

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A RECREATIONAL FACILITY FOR A PARK LOCATED SOUTH AND
PARALLEL TO THE LONGMEADOW PARKWAY NEAR ALGONQUIN ROAD**

WHEREAS, the Village of Barrington Hills (“Village”) is a duly organized and existing Illinois home rule municipality pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, Section 5-10-7 of the Village’s Zoning Code authorizes the Zoning Board of Appeals (“ZBA”) to recommend, and the Board of Trustees to approve, special uses within the zoning districts of the Village; and

WHEREAS, the Dundee Township Park District (“Applicant”) has applied for a special use permit to allow a recreational facility at the Park District’s property located south and parallel to the Longmeadow Parkway near Algonquin Road; and

WHEREAS, on April 19, 2021, the Zoning Board of Appeals (“ZBA”), with a quorum present, held a public hearing on the application, prior to which time a notice of the public hearing was published in a timely manner in the Daily Herald as well as posted in the Village Hall, and individual notice was provided to all property owners as required by the zoning code and notice of said hearing was properly posted on the Property; and

WHEREAS, in support of its application for a special use permit, the Applicant submitted, among other documents, a Layout and Materials Plan dated February 8, 2021, prepared by Hitchcock Design Group, attached hereto as Exhibit A, which, among other information depicts the proposed use of the Property as a recreational facility; and

WHEREAS, Section 5-10-7(D) of the Village Zoning Code provides that for each application for a special use, the ZBA shall report to the Board of Trustees of the Village its findings and recommendations, including the stipulations of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest; and

WHEREAS, Section 5-10-7(E) of the Village Zoning Code establishes standards which the ZBA deems to have been met before it may recommend approval of the special use permit or any amendment thereof; and

WHEREAS, at the close of the public hearing, the ZBA made necessary findings of fact, as set forth in the attached Exhibit B, as to compliance with the standards set forth in Section 5-10-7(E) of the Village Zoning Code, and recommended that request for special use permit be granted, subject to the following conditions:

1. that the setback be noted to be 15 feet for the parking lot; and
2. that the sign be in accordance with the Village’s sign requirements; and

WHEREAS, the President and the Village Board of Trustees has considered the matter and determined that the request for special use permit for a recreational facility for the property located south and parallel to the Longmeadow Parkway near Algonquin Road be approved, with the conditions as required by the ZBA.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Barrington Hills, Cook, Kane, Lake and McHenry Counties, Illinois, as a home rule municipality the following:

SECTION ONE: That the foregoing recitals are hereby incorporated by reference as though fully set forth herein.

SECTION TWO: The ZBA's findings of fact and recommendation as set forth in Exhibit B is accepted and incorporated herein by reference.

SECTION THREE: The Dundee Township Park District's request for special use permit for a recreational facility at the property located south and parallel to the Longmeadow Parkway near Algonquin Road be granted, subject to the following conditions:

1. that the setback be noted to be 15 feet for the parking lot; and
2. that the sign be in accordance with the Village's sign requirements.

SECTION FOUR: If any part or provision of this Ordinance shall be held or deemed invalid, such invalidity shall not have the effect of rendering another part or provision of this Ordinance invalid.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Barrington Hills, Illinois, this 24TH day of May, 2021.

Ayes: 6 (Strauss, Ekstrom, Buettner, Konicek, Croll, Cecola)
Nays: 0
Absent: 1 (Riff)

APPROVED:



Village President

ATTEST:



Village Clerk

EXHIBIT A

LAYOUT AND MATERIALS PLAN



22 E. Chicago Avenue
Suite 200
Naperville, IL 60540
T 630.961.1787
F 630.961.9925
hitchcockdesigngroup.com

PREPARED FOR
**Dundee Township
Park District**
665 Barrington Ave.
Carpentersville, IL 60110

PROJECT
**Hickory
Hill Park**
Longmeadow Parkway
Carpentersville, IL 60110

CONSULTANTS

ISSUED
January 18, 2020

No	Date	Issue

CHECKED BY: JEB DRAWN BY: JEB

SHEET TITLE
**Layout and
Materials Plan**

SCALE: 1" = 50' SCALE IN FEET



NORTH SHEET NUMBER



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**Single Track
Mountain Bike Course**

- A Coarse Entry Point
- B Footbridge or Culvert
- C Gaps and Kickers
- D Curved Berm
- E Stone Hop
- F Timber Hop
- G Northshore Boardwalk

Disc Golf Course

Hole	Yards	Par
1.	270'	3
2.	380'	3
3.	360'	3
4.	390'	3
5.	270'	3
6.	290'	3
7.	340'	3
8.	450'	4
9.	290'	3
Total:	3,040'	28

0120 21-07 EXH. A



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CONSULTANTS

ISSUED
January 18, 2020

REVISIONS

No	Date	Issue

CHECKED BY
JEB

DRAWN BY
JEB

SHEET TITLE
**Layout and
Materials Plan -
Playground**

SCALE: 1" = 10'
SCALE IN FEET

NORTH

SHEET NUMBER
L3.1
©2021 Hitchcock Design Group

ORD 21-07 EXH A



Playground - Structures & Engineered Wood Fiber Mulch



Shelter



Bike Repair Station



Playground - Structures & Engineered Wood Fiber Mulch



Half Court Basketball



Disc Golf Tee Pad



Disc Golf Hole



Disc Golf Hole



Free Standing Soccer Goal



Soccer Free Play



Representative Imagery

Hickory Hill Park

Barrington Hills, Illinois

PREPARED BY
Dundee
Township
Park District

DATE: 08/15/2021
All drawings are preliminary and subject to change.
© 2021 Hitchcock Design Group

**EXHIBIT B
ZBA FINDING OF FACTS**

**EXHIBIT B
ZBA FINDING OF FACTS**

April 30, 2021

To: President and Board of Trustees
Village of Barrington Hills

RE: Application for Special Use Permit
(Recreational Facility) for a park located South and Parallel to the
Longmeadow Parkway near Algonquin Road

This is to advise you that at a public hearing of the Zoning Board of Appeals ("ZBA") was held on April 19, 2021, where a quorum was present, the ZBA considered the application of the Dundee Park District for the grant of a special use permit to allow for a recreational facility ("Property"), located South and Parallel to the Longmeadow Parkway near Algonquin Road, identified by PIN 03-01-300-013.

Notice of the hearing was published in a timely manner in the Daily Herald as well as posted in the Village Hall. Proof of individual notice, by registered mail, return receipt requested, was submitted for property owners within 250 feet as recorded in the office of the appropriate tax assessor, and the notice of the hearing was properly posted on the Property.

The Applicant was represented at the public hearing by Park District Executive Director Dave Peterson, John Brusseau, Park Designer, and Mark Simon, Superintendent of Parks, each of whom testified in support the Application for special use permit, which is on file with the Village.

FACTS

Village Administrator Paul testified to the notice provided for hearing. Mr. Peterson testified in furtherance of the notice.

In support of the findings required for a special use permit, the Applicant provided the following in its Application:

1. The site is presented a park site. The proposed improvements include a 21-sp[ace parking lot, a 1/2 court basketball court, a bike repair station, a 9-hole disco golf course, a .4 mile single track mountain bike course, a multi-aged handicapped accessible playground, two baggo courts, a small shelter, two soccer practice areas, and a 10' wide asphalt walk/bike path. These improvements will provide recreational opportunities to the resident of the Dundee Township Park District, including residents south of the park site, the residents of the Village of Barrington Hills and the public.
2. The park is located south of Long Meadow Parkway. The properties to the east and west of the site are also owned by the District. The properties to the south include the closed Woodland Elementary School owned by School District 220, approximately 10 residential properties on Navajo Drive, and one property on a private drive located off of Regan Blvd. The extensive tree cover on the existing park site will continue to buffer the park uses.
3. The site is presently a park site. The proposed improvements will not impede the normal and orderly development and improvement of the surrounding properties.
4. The park includes a 21-space parking lot off Longmeadow Parkway. The asphalt walk/bike path will be 10' in width which will permit access to maintenance, security and emergency vehicles. Drainage improvements for the new park elements will be included in the programming. There will no lighting at the site as the park closes at dusk. A portable restroom enclosure will be included near the parking lot.

Exhibit B
ZBA Findings of Fact
April 30, 2021
Page 2

5. A new driveway apron from Longmeadow Parkway was constructed by Kane County to serve the site. This driveway has left and right inbound and outbound lanes. The median on Longmeadow Parkway is broken and west bound left turn lane into the site was included. The Kane County Department of Transportation has reviewed the site plan and parking configuration and provided their acceptance of the configuration and parking count.

6. The special use shall in all other respects conform to the application regulations of the district in which it is located, except as such regulations may in each instance be modified by the Board of Trustees pursuant to recommendations of the zoning board of appeals.

Dave Peterson, Executive Director of the Park District, testified in support of the Application. He provided an overview of the District, and stated that the District's Strategic Plan, predicated on a community wide survey, is to enhance the quality of life through proper programming. Relative to the Application, Mr. Peterson testified that the Park District was successful in securing an OSLAD grant for development of the planned park which is to cost \$727,600. Presenting the 13.36-acre parcel is open space, with an underused baseball field on the west side. Park Designer Joe Brusseau testified relative to the plan for the property, which will include a 21 space parking lot, which had been determined adequate for the use of the property. The new plan for the property calls for construction of a walking trail, mountain bike trail, bike repair station, playground, picnic shelter, disc golf, Baggo courts, a 1/2 basketball court, and a soccer free play area. Directly north of the parcel and running its entire length is a Kane County constructed bike path to serve the community and the region. An inclusive trail system through the park will connect the Long Meadow Parkway to the residential area on the other side of the park.

Members questioned the Applicant on whether fencing is necessary to separate the park from adjacent residential properties, whether ingress/egress to the park is appropriate, whether there is any plan for overflow parking, the lighting on site, security of the park after dark and signage planned on the park.

In response, the Applicant testified that ingress/egress has not been deemed an issue by the Kane County Department of Transportation which has reviewed the plan, and no light is being required. The District does not believe overflow parking will be needed. There is no lighting planned at the park, which will close at dusk. Mark Simon, Superintendent of Parks, testified to general park maintenance and the regular site visits conducted. Relative to security concerns the park property is in the Village, which means that Village Police will be required to provide police protection. Ms. Paul stated that the Police Chief raised no comments on the proposal.

Concerning signage, the District representatives testified that it planned a two-side sign, similar to that in use at 21 Washington St, Carpentersville, which was an exhibit during the hearing.

Relative to concerns over storm water, Jim Glascott testified that the Property is subject to the Lake County Storm water Ordinance, and there has been no concern raised.

Concerning the location of the parking lot, ZBA counsel Dickson stated that the Village Code provides that the ZBA delineate the required setback in this instance, and that it should do so to ensure that the parking lot is not within the setback.

Residents Don and Terry Hein, 1 Autumn Trail, were placed under oath and Terry Hein testified that they were pleased when the District demolished a structure at 2 Autumn Trail due to its state of disrepair. She was not happy with the plan to develop the park, and the use the park may engender.

Pat McGrath, 814 Navajo, Carpentersville, testified as to a concern over parking, as the 21 parking spaces planned appeared small and he was concerned about overflow onto Navajo. Director Peterson testified that the District has intentionally planned only for open soccer and a 1/2 court basketball court which will not allow programmed play, but merely pick up play, which will limit demand for parking.

Exhibit B
ZBA Findings of Fact
April 30, 2021
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FINDINGS

The ZBA reviewed the facts as set forth by the Applicant, and the testimony of residents. After having examined the facts as presented, and taking into consideration the testimony set forth during the public hearing, by their vote to recommend approval of the Application, the majority of a quorum determined that the facts presented met the requirements of section 5-10-7.

RECOMMENDATION

The ZBA recommends that the Village Board approve the request for special use permit, voted 5-1 (1 member absent) to approve the request of the Applicant for a special use permit, subject to the following conditions:

1. that the setback be noted to be 15 feet for the parking lot; and
2. that the sign be in accordance with the Village's sign requirements.

Respectfully submitted,

/s/ Daniel Wolfgram

Chairman
Zoning Board of Appeals
Village of Barrington Hills