change of board will impact the decision, I think it's ludicrous and we simply don't have time to wait and see, people like me need action now.

It's demoralizing to come each week and hear the same points , some valid but all previously discussed raised and entertained. I studied Equine Stable management in the UK and consider myself to be well informed on the possible issues that can occur from large scale horse boarding. The current Anderson amendment covers all possible points associated with running a large boarding facility in a satisfactory manner and I will be more than happy for it to be implemented sooner rather than later to protect me and the other neighbors and locally owned boarding facilities.

Perhaps it would be prudent to clearly explain via your newsletter or website the benefits of the amendment in a question and answer format or bullet point layout from both sides from previous meetings so we don't all have to back track for those who haven't attended all the meetings and to point out some misinformation is circulating. It should be made clear currently there is little protection on size and operation and the Anderson amendment is just addressing that very issue.

It's not fair to drag on the process to satisfy the " WHAT IF's" We can plan for those the best we can now by the points addressed in the amendment like any other zoning issue in the village. The "WHAT IS" is more important. WHAT IS happening is a lot of people are sat in limbo unable to invest in their property or businesses or even operate in the case of Oakwood because the Anderson amendment hasn't been passed, that's how it is for my family right now and I am valid resident who needs this now, not some possible scenario in the future.

I want to thank the board for its continuing effort in moving this amendment forward and hope it is passed swiftly for their sakes too!

Regards

Sally Robinson

123 Deepwood Court
312-833-1739

12/2/2014

Mail - Anderson amendment support - zoning

Apologies for spelling and grammar it's midnight and I felt I quickly needed to get this to you in case public comment is too busy and to try to speed up the meeting process.

Sent from my iPad



Dolores Trandel <clerk@barringtonhills-il.gov>

Comments for ZBA Public Hearing on Anderson Horse Boarding Amendment

Pamela Cools <docpammy@ameritech.net>

Mon, Nov 10, 2014 at 12:58 PM

Reply-To: Pamela Cools <docpammy@ameritech.net>

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>, "jfreeman@barringtonhills-il.gov" <jfreeman@barringtonhills-il.gov>, "mmclaughlin@barringtonhills-il.gov" <mmclaughlin@barringtonhills-il.gov>






Dolores,

Attached are my comments concerning the Anderson Horse Boarding Amendment for the ZBA Hearing tonight. Please distribute them to all members of the ZBA, as well as the Board of Trustees, including the attached pdf documents.

Thank you,

Pamela A. Cools

5 attachments

-  **ZBA111014DensityWaterManure.docx**
297K
-  **How Many Horses CanYour Farm Hold?.pdf**
754K
-  **HorsePollutionControl.pdf**
427K
-  **HorseManureMSU.pdf**
335K
-  **Horse Manure Management - eXtension.pdf**
1025K

November 10, 2014

To: Zoning Board of Appeals, Village of Barrington Hills
Board of Trustees, Village of Barrington Hills
From: Pamela A. Cools, D.D.S.
32 Little Bend Road, Barrington Hills, IL

I would like to comment on two aspects of the proposed Anderson Amendment.

1) With regard to the subject of horse density per acre as it relates to horse boarding, the Chairperson of this Board referred to density as an "emotional" issue. I would beg to disagree. With my personal background as a dentist and having a bachelor's degree in biology, I would say the issue is a really a scientific one.

I have sought out advice from experts in the field of Animal Sciences and from fourteen equine rescue groups in Illinois, Indiana, Kentucky and Wisconsin regarding their recommendations for best practices as they relate to horse density. (Spreadsheet follows.)

I contacted Dr. Kevin Kline, Professor of Animal Sciences at the University of Illinois, who stated his recommendation was for no more than 1 horse per 2-3 acres as a reasonable stocking density for a permanent pasture.

I also contacted Liv Sandberg, Equine Extension Specialist at the University of Wisconsin. She stated, "Most states recommend 3 acres per horse for pasture and exercise."

My correspondence with the equine rescue groups showed a consensus of 1 acre per horse as the absolute minimum, with many recommending 2 acres per horse.

One factor that the university and rescue experts also agreed on was that the specific soil type on a property was a very strong determinant of how many horses could be supported in an economical and environmentally friendly way. The University of Kentucky provides a tool to calculate a specific property's animal carrying capacity, based upon the specific soil types that are on the land in question. I went through the exercise for my own property and was surprised that the carrying capacity was just 1.7 horses on 5 acres, and that was without considering non-grazable land composed of the home, driveway, or proximity to the well head. Of course, supplemental feed would change that number, but the point to be learned is that all properties are different, with unique characteristics.

Therefore, it seems unwise to propose an arbitrary number of 2 pasture-boarded horses per acre.

2) Despite the apparent position of this Board that it is unclear if waste products from horses pose any hazards to water supplies, I would like to refer you to passages from an EPA publication, as well as excerpts from two university publications.

First, from an EPA Publication titled "Pollution Control for Horse Stables and Backyard Livestock"

"Whenever large animals are stabled on small pieces of property, their wastes are concentrated. Animal wastes contain nutrients... as well as bacteria or other pathogens...and can make the water unfit for drinking without treatment. With each rain, these wastes can wash off the land and into the

nearest creek, stream, lake, pond, or wet area. These pollutants can also contaminate groundwater supplies, especially if shallow or improperly cased wells are downslope from the animals or their waste."

"Many of the same communities that allow backyard livestock also get their drinking water from private on-site wells...Public water systems (that serve 25 or more people) must be periodically tested, but individual well-owners are often not well-regulated."

From the Michigan State University Extension publication "Manure and Water Don't Mix":

"Because they spend so much time around it, horse owners may not consider that horse manure contains pollutants and, under the right circumstances, can pose a threat to humans and the environment. A source of nutrients such as nitrogen and phosphorus, horse manure may also contain pathogens (including E. coli) that can be hazardous to human health. When manure is not managed properly, these contaminants can make their way into our water and cause problems."

And, from Extension.com publication "Horse Manure Management":

"Environmental and Health Impacts

Many horse owners do not have enough land or vegetative cover to properly apply large amounts of manure and nutrients. If not managed properly, manure can deposit excess nutrients into the environment via surface runoff or as a leachate, or water-contaminated with manure, from improper manure storage and land application. This can negatively impact water quality and subject landowners to investigation, and in some cases, legal action under an Agricultural Stewardship Act."

Because of these reasons, I believe we must err on the side of caution --and science -- and deal with large-scale commercial horse boarding on the basis of Special Use Permit only. In this way, the unique characteristics of each property can be assessed, and the optimal horse density, documented manure management protocols and groundwater protections (including mandatory annual well water testing) can be determined on a case-by-case basis in the best interests of the horses, the land, the aquifers and the neighboring homeowners.

Sincerely,

Pamela A. Cools

P.S. PDF copies of the documents cited are attached to my email to the Village Clerk.

UNIVERSITY & HORSE RESCUE RECOMMENDATIONS ON HORSE DENSITY

Institution/Animal Rescue	Website	Location	Recommendation
Illinois (Dr. Kevin Kline)	http://ansci.illinois.edu/directory/kkline	Champaign, IL	1 horse per 2-3 acres, maximum
Wisconsin Animal Sciences (Liv Sandberg, MS)	www.ansci.wisc.edu	Madison, WI	3 acres per horse for pasture and exercise (most states)
Equine Humane Center	www.kyehc.org	Nicholasville, KY	1 acre per horse; 2 horses on 5 acres comfortably
Unloved Animals' Rescue and Emergency	www.s-h-a-r-e.net	Champaign, IL	At least 1 acre per horse, may need 2 acres per horse
Thoroughbred Secretariat Center	www.thoroughbredadoption.com	Lexington, KY	2 acres per horse ideally
Thoroughbred Horse Rescue	www.stfrancishorserescue.com	Mellen, WI	1 acre per horse, possibly 1 horse per 1/2 acre
Equine Welfare Foundation	www.equineadoption.com	Pittsville, WI	1 acre per horse at least, two if possible
Equine Rescue	www.cwer.org/	Sidell, IL	1 horse per grazable acre, at most 2 per acre
Equine Extension	www.extension.org	National	No more than two per acre
Equine Rescue	www.indianahorserescue.com	Owensville, IN	One acre of pasture per horse
Standardbred Adoption Program	www.4thehorses.com	DeSoto, WI	1 acre of pasture per horse
Equine Sanctuary	www.rescuehorses.org	Elkhart Lake, WI	1 acre per horse
Retirement Farm	www.freewebs.com/stonyridgefarm/contactus.htm	Bonnieville, KY	1 horse per 5 acres up to 1 per acre, depends on soil type
Arabian Rescue Mission	www.arabianrescuemission.org	Glasgow, KY	2-4 horses per 4 grazable acres
Mountain View Rescue	www.mountainviewrescue.com	Columbia, KY	No more than one per acre
Equine Rescue	www.bucklandequinerescue.org	Carlisle, KY	1-1.5 acres per horse

Pamela A. Cools

to Barrington Hills Board of Trustees, October 27, 2014

Pollution Control for Horse Stables and Backyard Livestock

As more people move to suburban communities and begin to keep horses or other large animals on their property, pollution control for livestock waste is an increasing concern. Owners of only a few acres often find handling and disposing of animal manure and bedding difficult.

Locating a community of small landowners with livestock near a more urban development whose owners and users are less tolerant of the odors and flies associated with even the most meticulous facility is also becoming common. Keeping peace with one's neighbors is certainly an important reason to manage backyard manure properly, but environmental and health reasons are also important.

Whenever large animals are stabled on small pieces of property, their wastes are concentrated.

Animal wastes contain nutrients—nitrogen and phosphorus—as well as bacteria or other pathogens. With each rain, these wastes can wash off the land and into the nearest creek, stream, lake, pond, or wet area. The wastes travel by overland flow or through storm sewers that are not routed through a wastewater treatment plant. In the water, phosphorus and nitrogen fertilize aquatic plants and weeds. As the plants and weeds proliferate and decay, the dissolved oxygen that fish need to survive is depleted. The bacteria and other pathogens associated with animal waste can make the water unfit for drinking without treatment. They can also make the water unsafe for human contact and recreational sports such as fishing, swimming, or skiing.

These pollutants can also contaminate groundwater supplies, especially if shallow or improperly cased wells are downslope from the animals or their waste.

High nitrates, a form of nitrogen, in drinking water are especially dangerous to babies, and bacteria is harmful to everyone. Many of the same communities that allow backyard livestock also get their drinking water from private on-site wells or small water systems. Public water systems that serve 25 or more people must be periodically tested, but individual well-owners are often not regulated.

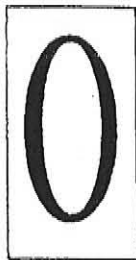
Confining large animals to small lots



presents another environmental concern for backyard livestock owners. Regardless of the amount of supplemental feed provided, large animals will continue grazing until all palatable vegetation is gone. On especially small lots (one or two acres), the animals that are allowed free and continuous access to vegetation quickly graze-out and trample pasture grasses and forbs. These areas

are then replaced by noxious weeds and brush, and even these less palatable species can be trampled into oblivion. The resulting bare ground is more subject to erosion from wind and water, and the sediment and contaminants from these lots can enter waterbodies and interfere with fish and wildlife habitat.

Management Techniques



Owners or managers of backyard livestock facilities have limited options to control animal waste because their operations are small. An animal waste management system designed to protect water quality generally consists of these components:

- correct siting and design of facility;
- collection, storage, and disposal or use of the waste;
- pasture management; and
- exercise or barn lot management.

While different types of livestock produce different quantities and chemical compositions of waste, managers of a limited number of horses, cattle, swine, poultry, goats, or donkeys can generally follow similar guidelines.

Siting and Design

One of the best methods to prevent pollution from backyard livestock is to site barns, corrals, paddocks or lots, and pasture fences properly. A good rule is to keep as much filtering vegetation as possible between animals or animal wastes and any waterbody. Siting barns and other high-use areas on the portion of the property that drains away from the nearest water is also beneficial. Never site high-use areas adjacent to creeks, streams, or wet areas because pollution is difficult to control from these areas. Disease prevention and pest control are also more difficult when high-use areas are located too close to water.

Properly placing barns, paddocks, pasture fences, and water supplies on the property is a simple way to prevent pollution. Drainage, confinement, and fences are important factors to

include in the design and placement of these facilities as illustrated in Figure 1.

Drainage must be adequate to keep animals dry and disease free. Runoff should not be allowed to discharge directly into a stream, creek, or other waterbody. Placing a diversion terrace above a high-use area may prevent outside runoff from flowing across the bare or manure-containing paddock and storage areas. A diversion placed below the high-use area will help direct runoff from the lot away from water or wet areas. The terraces must outlet to an area with well-established vegetation that is sufficiently large to filter the flow. Sometimes a vegetated berm, placed around the three upslope sides of the paddock, works as well as a diversion (see p. 5, Lot or Paddock Care).

A properly fenced area that confines the animals most of the day and night is essential to protect the pastures, grasses, and forbs on small properties. Horses need adequate exercise to stay healthy, and they can be let out daily for limited periods to exercise and graze. If they are allowed free and continuous access, horses will degrade the pastures.

A small property grazed by livestock needs two pastures or lot areas divided by a sturdy, safe fence. Pastures should not contain a creek or other waterbody. Allowing livestock access to the creek will break down the streambank and deposit waste directly into the water.

Collection and Storage

Collect manure and soiled bedding daily from stalls and paddocks and place in temporary or long-term storage. Expensive collection equipment and storage facilities are not required. Collection may be with a fork, manure shovel and wheelbarrow, or a small tractor, depending on the size of the barn and paddock and the number of livestock.

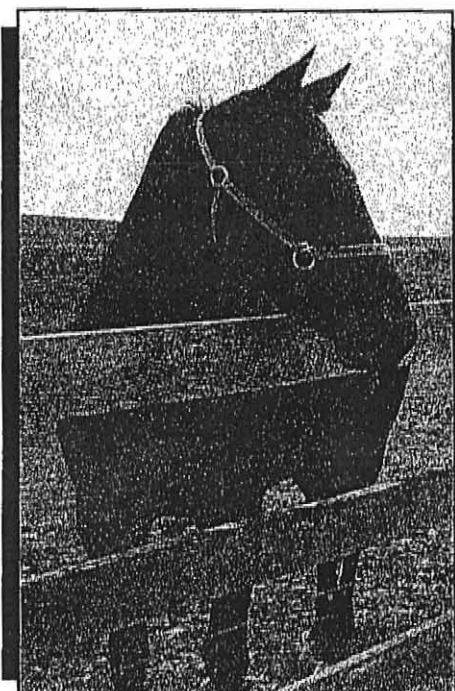
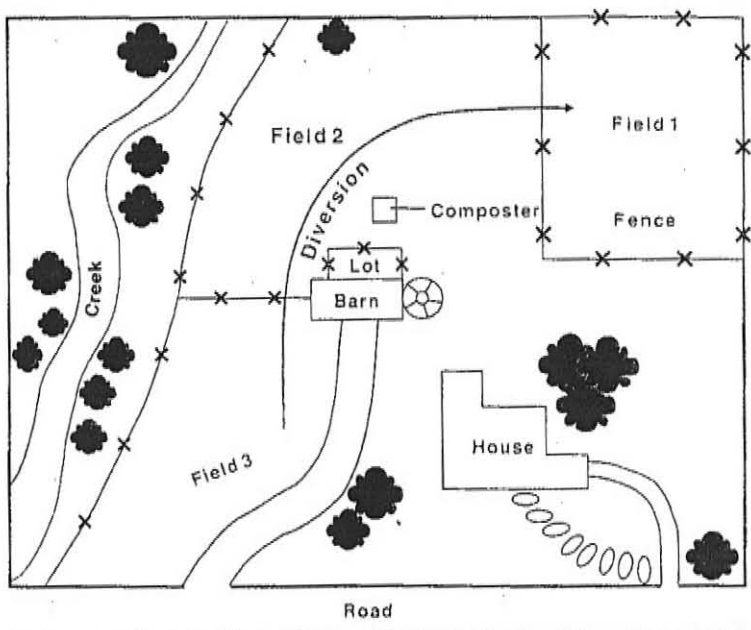


Figure 1.—Properly designed backyard livestock facility.



Protect the storage facility from rainfall and surface runoff so that the runoff does not carry pollutants to the nearest waterbody. Storage units should be designed to hold a certain amount of waste for a specific period. Regardless of the storage facility chosen, it should be sturdy and resistant to insects, rodents, and other disease-carrying creatures. Effective storage units include

- plastic garbage cans with lids,
- fly-tight wooden or concrete storage sheds,
- pits or level trenches lined with an impermeable layer and covered,
- composters, and
- outdoor storage of manure in piles on top of, and covered with, dark plastic.

Average manure production rates for various livestock can be used to estimate the size of storage units. As a rule, values from Table 1 may be used.

Disposal and Use

The disposal or use method for manure and other waste should be part of the solution, not part of the problem. Ensure that the selected method does not merely transfer the waste from one part of the property to another. Instead, allow the safe and efficient treatment, containment, or uptake of the nutrients, bacteria, and sediment associated with backyard livestock production.

Table 1.—Average waste production rates per day for livestock.

LIVESTOCK	MANURE PRODUCED	BEDDING USED (APPROXIMATIONS)
Horse	0.7 cu. ft./1,000 lbs bodyweight	3-5 gal shavings 1-3 gal sand
Cattle	1.1 cu. ft./1,000 lbs bodyweight	3-6 gal sand
Sheep	0.65 cu. ft./1,000 lbs live weight	1 gal sand
Swine	0.5 cu. ft./1,000 lbs bodyweight	1-4 gal sand 2-6 gal straw
Goat	0.6 cu. ft./1,000 lbs live weight	1 gal sand

Source: Midwest Plan Service

■ **Pasture and cropland fertilization.** Manure or manure and bedding can be spread on pasture or cropland as fertilizer. Soil nutrient levels should be measured before adding the material to determine an application rate that will protect water quality and provide efficient nutrient uptake. The nutrient content of the manure will vary depending on the types of livestock and the feed ratio. Horse manure averages 0.6 percent nitrogen and 0.1 percent phosphorous. It is generally dry and easy to handle.

Apply horse manure or compost to pastures at least two to three weeks before they will be grazed by horses. The application of raw horse manure to land that is being grazed may spread

internal parasites. In some cases, properly composted material may be used. Even with composted material, many horses will not graze pastures with freshly applied material, so the flexibility of a two or more pasture system is essential (see rotational grazing). As with any fertilizer, do not apply the material during or just before rainstorms or to frozen ground. Many suburban lots do not have enough land to properly dispose of their animal waste. An agreement with neighbors to apply the waste to their farms or pastureland may be needed.

■ **Lawn fertilization.** Lawns can be fertilized with raw manure, although composted material is preferred because it is easy to handle and has less odor. As with pasture fertilization, a soil test should be used to set application rates. On lawns that require high maintenance and many nutrients, manure is not likely to meet the nitrogen requirement without exceeding the recommended phosphorus rate. Therefore, some lawns will need an additional application of plain commercial nitrogen fertilizer.

■ **Mushrooms.** Some commercial mushroom growers use composted horse manure as a growing media. These operations need a reliable source and adequate quantities of the material. A single suburban owner with two or three horses would not provide enough material. A group of horse owners, however, might form a cooperative to contract with local mushroom growers for delivery dates and amounts.

■ **Nursery and greenhouse use.** Some containerized nurseries and greenhouses use composted horse manure and bedding as potting material. Nurseries must sterilize the material to eliminate any disease-causing organisms; thus, the price received for the material will likely be low. This option might better be viewed as an environmentally protective disposal and reuse method rather than as a profit generator.

■ **Gardens.** Composted manure is especially valuable as a soil amendment for gardens. It can be incorporated into the garden before spring and fall plantings and to the garden surface at other times during the growing season. Compost improves soil aeration, provides food for beneficial earthworms, increases water infiltration, improves soil tilth and fertility, and over time can even improve soil structure. Composted manure can be used in home gardens, landscape planting

beds, commercial truck farms, community gardens, botanical parks, or anywhere the soil would benefit from increased organic matter. As with any soil amendment, proper incorporation and timing are important to prevent runoff and water contamination.

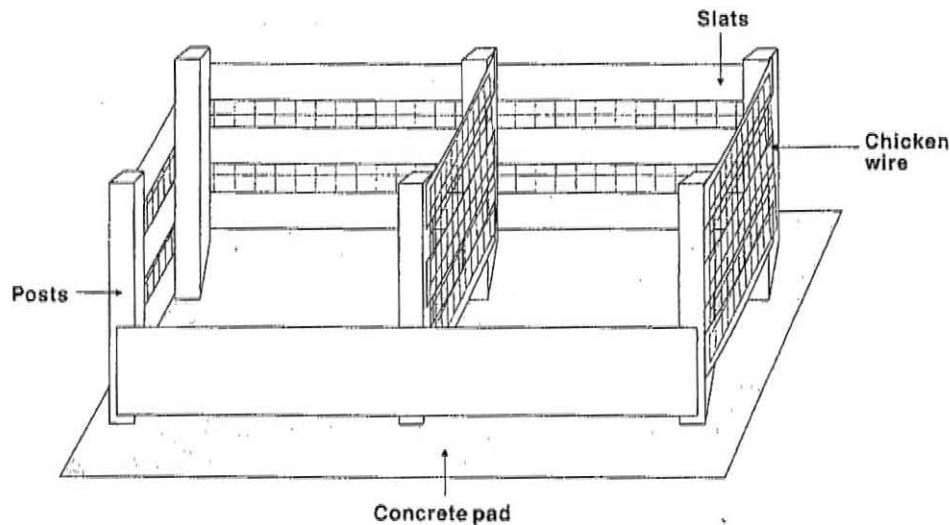
Composting

Composting is a natural process that reduces the bulk, odors, and bacteria in raw manure. While composting results in a product that is easy to handle and transport, it is not a disposal method. Compared to commercial fertilizer, compost nutrient value is low. Thus, it is primarily used as a soil amendment or as supplemental nutrition for plants. Composted material can still be a source of water pollution and, therefore, requires proper storage and protection from rainfall or runoff. Composting is simple and inexpensive.

Detailed guidance on composting is available from books, government publications, and local agricultural agents. Several commercial composting bins are available at discount stores and lawn and garden centers. The local Cooperative Extension Service agent can also provide plans and specifications for homeowners and managers who prefer to build their own compost bins. Composting may also be done by piling materials on a plastic cover that protects the ground. A containment area made of pressure treated lumber is also recommended. A two-bin system is ideal for composting, since once the process begins, no new manure should be added. The second bin can be used as storage for new manure. Piles or bins should be at least 3 feet square and 3 feet deep to maintain the proper composting temperature of at least 160 degrees Fahrenheit.

Mixtures of litter—manure, urine, bedding (shavings, straw, etc.) or other bulking material such as dry leaves, grass clippings, or sawdust—should be combined in the bin. Maintain moisture levels of approximately 50 percent, and aerate the pile by turning it every other day. A batch of compost is completed in about two to six weeks, depending on the season. Bins that are covered and turned correctly and that maintain the proper high temperature are not attractive to insects or rodents. Ammonia odors, large numbers of flies, or small rodents are signs that the composter is not working properly. Figure 2 is an example of a two-bin composter.

Figure 2.—Two-bin composter.



Lot or Paddock Care

To ensure that animal waste deposited in paddocks and stalls will not cause a water quality problem is as simple as frequent and periodic removal of waste and storage in a protected location. Paddock stabilizing and management practices help to prevent erosion and sediment movement from a normally bare area. A vegetative border, diversion terrace, or berm may also help pollution control.

Filter strips and borders of closely spaced perennial grass plants trap sediment moving from the paddock or lot. These areas must be protected from grazing to maintain vegetation height and density. Planting the borders outside the paddock fence, far enough away so that the horse cannot

nibble them, is important. Runoff should flow across the border as a shallow sheet.

A diversion terrace that hinders the flow of runoff across the lot also protects the paddock. A different diversion can be used to direct runoff originating in the paddock or lot to a well-vegetated area for further filtering. In this case, a level spreader is required to ensure the flow is not concentrated; if it is, the filter strip is not effective.

Berms may be helpful if vegetated and placed on the upslope perimeter of the paddock. Take special care, though, not to turn the paddock into a pond. A well drained, dry lot is essential to maintaining equine health.

Pasture Care

Pastures and fields in poor condition are a common sight in semirural or suburban areas with backyard livestock. Attempting to graze large animals, especially horses, on small pastures usually results in overuse of pasture grasses and invasion by noxious weeds. Because horses have both upper and lower incisor teeth, they are particularly damaging to grasses when they exceed the areas' recommended stocking rate—the number of animals per acre that can safely graze in a particular climate and grass area.

Horses can nip plants at ground level and easily pull plants and their roots from the soil.

Backyard livestock cannot be allowed continuous access to pasture if the number of animals per acre exceeds the recommended stocking rate. Confining animals to lots and pens and providing proper pasture care and use are essential to maintain a steady supply of grass and a noneroding pasture. Local conservation district officials, the U.S. Department of Agriculture Soil Conservation Service offices, and Cooperative Extension Service offices can provide assistance and guidance to private individuals and horse

stable operators on proper stocking rates for local pastures.

Interseeding and rotational grazing are especially effective in maintaining pasture health and vigor. In areas with sufficient moisture, grasses with different growing requirements—such as season of growth or nutrient uptake rate—can be interseeded in existing pastures. This practice provides two benefits—an extended season of use and additional nutrient uptake for pollution control. A warm season pasture, such as coastal bermuda grass, can be overseeded with an annual cool season grass, such as rye, to extend the time livestock have access to green, growing grass. The

cool season annual is also effective in using nutrients from compost applied to the land when the warm season grass is no longer absorbing these potential pollutants.

Rotational grazing divides pasture or range land into smaller pastures or units and moves livestock from one area to another before grass supplies become stressed. Many suburban horse owners do not have enough pasture land to graze the area continuously, even with rotational grazing practices. When horses or other livestock are allowed pasture access for only brief periods, grass plants are more uniformly grazed and livestock are assured fresh growing grass.

Where to Get Help

Contact the following list of agencies or groups to help you answer additional questions on pollution control for horse stables.

- Your local Cooperative Extension Service offices (The 4-H youth horse program has excellent materials applicable to all ages)
- Your local Soil and Water Conservation District offices
- Your local U.S. Department of Agriculture Soil Conservation Service offices
- Breed associations often have written materials and technical information available to members and nonmembers
- Many local high schools have a vocational agriculture department that often maintains textbooks and files on various production and agribusiness practices and opportunities
- Your local library has a number of books on horse and pasture care



This project was produced by the Terrene Institute under a cooperative agreement with the U.S. Environmental Protection Agency, Region 6, Water Management Division, Water Quality Management Branch. Prepared by Susan V. Alexander and the Terrene Institute staff. For copies of this publication and others in the series, contact the Terrene Institute, 1717 K Street, NW, Suite 801, Washington, DC 20006, (202) 833-8317, or the U.S. Environmental Protection Agency, Region 6, 1445 Ross Avenue, Dallas, TX 75202, (214) 655-7140.

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How Many Horses Can Your Farm Hold?

By University of Kentucky College of Agriculture, Food, and Environment • May 21, 2014 •
Article #33905



Photo: Thinkstock

As many of us know, horse ownership is like eating potato chips; you can't have just one! The definition of too many horses depends on who you are asking and what parameters you are considering.

Before trying to decide if your checkbook can stand to take on one more horse, ask yourself, "Is my land capable?"

More specifically, can the land you have support the horses you own in an economical and environmentally friendly way? There are tools to answer this question, one of which is the National Cooperative Soil Survey (NCSS) program.

National Cooperative Soil Survey

The NCSS program began in 1896 as an attempt to survey and map soils in the United States. The program started small, surveying only 2.8 million acres in Maryland, Connecticut, Utah, and New Mexico. Today, soil survey data is available online for the entire country as the Web Soil Survey (WSS) and is maintained by the USDA-NRCS (United States Department of Agriculture, Natural Resources Conservation Service). The NCSS has a wealth of information and uses, both in and out of agriculture.

Using Web Soil Survey

One of the many features of WSS is the ability to calculate your farm's carrying capacity, answering the question of "How many horses can my farm hold?"

Below is a step-by-step guide to viewing soil characteristics for any piece of land in the United States. A PowerPoint presentation has also been created to graphically walk you through each step and can be found on the [UK Horse Pasture Evaluation Facebook page](#).

For this example, we will select roughly 80 acres of prime horse pasture located on the University of Kentucky Research Farm near Lexington, Kentucky.

1. **Navigate** to the Web Soil Survey at <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm> or search for "web soil survey." Click the green "START WSS" button.
2. **Enter Address.** Click the dropdown arrows, enter the address, and click view.
3. **Find Your Area.** Entering an address in WSS is like using a GPS--it isn't always completely accurate. Use the "+" magnifying glass to zoom in, the "-" magnifying glass to zoom out, and the "hand tool" to move the map left, right, up, or down.
4. **Select Your Farm.** Use the "AOI" button on the right to select your farm by clicking on points outlining the farm. The program will connect the points with a straight line. Double click on the last point to complete the area. If you make a mistake and need to try again, simply click the "AOI" button again to start over. When you are finished, the total acres selected will appear on the left.
5. **View Your Soil Map.** Click the "Soil Map" tab at the very top (above the map). This will show a map of the selected area with each soil type outlined. A table containing all soil types in the selected area will be displayed on the left. To view this as a PDF or to print, click "Printable Version" on the far right. In the table, you can click on the soil types to learn more about that series.
6. **View Soil Ratings.** Click "Soil Data Explorer," then the dropdown arrows for

“Vegetative productivity.” Click “Yields of Non-Irrigated Crops (Map Unit)” and select “Pasture” from the dropdown menu. Finally, click “View Rating.” You will now see a map of the selected area with soil types colored in. Click “Printable Version” in the right corner to view as a PDF or to print. Scrolling down will show a table of the soil types and the ratings for each type in Animal Unit Months (AUM). This unit tells us how many months one acre of this soil type can carry a 1,000-pound animal with average precipitation and recommended fertilization.

Interpreting Soil Ratings

As stated, AUM soil ratings indicate how many months one acre of land can carry one animal unit. This is useful for other livestock species whose numbers will fluctuate throughout the year, such as farms where calves are bought in the spring and sold in the fall. Generally, horse numbers are more stable, especially on nonbreeding farms. Therefore, those ratings are converted to acres per horse per year (AHY).

1. **Adjusting for Horses.** An animal unit is defined as 1,000 pounds. The average horse's weight is closer to 1,200 pounds, so divide the AUM rating by 1.2 to get the adjusted AUM rating. Obviously, the horse's breed and age has a significant impact on the animal's average weight, so you might need to use a different adjustment factor. Light breeds (ponies) that average only 800 pounds would adjust by 0.8, while draft breeds that average 1,600 pounds might adjust by 1.6.
2. **Converting Months to Year.** Divide 12 by the adjusted AUM rating to convert years. This gives acres per horse per year (AHY).
3. **Carrying Capacity by Soil Type.** Dividing the number of acres you have of the soil type by the AHY will tell you the number of horses you can carry for a year on that soil type.
4. **Total Farm Carrying Capacity.** You can repeat the calculations for each soil type and add the number of horses each soil type can carry to determine your farm's total carrying capacity.

For example, 80 acres on the UK Research farm in Lexington, which included 12 acres of Huntington silt loam, would be calculated as follows:

$$9.5 \text{ (AUM rating)} / 1.2 \text{ (adjustment factor)} = 7.92 \text{ (adjusted rating)}$$

$$12 \text{ (months)} / 7.92 \text{ (adjusted AUM rating)} = 1.5 \text{ (acres per horse per year)}$$

Now we know that we need 1.5 acres of this Huntington silt loam to carry one horse for one

year. Now we can calculate how many horses we can have on 12 acres:

$$12 \text{ (acres of Huntington silt loam)} / 1.5 \text{ (AHY)} = 8 \text{ horses}$$

This tells us that we can carry eight horses on 12 acres of Huntington silt loam. We can repeat this process for each soil series present to calculate how many horses the entire farm can carry.

Uses and Limitations

Understanding a property's soil types is valuable in many ways. Consider the production potential of a piece of land before a rent or purchase decision. Use carrying capacity to estimate the land's profitability based on the number of horses you could house for boarding, training, or breeding purposes. Plan buildings, roads, and fencing to utilize the best soils on your farm for pasture and understand what challenges you will face managing the land.

Proper soil fertility is key in obtaining maximum production. Permanent pastures benefit from recycled nutrients in manure and urine. Pastures should be soil sampled every three years and fertilized according to laboratory recommendations. Cutting hay from pastures removes many more nutrients; therefore hay fields should be soil sampled every year and fertilized accordingly to maintain production. For more information on soil sampling, see the UK publication "[Taking a Soil Sample](#)" or contact your local county extension agent.

Just like making a budget and sticking to a budget are two different things, so is determining the capacity of your farm and implementing it. When rating soil types, the WSS makes a few key assumptions. The rating assumes that you will practice good pasture management, including maintaining good grass cover, managing weeds, using rotational grazing, and maintaining soil fertility. WSS also assumes average weather conditions. Events such as a late spring, hard winter, or dry summer will all impact the carrying capacity. Keep in mind that these are yearlong averages; in most years there will be excessive pasture growth in the spring that will require clipping and hay feeding that will be needed in the winter. Year-round grazing is possible in some areas but requires intense management. Finally, most horse farms will also have roads, barns, and common areas that are not included in pasture; remember to account for these nonproductive areas when determining your farm's carrying capacity.

Knowing the production potential and limitations of the soil under your farm is key to reducing feeding costs when managing horses and being a good land steward.

Krista Lea, MS, UK's Department of Plant and Soil Sciences provided this information.

Want more articles like this? Sign up for the **Bluegrass Equine Digest e-Newsletter**.

More information on **Gluck Equine Research Center** and **UK Ag Equine Programs**.

Seek the advice of a qualified veterinarian before proceeding with any diagnosis, treatment, or therapy.

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ONE HORSE OR A HUNDRED



WO 1020 (No. 3 in Series)

MSUE Equine AoE Team

3

Manure and Water Don't Mix

By Jane Herbert, MSUE District Water Quality Agent

What's the big deal about horse manure? Why are our neighbors so concerned about the manure from our horses getting into surface waters and groundwater? There are several reasons why *manure and water don't mix*.

Because they spend so much time around it, horse owners may not consider that horse manure contains pollutants and, under the right circumstances, can pose a threat to humans and the environment. A source of nutrients such as nitrogen and phosphorus, horse manure may also contain pathogens (including *E. coli*) that can be hazardous to human health. When manure is not managed properly, these contaminants can make their way into our water and cause problems.

Groundwater: Most rural Michigianians get their drinking water from groundwater wells. Light-textured soils make these drinking water supplies vulnerable to contaminant leaching. Excess nitrogen (nitrogen not used by plants)

enters groundwater as *nitrates*, which have been linked to health problems in infants and the elderly. Horse manure that is piled up and left indefinitely or spread too heavily can leach nitrates to drinking water. Additionally, manure that washes overland and comes into contact with drinking water wells (Figure 1) can leach down around well casings, transporting both nitrates and pathogens to groundwater.

Surface water: The flip side of the groundwater issue is manure entering surface waterways, including lakes, streams, ponds, drains, ditches and wetlands. Horse access to waterways should be controlled to prevent damage to stream banks and shorelines. Hoof traffic compacts the soil, disturbs vegetation, and increases erosion and runoff. Restricting access also reduces the opportunity for "direct deposit events" (Figure 2).

The primary concerns about manure runoff are phosphorus loading, dissolved oxygen (DO) levels and increases in biochemical oxygen demand (BOD). We'll explore these one at a time.

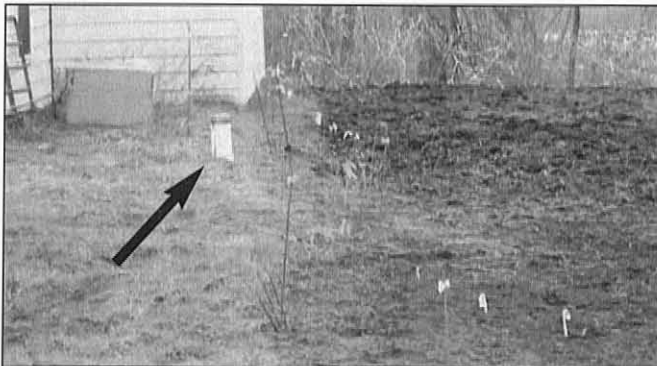


Figure 1. Horse lot within the 50-foot recommended isolation distance from well.

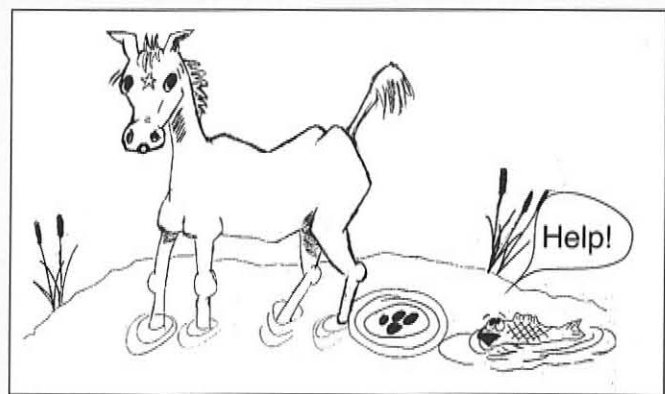


Figure 2. A direct deposit event.

ONE HORSE OR A HUNDRED

■ **Phosphorus** — This naturally occurring element is the limiting factor for aquatic plant growth. That means that, in healthy aquatic ecosystems, this natural plant food is present in very small amounts, limiting plant and algae growth. When excess phosphorus enters the system, it can quickly cause overgrowth. This can lead to nuisance plant communities that reduce the recreational and aesthetic value of the waterway and put stress on aquatic ecosystems (see below). The main sources of phosphorus loading from horse operations are manure runoff and soil erosion. Phosphorus chemically binds to soil particles — when soil moves, so does phosphorus.

■ **Dissolved oxygen** — Fish and other aquatic critters need certain levels of dissolved oxygen (DO) in the water to breathe. Some fish, such as trout and salmon, require higher DO levels than others, such as carp and catfish. During the day, aquatic plants and algae undergo photosynthesis and generate dissolved oxygen. Problems start at night, when these same plants undergo respiration and take up oxygen, lowering DO levels. Nuisance plant and algae overgrowth can create major fluctuations in DO, stressing and even killing fish (Figure 3).

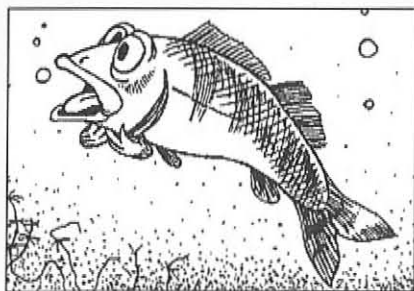


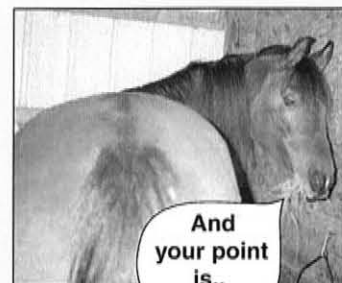
Figure 3. Fish stress due to reduced DO levels.

(Image source: Michigan Department of Environmental Quality)

■ **Biochemical oxygen demand** — Naturally occurring aerobic bacteria act as waterway scavengers, constantly breaking down waste and organic matter in the water. But when a large and sudden amount of organic matter enters surface water, it can cause sharp increases in biochemical oxygen demand. This means that when manure, bedding and/or horse feed enter a pond, lake or stream, these scavenger bacteria multiply very rapidly to clean up the mess. Their need, or demand, for oxygen also increases rapidly, and suddenly the bacteria are competing with fish for oxygen. If the bacteria win, the result can be a quick and extensive fish kill.

By now, you may be saying, “OK! Enough with the science lesson! How do I know if I’m doing a good job managing my horse manure? If I’m not, what kinds of changes should I make?”

Stay tuned to the *One Horse or a Hundred* series. Future articles will contain useful information on managing horse manure to protect the environment *and* keep your neighbors happy.



For more information and materials online, visit these Web sites:

www.emdc.msue.msu.edu

www.msue.msu.edu/aoe/equine/

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Horse Manure Management

Horses, Animal Manure Management - November 06, 2014

With proper planning, manure management can be beneficial to both the farm and the environment. This article provides information on environmental and health impacts of manure as well as proper manure storage and management.



J.G. Davis, A. M. Swinker, and Crystal Smith

Introduction

Manure management is a vital part of modern day horse ownership. Many horses spend a significant portion of their day in stalls, accumulating large amounts of manure and stall waste. Horse owners generally have a limited amount of time to spend caring for their equine charges; thus, efficient manure removal and disposal is crucial. Additionally, horse facilities are often managed on relatively small acreage, limiting manure storage and application options.

The intent of this publication is to educate horse owners on the effective management of horse manure. Horse owners will first gain a thorough understanding of the quantity and characteristics of manure produced by horses. Finally, on-site options for handling, storing and treating manure will be discussed, keeping in mind sound facility management and environmental stewardship.

Managing horse manure can be a complex topic, and the principles presented here should be tailored to your specific situation. Please contact your local extension agent or natural resources conservation service field office for technical support.

Horse Manure Production and Characteristics

Horses (</sites/default/files/w/2/2a/EXtStallCleaning200px.JPG>)



produce large amounts of manure. In fact, if the manure produced from one horse were allowed to pile up in a 12-foot-by-12-foot box stall for one year, it would accumulate to a height of 6 feet. On any given day, the average 1,000-pound horse will produce approximately 50 pounds of manure. This amounts to about 8.5 tons per year.

Manure is not the only material being removed when stalls are cleaned. Wet and soiled bedding material must also be removed and can equal almost twice the volume of the manure itself. The amount of bedding material removed will vary by type -- shavings, sawdust, straw -- but on average, totals between 8 and 15 pounds. Total stall waste produced averages between 60 and 70 pounds per day, which amounts to approximately 12 tons of stall waste per year.

When managed properly, horse manure can be a valuable resource. Manure is a source of nutrients for pasture production and can be utilized as part of a pasture management strategy to improve soil quality. The fertilizer value of the 8.5 tons of

manure produced annually from a 1,000-pound horse can amount to 102 pounds of nitrogen (N), 43 pounds of phosphorous (P₂O₅) and 77 pounds of potash (K₂O). Nutrient values for manure vary widely. The type and quantity of bedding material included also affects the overall fertilizer value. If a more accurate measure of nutrient content is needed, contact your local cooperative extension office for a list of laboratories that perform manure analysis.

Environmental and Health Impacts

Many horse owners do not have enough land or vegetative cover to properly apply large amounts of manure and nutrients. If not managed properly, manure can deposit excess nutrients into the environment via surface runoff or as a leachate, or water-contaminated with manure, from improper manure storage and land application. This can negatively impact water quality and subject landowners to investigation, and in some cases, legal action under an Agricultural Stewardship Act. For these reasons, horse operations are encouraged to use best management practices and develop a nutrient management plan. Nutrient management plans describe the farm's manure production, soil fertility and recommended manure application and removal rates. For more information on designing a plan specific to your farm's needs or identifying other conservation resources, contact your local cooperative extension office.

Internal parasites, insects, rodents and odors can be manure-related health concerns on horse farms. These issues can be minimized through carefully planned manure storage and handling. Internal parasites may be found in horse manure and can compromise the health and welfare of the horses stabled or grazing the land. Composting manure and properly timed land application can limit the risk of parasite exposure. Insects, especially flies, become a nuisance on farms where stockpiled manure serves as fly larvae habitat. Flies breed when spring temperatures rise above 65-degrees F. Flies deposit their eggs in the top few inches of moist manure, and these eggs can hatch in as little as seven days under optimal temperature and moisture conditions. Therefore, fewer flies will develop if you remove manure from the site or make it undesirable for fly breeding through processes such as composting within a maximum seven-day cycle. Naturally occurring fly predators can also be used to limit the fly population at the manure pile but are no replacement for sound management practices. Rodents can be a problem when manure is stockpiled for extended periods of time, providing them with a warm, safe environment. Additionally, nuisance odor from manure piles can result in strained relationships with neighbors. Composting or timely removal of manure piles will help keep odors to a minimum. Finally, keep in mind that large piles of manure are not aesthetically pleasing to your neighbors or those visiting your farm. Keeping the manure storage site screened with vegetation or fencing or by location will help to enhance the beauty of your farm.

Horse Manure Storage and Utilization

The average horse produces between 60 and 70 pounds of stall waste per day. Multiply this by several horses, and it is easy to see the importance of having methods in place to manage the manure produced on a daily basis. Letting manure pile up in stalls and paddock areas leads to a host of problems. It is not only unhealthy for your horse -- inviting for pests and odors -- and aesthetically unpleasing, but the sheer amount of manure produced will overwhelm you. Many handling and storage options exist, but it's up to you to choose the method that best suits your horse operation.

Horse operations with available land may choose to apply stall waste to pastures as fertilizer. This should be done based on soil-test results and nutrient needs. A soil analysis is needed to determine the fertility needs of a pasture. Soil analysis is provided through your land-grant university's soil testing laboratory for agricultural operations, which include horse farms, free of charge. Contact your local cooperative extension office for instructions on how to take a soil sample. There are also private laboratories that offer soil-testing services.

In many situations, manure can be picked directly from the stall, deposited into a manure spreader, applied to the pasture and harrowed into the soil. Barns not constructed with a management scheme allowing for stall access by a manure spreader require manure to be carted from the stall to the manure spreader some distance away. In this case, ramps or dropped spreader parking can be helpful to avoid lifting the heavy, cumbersome stall waste. Keep in mind that when spreading manure from stalls bedded with sawdust or shavings, the applied stall waste can stunt plant growth. Wood products contain carbon that soil microbes use for energy but not enough nitrogen to build proteins. The microbes draw nitrogen from the soil to make up for this deficit to such a degree that they can actually limit plant growth. To manage this nitrogen deficiency, nitrogen fertilizer can be applied. Or, to avoid the problem completely, manure can be composted

before it is applied to the land.

When direct pasture application is not an option, manure storage facilities become a necessity. The storage facility should be convenient to the barn. A general rule of thumb is to plan for 180 days of long-term manure storage. This allows operations the flexibility to store manure when conditions are not ideal for manure application, as when fields are frozen or wet. This storage area should be accessible to the equipment that will ultimately remove the accumulated stall waste. Manure storage facilities should also be downwind and screened from nearby homes to avoid potential complaints about odors and aesthetics. The size, type and location of manure storage facilities will vary by horse operation based on the amount of manure produced, length of time the manure will be stored and available land area. Always be sure to contact your local authorities regarding zoning regulations and additional restrictions.

Minimum separation distances commonly recommended for composting and manure-handling activities. Source: On-Farm Composting Handbook, NRAES-54

Sensitive Area	Minimum Separation Distance (feet)
Property Line	50-100
Residence or place of business	200-500
Private well or other potable water source	100-200
Wetlands or surface water (streams, ponds, lakes)	100-200
Subsurface drainage pipe or drainage ditch discharging to a natural water source	25
Water Table (seasonal high)	2-5
Bedrock	2-5

Manure Storage Construction

Manure storage should be designed to limit the chance of leachate entering surface and groundwater resources. Ideally, storage piles should be placed on gravel, hardened clay or concrete pads that slope inward. The construction of manure storage sites will vary, based on individual situations and soil types. For instance, concrete pads may be necessary in areas with sandy soils where contaminants are more likely to reach groundwater. Storage piles should not be placed in low-lying or flood-prone areas, and care should be taken to direct water from higher elevations away from the site. The natural resources conservation service or local soil and water conservation district offices can provide individualized manure storage design specifications.

Composting

Composting horse manure is relatively simple but does involve more than simply piling the water. While many farms stockpile their manure, few truly compost. Composting is essentially managed decomposition. Managing the process can virtually eliminate odor, flies, weed seeds and internal parasites found in horse manure and create a valuable soil amendment for resale or for pasture application. To manage a compost pile, the following factors must be taken into consideration: carbon to nitrogen ratio, oxygen, moisture and temperature.

The microorganisms found in compost are most active when their diet contains about 30 times more carbon than nitrogen, or a C:N ratio of 30:10. Horse manure's C:N ratio is typically 40:1 due to the large amounts of bedding mixed with it but generally doesn't require additional nitrogen provided it has enough moisture and oxygen.

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Compost Pile

Composting is an aerobic process, that is, it requires oxygen. If a compost pile doesn't get enough oxygen, these anaerobic conditions can result in unpleasant odors, such as those normally associated with stockpiling manure, and slowed decomposition. There are several ways to provide oxygen to a compost pile. The most common way is to turn the pile. For large piles or windrows, turning is generally done using the bucket of a tractor or front-end loader. For smaller piles, a pitchfork will certainly get the job done; but for these operations, you may want to consider using an aerated, static-pile design, which doesn't require turning.



Typical horse-stall waste tends to be dry and will need added moisture to create the ideal conditions for compost microbes.

The moisture content should be about 50 percent, or roughly the consistency of a wrung-out sponge. If rainfall does not provide enough additional moisture, the pile may need to be watered periodically. On the other hand, too much water can also be detrimental, displacing oxygen inside the pile and causing anaerobic conditions. If environmental conditions such as rain or snow are providing too much water, the pile may need to be covered. Some compost-storage designs call for permanent roofs, but properly anchored plastic tarps can be just as effective.

Compost Trouble Shooting

Problem	Possible Cause	Remedy
Fresh manure, but pile won't heat up.	The pile is: 1) too dry, 2) too wet; and/or 3) Outside temp is too cold.	1) Add water evenly to pile. 2) Aerate and cover. 3) Wait for warmer temps and turn as needed.
Pile was hot, but now temps are falling.	1) Pile is settling. 2) Moisture is less than 50 percent.	1) Turn pile; and/or 2) Add water evenly to pile.
Pile is more than 160-degrees F and has gray ash-like mold.	Pile is too dry.	Add water evenly to pile.
Pile has gone through two or more heat cycles but still has some material that has not decomposed.	Wood shavings decompose slowly.	Ensure pile has proper moisture content, add water if needed.
Pile emits bad odor.	Pile is too wet and has become anaerobic inside.	Turn to aerate and increase water evaporation, apply cover to limit additional rainwater.

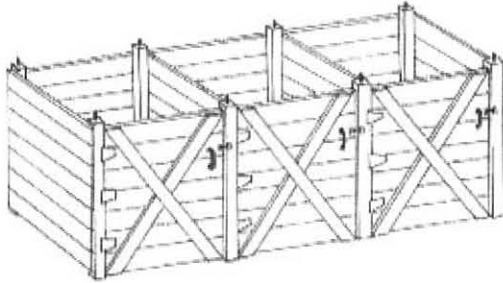
** Table does not include all scenarios, see resources/references for more in-depth publications on the subject.*

One of the best ways to monitor your compost pile is by using a thermometer. Compost thermometers should have a probe at least 36 inches long and are available through many garden supply stores. The goal is to have sustained temperatures of 130- to 150-degrees F in the pile interior. This will optimize decomposition and also kill pathogens and weeds.

Compost-pile design and storage facilities will depend on the size of the operation and the equipment available. For a farm with two to six horses, small static piles, which use perforated PVC pipes to draw in air and don't require turning, may be ideal. While not necessary, the use of multiple bins can allow separation of distinct batches. In this situation, horse manure should be piled approximately 5 to 8 feet high with a base that is two times the width and length of the height. For example, a 10-foot by 10-foot bin could accommodate a pile that is 5 feet high. PVC pipes should be placed after the pile is about 1

foot high so that the ends remain visible as more manure is added.

[\(/sites/default/files/w/3/38/Manure management figure 1.JPG\)](#)



[\(/sites/default/files/w/e/e2/Manure management figure 2.JPG\)](#)



For larger farms with access to bucket loaders, manure spreaders and/or specialized composting equipment, larger piles or windrows may be the most efficient design options. These piles may be slightly larger in height and width and considerably longer but will require periodic turning.

[\(/sites/default/files/w/e/e8/Manure management figure 3.JPG\)](#)
Example of mixing / storage area with buckwall

Compost will decompose more efficiently if the mix is uniform. Starting with a uniform mix is even more important in the case of static piles, since they will not be turned during the decomposition process. Some farms utilize a temporary storage and mixing area to aid in this process.

Benefits of Composting

- Creates valuable soil amendment
- Stabilizes nitrogen into a slow release form
- Avoids the problem of nitrogen immobilization
- Reduces manure volume by 50 percent
- Destroys weed seeds, fly larvae and internal parasites
- Eliminates or reduces the cost of off-site disposal

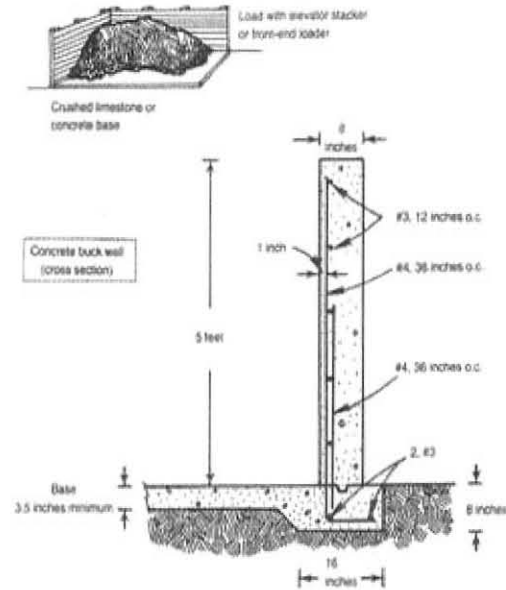
Conclusion

With careful planning, proper manure management not only protects the environment and increases the efficiency and aesthetics of your farm, but might also save you money while enhancing your pastures. The following resources provide more information on composting and additional facility design specifications.

Field Guide to On-Farm Composting and the On-Farm Composting Handbook, available from the Natural Resource, Agriculture, and Engineering Service(NRAES) at [www.NRAES.org](http://www.nraes.org) (<http://www.nraes.org>).

Horse Facilities Handbook, available from the MidWest Plan Service at www.mwpshq.org (<http://www.mwpshq.org>).

Check out your local university's agronomy handbook containing information on soil production, soil sampling, nutrient management, utilization of organic waste and more.





Dolores Trandel <clerk@barringtonhills-il.gov>

I support the Anderson Amendment

Lisa Harp <lharp@harpinteractive.com>
To: clerk@barringtonhills-il.gov

Mon, Nov 10, 2014 at 2:08 PM

Please note my support in full for the Anderson Amendment.

Thank you,

Lisa Harp



Dolores Trandel <clerk@barringtonhills-il.gov>

Horse Boarding

Steffanie S. Carter <sscarter1@aol.com>

Tue, Nov 11, 2014 at 10:56 AM

To: clerk@barringtonhills-il.gov

The Carter's of 205 Braeburn Road - Barrington Hills - support the Anderson Amendment.

Steffanie Carter
sscarter1@aol.com

I like to kick & stretch!!
Cause I'm FIFTY!



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson Amendment

Beth Ridge <fairwayyards@gmail.com>

Tue, Nov 11, 2014 at 11:08 AM

To: clerk@barringtonhills-il.gov

Hello,

I am in support of the Anderson Amendment to the Barrington Hills Zoning case.

This "neighbor" feud has gone too far. Barrington Hills was built as an equestrian community.

The scare tactics regarding higher taxes, poisoned ground water, manure piles, etc is pure rubbish.

Non-horse friendly residents moved into this equestrian establishment, why are THEY trying to change it? Why would you move somewhere and fight what it was built on? Just MOVE somewhere else.

Equestrian communities are fading away because of people like them. STOP this nonsense!

Thank you.



Dolores Trandel <clerk@barringtonhills-il.gov>

Questions for the meeting with Chairman Freeman

fishlake@aol.com <fishlake@aol.com>

Mon, Nov 17, 2014 at 10:37 PM

To: fishlake@aol.com, kanderson@barringtonhills-il.gov, jfreeman@barringtonhills-il.gov
 Cc: cbenkendorf@barringtonhills-il.gov, krosene@barringtonhills-il.gov, rchambers@barringtonhills-il.gov, dstieper@barringtonhills-il.gov, dwolfgram@barringtonhills-il.gov, kselman@barringtonhills-il.gov, pmeroni@barringtonhills-il.gov, mharrington@barringtonhills-il.gov, jmesser@barringtonhills-il.gov, clerk@barringtonhills-il.gov, mmclaughlin@barringtonhills-il.gov, ckonicek@barringtonhills-il.gov, fgohl@barringtonhills-il.gov

Chairman Freeman,

After the November 17 ZBA meeting you said you would meet me to answer my questions about the recent proposed Commercial Horse Boarding Ordinance to amend the Zoning Code. You asked me to send you my questions which you will find in the below emails. Please refer to the November 6th email for the questions.

Chairman Freeman you also stated that your lawyer advised you not to respond to emails. I am available any time to meet with you so please leave a message on my phone (847 381 4933) as to the date and time you can meet.

Thank you
 Jean Maddrell
 Barrington Hills Resident

—Original Message—

From: fishlake <fishlake@aol.com>

To: kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>

Cc: cbenkendorf <cbenkendorf@barringtonhills-il.gov>; krosene <krosene@barringtonhills-il.gov>; kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>; rchambers <rchambers@barringtonhills-il.gov>; dstieper <dstieper@barringtonhills-il.gov>; dwolfgram <dwolfgram@barringtonhills-il.gov>; kselman <kselman@barringtonhills-il.gov>; pmeroni <pmeroni@barringtonhills-il.gov>; mharrington <mharrington@barringtonhills-il.gov>; jmesser <jmesser@barringtonhills-il.gov>; clerk <clerk@barringtonhills-il.gov>; mmclaughlin <mmclaughlin@barringtonhills-il.gov>; ckonicek <ckonicek@barringtonhills-il.gov>; fgohl <fgohl@barringtonhills-il.gov>

Sent: Sun, Nov 9, 2014 11:10 am

Subject: Fwd: 4th Request for clarification on the Commercial Horse Boarding Ordinance to Amend the Zoning Code

Mr. Anderson and Chairman Freeman,

Please see the below emails. Note name correction in red in the 11/6/14 email.

Jean Maddrell
 Barrington Hills Resident

—Original Message—

From: fishlake <fishlake@aol.com>

To: kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>

Cc: cbenkendorf <cbenkendorf@barringtonhills-il.gov>; krosene <krosene@barringtonhills-il.gov>; kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>; rchambers <rchambers@barringtonhills-il.gov>; dstieper <dstieper@barringtonhills-il.gov>; dwolfgram <dwolfgram@barringtonhills-il.gov>; kselman <kselman@barringtonhills-il.gov>; pmeroni <pmeroni@barringtonhills-il.gov>; mharrington <mharrington@barringtonhills-il.gov>; jmesser

<jmesser@barringtonhills-il.gov>; clerk <clerk@barringtonhills-il.gov>; mmclaughlin <mmclaughlin@barringtonhills-il.gov>; ckonicek <ckonicek@barringtonhills-il.gov>; fgohl <fgohl@barringtonhills-il.gov>

Sent: Thu, Nov 6, 2014 8:21 am

Subject: 3rd Request for clarification on the Commercial Horse Boarding Ordinance to Amend the Zoning Code

Mr. Anderson and Chairman Freeman,

I have yet to have a response to my emails to Mr. Anderson regarding his proposed Text Amendment that the ZBA passed by a 4-3 vote on October 20, 2014. Mr. (Freeman) Anderson at the October 20 meeting you stated "I have talked with a number of folks within this community by email or otherwise." when discussing your ordinance. Chairman Freeman you stated "I have talked to over 50 people about provisions of this amendment. I get phone calls, I get letters, I get people dropping by my house with pieces of paper saying could you think of this or what is it your thinking about. I've never turned anyone down who has wanted to talk to me."

Yet, when I mentioned during Public Comment that Mr. Anderson had not responded to my September 14, 2014 email Chairman Freeman you asked Mary Dickson to clarify by saying "I had understood that emails just coming in over the village website asking questions at large we weren't suppose to start a chain of correspondence."

Counsel Mary Dickson replied "No, I'm not I don't know there is any policy on that and just as you have said that you have responded to people." Mr. Anderson then said "I misunderstood the direction previously."

Chairman Freeman you then added "I was told we weren't suppose to be doing that so it is good to know that it is ok to respond to people." **How is it that both of you could talk to some residents without considering the legality, but when it came time to answer my questions you had to have it clarified by Counsel Mary Dickson?**

Now once again my questions and I would like at least one of you to answer the questions. I expect an answer since both of you so willingly have talked to other residents. I need these answers before the November 10 Special ZBA Meeting.

Questions about the proposed Text Amendment to the text of the Zoning Code relative to horse boarding as sent out by Counsel Mary Dickson and passed by the ZBA with a 4-3 vote (Aye-Freeman, Anderson, Rosene, Benkendorf Nay-Chambers, Wolfgram, Stieper).

1. What are the regulations for the setback lines and building conformity under Agriculture?
2. What are the regulations for the setback lines and building conformity for "Boarding and Training of Horses and Rider Instruction" under Agriculture as set forth in this recently proposed and passed Text Amendment?
3. What is the "maximum floor area ratio requirements applicable to single family detached dwellings as specified in Section 5-5-10-1 herein"? I would like numbers or examples with numbers that would clarify the FAR as set forth in this recently proposed and passed Text Amendment.

HOO

1. Under the current HOO can the accessory building or buildings, such as a barn, stable, or arena exceed the size of the dwelling unit?
2. Under your definition of HOO in this most recently proposed and passed Text Amendment can the accessory building or buildings, such as a barn, stable, or arena exceed the size of the dwelling unit?
3. Under the current HOO what is the FAR for the area of the building used for any such home occupation
4. Under your definition of HOO in this most recently proposed and passed Text Amendment, what is the FAR of the area of the building used for any such home occupation when the accessory building or buildings are a barn, stable or arena?

Mr. Anderson and/or Chairman Freeman by writing or voting for this proposed Text Amendment to the text of the Zoning Code relative to horse boarding I assume you compared all of the changes to what is currently applicable for the Zoning Code. Please send me the information you used for comparison between the proposed and passed Text Amendment as compared to our current Zoning Code.

Thank you
Jean Maddrell
Barrington Hills Resident

—Original Message—

From: fishlake <fishlake@aol.com>
 To: kanderson <kanderson@barringtonhills-il.gov>
 Cc: cbenkendorf <cbenkendorf@barringtonhills-il.gov>; krosene <krosene@barringtonhills-il.gov>; kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>; rchambers <rchambers@barringtonhills-il.gov>; dstieper <dstieper@barringtonhills-il.gov>; dwolfgram <dwolfgram@barringtonhills-il.gov>; kselman <kselman@barringtonhills-il.gov>; pmeroni <pmeroni@barringtonhills-il.gov>; mharrington <mharrington@barringtonhills-il.gov>; jmesser <jmesser@barringtonhills-il.gov>; clerk <clerk@barringtonhills-il.gov>; mmclaughlin <mmclaughlin@barringtonhills-il.gov>; ckonicek <ckonicek@barringtonhills-il.gov>; fgohl <fgohl@barringtonhills-il.gov>
 Sent: Sat, Nov 1, 2014 5:44 pm
 Subject: Fwd: Questions regarding the Ordinance you proposed

Mr. Anderson,

I am waiting for the information that I have requested from you. A Public Hearing is scheduled for November 10th and I would like to review your information.

Thank you
 Jean Maddrell
 Barrington Hills Resident

-----Original Message-----

From: fishlake <fishlake@aol.com>
 To: kanderson <kanderson@barringtonhills-il.gov>
 Cc: cbenkendorf <cbenkendorf@barringtonhills-il.gov>; krosene <krosene@barringtonhills-il.gov>; kanderson <kanderson@barringtonhills-il.gov>; jfreeman <jfreeman@barringtonhills-il.gov>; rchambers <rchambers@barringtonhills-il.gov>; dstieper <dstieper@barringtonhills-il.gov>; dwolfgram <dwolfgram@barringtonhills-il.gov>; kselman <kselman@barringtonhills-il.gov>; pmeroni <pmeroni@barringtonhills-il.gov>; mharrington <mharrington@barringtonhills-il.gov>; jmesser <jmesser@barringtonhills-il.gov>; clerk <clerk@barringtonhills-il.gov>; mmclaughlin <mmclaughlin@barringtonhills-il.gov>; ckonicek <ckonicek@barringtonhills-il.gov>; fgohl <fgohl@barringtonhills-il.gov>
 Sent: Tue, Oct 21, 2014 11:17 am
 Subject: Questions regarding the Ordinance you proposed

Mr. Anderson,

As stated last night at the ZBA meeting, you are allowed to answer my questions or requests.

1. Please send me the research you mentioned you did with respect to writing the ordinance passed for Public Hearing. As a resident I would like to review your research.
2. Using a 10 acre piece of property:
 - setbacks for your ordinance as compared to setbacks now required
 - FAR for your ordinance as compared to FAR now required for all buildings dealing with horse boarding
3. Questions regarding your HOO changes
 - the size of barn, stable, or arena as compared to the residential dwelling unit under your new HOO and the size of barn, stable, or arena compared to the residential dwelling unit under the present HOO
 - the FAR for "accessory building or buildings such as a barn, stable, or arena" under your new HOO and the FAR for "accessory building or buildings such as barn, stable, or arena" under the present HOO
4. Are the hours of operation the same under your Agricultural and your new HOO?

Since you stated you did research while writing this Ordinance, I'm sure you have all of this information readily available.

Thank you



Dolores Trandel <clerk@barringtonhills-il.gov>

LeCompte Horse Boarding amendment

kimv2me@netscape.net <kimv2me@netscape.net>

Mon, Nov 17, 2014 at 3:15 PM

To: clerk@barringtonhills-il.gov, jfreeman@barringtonhills-il.gov, cbenkendorf@barringtonhills-il.gov, kanderson@barringtonhills-il.gov, Krosene@barringtonhills-il.gov, dstieper@barringtonhills-il.gov, rchambers@barringtonhills-il.gov, Bwolfgram@barringtonhill-il.gov, mmclaughlin@barringtonhill-il.gov, jmesser@barringtonhills-il.gov, fgohl@barringtonhills-il.gov, kselman@barringtonhills-il.gov, pmeroni@barringtonhills-il.gov, ckonicek@barringtonhill-il.gov, mharrington@barringtonhills-il.gov

Dear Fellow Residents, ZBA members and BOT, I have been very forthcoming in my request to determine that no conflict of interests lie in members of the ZBA or the BOT with respect to the radical zoning changes that may occur if the proposed LeCompte/Anderson text amendment is passed. I feel that members of both the ZBA and BOT should be required to show that they are not so deeply associated with, nor can they be swayed to favor by their affiliations any organizations or clubs including the Riding Club of Barrington Hills (RCBH), The Fox Valley Pony Club (FVPC) and Barrington Hills Polo Club, that would benefit generally from the passage of the proposed amendment. Therefore, as a concerned citizen, I request that the Village conduct an audit of the Kalaway Cup, The Fox Valley Horse Trials, and any other event at Oakwood Farms where funds are collected from the public for equine activities showing the funds collected and what organizations/clubs have benefitted from the funds. This information should be made available to the residents. It is imperative that the residents of Barrington Hills have complete confidence that our elected and appointed officials do not hold any one resident, group, club or organization and their desires above what is right and just for the entire community.

Respectfully yours,
Kim Van Fossan
5 Bow Lane



Dolores Trandel <clerk@barringtonhills-il.gov>

HORSE BOARDING & HOME OCCUPATION ORDINANCE

MARilyn Patrick <mfpatrik@sbcglobal.net>

Tue, Nov 25, 2014 at 5:33 PM

Reply-To: MARilyn Patrick <mfpatrik@sbcglobal.net>

To: "JFREEMAN@BARRINGTONHILLS-IL.GOV" <JFREEMAN@barringtonhills-il.gov> ,

"MMCLAUGHLIN@BARRINGTONHILLS-IL.GOV" <MMCLAUGHLIN@barringtonhills-il.gov> ,

"KANDERSON@BARRINGTONHILLS-IL.GOV" <KANDERSON@barringtonhills-il.gov> ,

"JMESSER@BARRINGTONHILLS-IL.GOV" <JMESSER@barringtonhills-il.gov> ,

"CKONICEK@BARRINGTONHILLS-IL.GOV" <CKONICEK@barringtonhills-il.gov>

Cc: "CBENKENDORF@BARRINGTONHILLS-IL.GOV" <CBENKENDORF@barringtonhills-il.gov> ,

"FGOHL@BARRINGTONHILLS-IL.GOV" <FGOHL@barringtonhills-il.gov> , "DSTIEPER@BARRINGTONHILLS-

IL.GOV" <DSTIEPER@barringtonhills-il.gov> , "MHARRINGTON@BARRINGTONHILLS-IL.GOV"

<MHARRINGTON@barringtonhills-il.gov> , "PMERONI@BARRINGTONHILLS-IL.GOV" <PMERONI@barringtonhills-

il.gov> , "DWOLFGRAM@BARRINGTONHILLS-IL.GOV" <DWOLFGRAM@barringtonhills-il.gov> ,

"RCHAMBERS@BARRINGTONHILLS-IL.GOV" <RCHAMBERS@barringtonhills-il.gov> ,

"KSELMAN@BARRINGTONHILLS-IL.GOV" <KSELMAN@barringtonhills-il.gov> , "CLERK@BARRINGTONHILLS-

IL.GOV" <CLERK@barringtonhills-il.gov>

DEAR LEADERS OF BARRINGTON HILLS,

HORSES ARE INCREDIBLY BEAUTIFUL AND USEFUL CREATURES, DESERVING OF GOOD CARE AND SPACE TO RUN. SO ARE HUMANS WONDERFUL CREATURES WHO REQUIRE SLEEP, PEACE, SOME QUIET TIME, AND SAFE ROADS. LET US WORK TOGETHER SO THAT BARRINGTON HILLS WILL NOT BECOME INFAMOUS AS THE VILLAGE DEEPLY DIVIDED IN WHICH NEIGHBORS ARE ALWAYS FIGHTING ABOUT SOMETHING. IT IS ALREADY A SAD FACT THAT IT IS NEARLY IMPOSSIBLE TO SELL A HOUSE HERE NOW.

THE HOME OCCUPATION PROVISIONS PROTECT US ALL; THEY ALSO ALLOW FOR SPECIAL USE PERMITS ON A CASE-BY-CASE BASIS THAT ALLOWS PERMISSION WHEN DESERVED TO BE GIVEN FOR VARIOUS REASONS. I URGE EACH OF YOU TO CONSIDER YOUR NEIGHBORS, WITH OR WITHOUT HORSES, TO WORK TO RESTORE PEACE AND FRIENDSHIP TO OUR VILLAGE. PLEASE MAINTAIN AND ENFORCE THE CURRENT HOME OCCUPATION LAWS AS THEY STAND AND ALLOW SPECIAL USE PERMITS WHEN NEEDED AND ACCEPTED BY NEIGHBORS.

I DON'T WANT MY TAX DOLLARS TO BE WASTED ON LAWYERS FEES, I DON'T WANT MACHINERY WAKING ME BEFORE DAWN AND AFTER DARK, I DON'T WANT WORKERS SPEEDING DOWN MY ONE CAR-WIDE LANE, AND I DON'T WANT A HUGE BARN BLOCKING THE SUNLIGHT AND THE BEAUTY OF OUR VILLAGE FROM VIEW. I WANT TO SEE A MARE AND HER COLT OR A COUPLE HANDSOME HORSES FROLICKING IN THE PASTURE.

PLEASE KEEP BARRINGTON HILLS THE FRIENDLY, BEAUTIFUL PLACE IT WAS WHEN WE MOVED HERE IN 1985

SINCERELY,
 MARILYN PATRICK
 122 BRINKER ROAD
 BARRINGTON HILLS, IL 60010



Dolores Trandel <clerk@barringtonhills-il.gov>

correspondence received - please forward to ZBA members thank you - from bill springer

Judith Freeman <jfreeman@barringtonhills-il.gov>
To: Clerk <clerk@barringtonhills-il.gov>

Mon, Dec 1, 2014 at 7:50 AM

Judy,

Thanks so much for spending the time discussing the proposed amendment.

Unfortunately I have difficulty supporting the rationale you provided for the different horse density limits, i.e. less than 10 acres 1 per acre, 10 or more 2. The discomfort neighbors experience with a boarding barn having 40 horses on 20 acres is the same, if not more so, as one having 10 horses on 5 acres. I would be surprised if there was anything more than a small percentage of horse owners in the entire village who kept more than 1 horse per acre on a permanent basis. This is in keeping with good horse and land management. Why should we expect less for large boarding barns?

Thanks for sending this on to Kurt. Bill

—
Judy Freeman
Chair, ZBA

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.



Dolores Trandel <clerk@barringtonhills-il.gov>

Dec. 2, 2014 ZBA Meeting - Commercial Horse Boarding Text Amendment

Craig Van der Voort <Craig_Van_der_Voort@ajg.com>

Mon, Dec 1, 2014 at 10:17 AM

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

Once again, I must register the **opposition** which both my wife, Jean, and I, have toward passing the Commercial Horse Boarding Text Amendment which is on the agenda for tomorrow's meeting. This is another example of a relatively few Barrington Hills residents attempts to force change and serve their own interests, despite the general consensus of their neighbors. For the record, we do not oppose responsible horse ownership and boarding of their own horses by legal property owners of Barrington Hills. We do oppose the use of property within Barrington Hills for Commercial horse boarding and the negative impact it would have on our privacy, quality of life, property values, and resale appeal. It is time to put a stop to the constant controversy which has become the norm, not the exception, in recent years as some of our elected officials and appointees have attempted to advance their personal agendas. Do not approve this amendment or any variations of it, and stop sending it back for revision in the hope of warring down opposition. Thank you.

Craig & Jean Van der Voort

9 Oak Lake Drive

Barrington Hills, Illinois 60010



Dolores Trandel <clerk@barringtonhills-il.gov>

Horse Boarding - Witness List

Robert Kosin <rkosin@barringtonhills-il.gov>

Mon, Dec 1, 2014 at 12:46 PM

To: Judith Freeman <jfreeman@barringtonhills-il.gov>

Cc: Clark Benkendorf <cbenkendorf@barringtonhills-il.gov>, Kurt Anderson <kanderson@barringtonhills-il.gov>, Karen Rosene <Krosene@barringtonhills-il.gov>, "David M. Stieper" <dstieper@barringtonhills-il.gov>, Richard Chambers <rchambers@barringtonhills-il.gov>, Daniel Wolfgram <dwolfgram@barringtonhills-il.gov>, Dolores Trandel <clerk@barringtonhills-il.gov>, Mary Elizabeth Dickson <marydickson@bond-dickson.com>

The persons expecting to make a presentation to the ZBA at its Special Meeting of Tuesday December 2nd are as follows

Robert Kuntz, Algonquin Township Assessor
www.algonquintownship.com/assessor.html

He is expected to address the topic of property assessment as it pertains to an agricultural use when so defined by the Illinois Department of Revenue.

Konstantine Savoy, Planner, Teska Assoc
www.teskaassociates.com/

He is expected to address the principals of zoning as they pertain to permitted and special uses including its applicability to the process of land planning. Teska Associates drafted the current framework of the Comprehensive Plan for Barrington Hills.

Don Schuman, Building & Zoning Enforcement Officer.
 VBH Ord 1-6-9

He is available to address the regulatory process availability to the Village for agricultural uses included those proposed by the text amendment.

Theses persons were invited from the consideration given to the subject of agricultural use at its meeting of October 20th and were scheduled to make their presentation at the canceled meeting of November 10th.

On Mon, Dec 1, 2014 at 12:20 PM, Judith Freeman <jfreeman@barringtonhills-il.gov> wrote:

Bob

Can you send David this information? Please copy the ZBA members if you don't mind so that everyone gets the same information at the same time. thank you.

[Quoted text hidden]

--

Judy Freeman
 Chair, ZBA

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.

--
 Robert Kosin

Village of Barrington Hills



Dolores Trandel <clerk@barringtonhills-il.gov>

Comments for ZBA

Pamela Cools <docpammy@ameritech.net>
To: Dolores Trandel <clerk@barringtonhills-il.gov>

Mon, Dec 1, 2014 at 1:47 PM

Dolores--

Please forward my comments below to the ZBA regarding the proposed Anderson Text Amendment on commercial horse boarding.

Dear Chairman Freeman and members of the Zoning Board of Appeals,

I am writing to express my opposition to nearly every aspect of the proposed Anderson Text Amendment regarding commercial horse boarding in Barrington Hills. To be clear, I am strongly in favor of commercial horse boarding, and I do believe that the village needs to create a clear means of regulation of boarding businesses. However, the current amendment falls short of creating fair and workable language which is in the best interests of the vast majority of the residents who are not involved in boarding. In particular, I would like to highlight a few areas of special concern.

1. Given the ongoing litigation between Mr. Drury and Dr. LeCompte, I feel that it is highly improper for our village to be considering any changes to our zoning code until that case is resolved. Furthermore, making the changes retroactive to a time period which be highly advantageous to Dr. LeCompte's position in the lawsuit would be ill-advised at best. That particular provision does not serve the public good at all-- merely the interests of one individual.
2. The proposed densities of horses per acre seem to be completely arbitrary, based on anecdotal reports, rather than relying on precedents in other equestrian municipalities, or best practices as recommended by either academic experts in the field of equine sciences, or by equine rescue groups. As my previously submitted documentation shows, the consensus is a density of one horse per GRAZABLE acre at most, with many recommending TWO grazable acres PER horse. This limitation on density should pertain to all horses being kept on a given property, whether they are boarded or personally owned by the property owner.
3. There are virtually no protections for a neighboring homeowner in terms of ensuring their freedom from nuisances, noise, loss of privacy, etc. Employees and customers are not limited in number, and basically have free reign during every waking hour of the day. The ordinance language favors the rights and privileges of the boarding operation to the extreme detriment of the neighbors. This clearly is not in the interest of the public good.
4. My firm position on the issue of commercial boarding on parcels larger than 5 acres remains that it should be handled by special use permit on a case by case basis. A model of such a permit structure already exists in our zoning code in the way that Animal Rescue Shelters have been addressed. Provisions have been included which seek to safeguard the health and welfare of the animals, while respecting the rights of the neighbors to peaceful, noise-free, and odor-free enjoyment of their homes. It includes specific limitations on the numbers of employees and visitors which may be present at one time.

I would urge the ZBA to reject this amendment, wait until the Drury/LeCompte litigation is over, and then head back to the drawing board, listening to the hundreds of residents who have provided practical suggestions on how to create a fair and equitable way to legalize commercial horse boarding.

Sincerely,

Pamela A. Cools
32 Little Bend Road
Barrington Hills, IL 60010



Dolores Trandel <clerk@barringtonhills-il.gov>

Comment on the Commercial Boarding Amendment

Wilcox, Angela C. <AWilcox@vaneklaw.com>

Mon, Dec 1, 2014 at 2:14 PM

To: "jfreeman@barringtonhills-il.gov" <jfreeman@barringtonhills-il.gov>, "mmclaughlin@barringtonhills-il.gov" <mmclaughlin@barringtonhills-il.gov>, "kanderson@barringtonhills-il.gov" <kanderson@barringtonhills-il.gov>, "ckonicek@barringtonhills-il.gov" <ckonicek@barringtonhills-il.gov>, "krosene@barringtonhills-il.gov" <krosene@barringtonhills-il.gov>, "jmesser@barringtonhills-il.gov" <jmesser@barringtonhills-il.gov>, "cbenkendorf@barringtonhills-il.gov" <cbenkendorf@barringtonhills-il.gov>, "fgohl@barringtonhills-il.gov" <fgohl@barringtonhills-il.gov>, "dstieper@barringtonhills-il.gov" <dstieper@barringtonhills-il.gov>, "mharrington@barringtonhills-il.gov" <mharrington@barringtonhills-il.gov>, "dwolfgram@barringtonhills-il.gov" <dwolfgram@barringtonhills-il.gov>, "pmeroni@barringtonhills-il.gov" <pmeroni@barringtonhills-il.gov>, "rchambers@barringtonhills-il.gov" <rchambers@barringtonhills-il.gov>, "kselman@barringtonhills-il.gov" <kselman@barringtonhills-il.gov>, "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>
Cc: "James Wilcox (drjaw@me.com)" <drjaw@me.com>

All,

As my husband and I cannot attend the ZBA public meeting tomorrow night, please accept this email as our opposition to passing the horse boarding amendment as currently written. Without additional research and information as to the impact of this amendment on our community, roads, water and animal welfare, we are opposed to this proposed change to our code.

Many thanks,

James and Angela Wilcox, 7 Hickory Lane

Angela C. Wilcox

Partner

Vanek, Vickers & Masini, PC

55 West Monroe, Floor 35

Chicago, Illinois 60603

T. 312.224.1504

F. 312.224.1510



Dolores Trandel <clerk@barringtonhills-il.gov>

Zoning Board

Reeff, Erin <erinreeff@icicusa.com>

Mon, Dec 1, 2014 at 3:11 PM

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

Say hey Dolores, I'm in favor of adopting the Anderson text amendments to our zoning code.

Erin Leigh Reeff

Personal Assistant to Richard J Stephenson

erinreeff@icicusa.com

847-382-2666

847-381-0944 FAX



Please consider the environment before printing.



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson Amendment

Sally Robinson <sallyrob@gmail.com>

Mon, Dec 1, 2014 at 3:22 PM

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

To whom it may concern,

I am writing to voice my support for the Anderson amendment. It is a simple common sense and practical approach to incorporating horse boarding into the zoning code of the village. It covers every aspect of horse boarding and will not be too expensive to implement for the village and barn owners. Horse boarding has coexisted in the village with very little friction to mention. There are many well run facilities that add to our property values and we need this amendment passed to protect the barn owners and people boarding there from further petty neighbor on neighbor disputes. I am very frustrated that the whole process is taking so long and was very inconvenienced by the last meeting being cancelled. I urge the village to pass this soon because it's very stressful to keep canceling plans to attend meetings especially when they don't happen with little notice!

Regards

Sally Robinson
312-833-1739

Sent from my iPad



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson Text Amendments to zoning code

Skudlarek, Christine <Christine.Skudlarek@concare.com>
To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

Mon, Dec 1, 2014 at 3:24 PM

Dear Dolores,

As a horse lover, rider and boarder in Barrington Hills, I am in favor of adopting the Anderson text amendments to the zoning code.

Thank you,

Christine

Christine T. Skudlarek

General Manager

Concare, Inc.

T. 708.681.8800

C. 708.846.0974

F. 708.681.8929

www.concare.com <<http://www.concare.com>>



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Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson Text Amendments

jonathan.traub@ubs.com <jonathan.traub@ubs.com>

Mon, Dec 1, 2014 at 3:40 PM

To: clerk@barringtonhills-il.gov

Hello Dolores,

I would just like to put on record that I am in favor of adopting the Anderson Text Amendment. I live at 2 Far Hills Road in Barrington Hills. Let me know if you need anything else from me.

Thanks,

Jon

<http://www.ubs.com/team/vt>

Jonathan S. Traub, CFP®
Vice President - Wealth Management
Corporate Stock Benefit Consultant

The Valukas Traub Wealth Management Group
UBS Financial Services Inc.
One North Wacker Dr., Suite 2500, Chicago, IL 60606
☎ (312) 525-4349 | ✉ jonathan.traub@ubs.com
Fax - 888-393-1598

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1K



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson Text amendment

Lauren Foos <laurenfoos101@gmail.com>
To: clerk@barringtonhills-il.gov

Mon, Dec 1, 2014 at 3:43 PM

Good Afternoon,

Please make part of the public record that both Lauren and Douglas Foos, Meadow Hill Rd, Barrington Hills, support adopting the Anderson text amendment to the village code.

Thank you!

Lauren B. Foos
847 751 4431
laurenfoos101@gmail.com



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson Text Amendment

Ginger Underwood <ttonkajo@yahoo.com>

Mon, Dec 1, 2014 at 3:55 PM

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

Hi Deloras, I am definitely in favor of the ZBA and Village Bd adopting the Anderson Text Amendment for our Village Code. Thanks, Ginger Underwood
Sent from my iPhone



Dolores Trandel <clerk@barringtonhills-il.gov>

Village code

Jamie Van Vuren <jamie@beelineimage.com>
To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>
Cc: Andre Van Vuren <andre@beelineimage.com>

Mon, Dec 1, 2014 at 3:55 PM

Good Afternoon,

Please make part of the public record that both Jamie and Andre van Vuren of Meadow Hill Rd, Barrington Hills, support adopting the Anderson text amendment to the village code.

Thank you!

Jamie Henry van Vuren
President
Bee Line Inc
Sent from my iPhone



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson Amendment

Nancy Mesic <nmesic@axcelltech.com>

Mon, Dec 1, 2014 at 4:00 PM

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

Delores,

I am in favor of supporting the Anderson text amendment to our zoning code.

Richard Vines

Nancy Mesic

67 Windrush Lane

Barrington Hills



Dolores Trandel <clerk@barringtonhills-il.gov>

Zoning Board Meeting Comments 2 Dec. 2014

Jan Goss <jangoss@mac.com>

Mon, Dec 1, 2014 at 4:01 PM

To: jfreeman@barringtonhills-il.gov, Dolores Trandel <clerk@barringtonhills-il.gov>

Cc: cbenkendorf@barringtonhills-il.gov, krosene@barringtonhills-il.gov, kanderson@barringtonhills-il.gov

Dear VBH Zoning Board Members:

I speak to the majority of our Village Zoning Board of Appeals. My message is, "Please reconsider the effect that your actions are having on our community."

I am one of the many residents in very strong opposition to the proposed amended, amendment defining horse boarding now before you.

While there are some opponents who are against any change, now or in the future, to existing zoning code wording, I am not one of those.

Indeed, I see the need to better define larger scale horse boarding that has gone in some form within Barrington Hills since it was first incorporated over 50 years ago. It has been estimated that 12 to 18 resident-horse farms presently operate in a manner that makes full compliance with existing zoning requirements problematic. In nearly every case this activity has long gone on without complaints from neighboring property owners. Our zoning code should be re-defined in a way that offers assurance to our larger horse property owners that they can continue to manage their property as they have successfully done in the past without harming others.

However, the history of this controversy requires that change be done in the correct manner and not hastily with distrust, using questionable power plays. We need to more fully understand the ramifications the proposed text amendments may have. What are the alternative ways to accommodate existing larger horse operatives without destroying the protections available by keeping home occupations supplemental to our residential nature?

The history behind this horse boarding issue is clouded. The distrust is so great that, if the majority members of this VBH ZBA and the BOT continue to ram this amendment through, nothing will be resolved! Your hasty action this winter will only increase the the rancor and delay (or destroy) the hope for resolution in the future.

The block voting at the ZBA and BOT raises suspicion. The actions and comments that I have heard at ZBA and BOT meetings cause me and many others real concern about the true motives. It may be that our fears are misplaced. However, the insistent urgency to act hastily shown by the ZBA Chair and the majority lends credence to fears.

Please slow down. Space out your meetings. Let others have time to formulate wording that could provide safe haven for horse boarders, "boardees" and non horse owning neighbors.

Zoning is an imperfect tool for protecting our residential environment. Not every problem can be solved by thoughtful wording in zoning codes. The plain facts are residents can not be protected against every conceivable inconvenience caused by a neighbor; too much zoning stifles personal freedom; and horse boarding operators can not be guaranteed to always have "reasonable neighbors".

It may take some time for the majority of our residents to understand the limitations on zoning. If we don't take the time, this issue will never be resolved.

Thanks for considering these comments,

Jan C. Goss

Jan C. Goss
Marmot Hall



Dolores Trandel <clerk@barringtonhills-il.gov>

Public Hearing - December 1 - Horse Boarding Text Amendment - ZBA Section (s) 5-2-1-, 5-3-4, 5-5-2

fishlake@aol.com <fishlake@aol.com>

Mon, Dec 1, 2014 at 4:01 PM

To: clerk@barringtonhills-il.gov

Cc: cbenkendorf@barringtonhills-il.gov, krosene@barringtonhills-il.gov, kanderson@barringtonhills-il.gov, jfreeman@barringtonhills-il.gov, rchambers@barringtonhills-il.gov, dstieper@barringtonhills-il.gov, dwolfgram@barringtonhills-il.gov, kselman@barringtonhills-il.gov, pmeroni@barringtonhills-il.gov, mharrington@barringtonhills-il.gov, jmesser@barringtonhills-il.gov, clerk@barringtonhills-il.gov, mmclaughlin@barringtonhills-il.gov, ckonicek@barringtonhills-il.gov, fgohl@barringtonhills-il.gov

To All,

I believe that the most the ZBA should do on Wednesday, December 2 is to table the above mentioned Horse Boarding Text Amendment. The directions to the ZBA on October 17, 2014 were as follows: "During the consideration of the LeCompte Text Amendment as amended by the ZBA, the Board of Trustees posed questions regarding underlying topics involving horse boarding. It is intended that a response from the ZBA is provided to the BOT for which a schedule was proposed of ninety days. The topics are as follows including the likely reference source for a response." These directions specifically ask for a response and include reference source for research. Instead Chairman Freeman gave these directions to the members of the ZBA as follows: "She (Chairman Freeman) 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." Due to the fact that no analysis was done on 3 questions and no response to the other questions has been given, I believe that the members of the ZBA have not followed what the BOT asked. The BOT are elected officials that asked the ZBA to conduct this research. Chairman Freeman had no right to take a vote to determine whether or not they should have further analysis.

I also believe that there needs to be a discussion of classifying Horse Boarding as a "Special Use" as compared to "Agricultural". Two of the text amendments had "Special Use" and Chairman Freeman, Kurt Anderson, Karen Rosene, and Kurt Anderson voted against these Text Amendments without even a discussion. The ZBA should at least have a discussion of the pros and cons for both classifications.

I am against recommending the above mentioned Horse Boarding Text Amendment.

Jean Maddrell
10 Ashbury Lane
Barrington Hills, IL



Dolores Trandel <clerk@barringtonhills-il.gov>

my support of Anderson Text amendment

Lisa Harp <lharp@harpinteractive.com>
To: clerk@barringtonhills-il.gov

Mon, Dec 1, 2014 at 4:10 PM

Dolores,

For the public record, please note my family and I fully support the Anderson text amendment.

Thank you.

Sincerely,

Lisa Zinck and family



Dolores Trandel <clerk@barringtonhills-il.gov>

Public Record in Support of the Anderson Text Amendment

Tedd Gagen <tedd@infostaff.com>
Reply-To: tedd@infostaff.com
To: clerk@barringtonhills-il.gov

Mon, Dec 1, 2014 at 4:34 PM

Please make part of the public record that I support the Anderson Text Amendment to the Village Code.

Thank you,

Tedd Gagen

8 Roundstone Lane

Barrington Hills, IL 60010

847-934-9400 direct

847-691-7170 cell



Dolores Trandel <clerk@barringtonhills-il.gov>

Zoning board

Bruce Sander <btsroadking@live.com>

Mon, Dec 1, 2014 at 4:37 PM

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

Say hey Dolores, I'm in favor of adopting the Anderson text amendments to our zoning code.



Dolores Trandel <clerk@barringtonhills-il.gov>

Zoning

Tracy <who867@sbcglobal.net>

Mon, Dec 1, 2014 at 4:49 PM

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

Hi Dolores,

I am in favor of adopting the Anderson text amendment to our zoning code.

Best Regards,

Sent from my iPhone

Tracy Gilman



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson Amendments to Village Code

Jason Elder <jelder2@gmail.com>
To: Clerk <clerk@barringtonhills-il.gov>

Mon, Dec 1, 2014 at 4:52 PM

Hi Dolores, I'm in favor of adopting these, thx.

Jason Elder



Dolores Trandel <clerk@barringtonhills-il.gov>

Dolores, I'm in favor of adopting the Anderson text amendments to our zoning code.

Tomasz K. Helenowski, M.D. <tomasz@helenowski.com>

Mon, Dec 1, 2014 at 4:58 PM

To: clerk@barringtonhills-il.gov

Dear Dolores, I'm in favor of adopting the Anderson text amendments to our zoning code.

89 Meadow Hill Road
Barrington Hills, IL 60010

Thanks.

Tomasz K. Helenowski, M.D.
tomasz@helenowski.com



Dolores Trandel <clerk@barringtonhills-il.gov>

Anderson text amendments

skh <susan@helenowski.com>
To: clerk@barringtonhills-il.gov

Mon, Dec 1, 2014 at 4:59 PM

Hello Dolores, I'm in favor of adopting the Anderson text amendments to our zoning code.

Thank you,

Susan Helenowski
89 Meadow Hill Rd.
Barrington Hills, IL 60010



Dolores Trandel <clerk@barringtonhills-il.gov>

Horse Boarding Amendment

Kristina Anderson <kristina@andersonlegalsearch.com>

Mon, Dec 1, 2014 at 6:53 PM

To: clerk@barringtonhills-il.gov

Cc: dave.cook@sagescience.com

Dear Village Clerk and Village Officials,

My husband, David Cook, and I are writing to express our support for the Amendment that would allow large-scale horse boarding to continue in Barrington Hills. Although we have never used these facilities and do not plan to, we believe that horse boarding is an important part of the rural and equestrian nature of Barrington Hills. It helps preserve the open spaces that are a big part of why we moved here over 12 years ago from the North Shore. We value the individual autonomy and open space beauty that is provided by 5 acre zoning. We know that the 5-acre zoning has been under attack at our borders for many years, and we believe that retaining our agricultural and equestrian character will help protect our zoning. In addition, we love to see the riders coming through the trails in our back yard, and throughout our Village generally. We have always found that the large farm owners are an important part of keeping our community the very special place that it is.

Please don't make Barrington Hills look more like every other suburb. Please keep horse boarding alive and well, and please keep fighting for 5-acre zoning and open lands in Barrington Hills.

(I note that I am not related to the "Anderson" after which, I am told, the Save Boarding Amendment has been named in the past.)

Please share this email with the Village President and Trustees.

Thank you very much!

Kristina Anderson
David Cook
515 Pond Gate Drive
Barrington Hills, IL 60010



Dolores Trandel <clerk@barringtonhills-il.gov>

Support of Andersen Amendment

Vip Castle Bldrs <vip@castlebldrs.com>

Mon, Dec 1, 2014 at 7:41 PM

To: "clerk@barringtonhills-il.gov" <clerk@barringtonhills-il.gov>

Hello,

Where/how would I show

support for the Anderson Amendment to protect horse boarding and preserve our equestrian community.

Sincerely,

Vip Patel

Castle Bldrs
99 Brinker Road
Barrington Hills, IL 60010

www.castlebldrs.com
224.558.1134 mobile