

# VILLAGE OF BARRINGTON HILLS

## Zoning Board of Appeals



### NOTICE OF MEETING

Monday, November 17, 2014 ~ 7:30 pm  
MacArthur Room – 112 Algonquin Road

#### AGENDA

1. Organizational
  - 1.1 Call to Order
  - 1.2 Roll Call
2. [Approve] Minutes
  - 2.1 September 11, 2014
  - 2.2 October 20, 2014
3. [Approve] Public Participation Rules Amendment

#### PUBLIC HEARING

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

#### PUBLIC MEETING

5. [Recommend] Amendment to Special Use Permit – 170 Old Sutton road
6. Discussion Meeting Calendar
7. Public Comments
8. Adjournment

Chairman: Judith K. Freeman  
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

**VILLAGE OF BARRINGTON HILLS  
ZONING BOARD OF APPEALS  
Minutes of a Special Meeting – Barrington High School  
Thursday, September 11, 2014**

**1. Organizational**

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

Judith Freeman, Chairman  
Kurt Anderson  
Clerk Benkendorf  
Richard Chambers  
Karen Rosene  
Daniel Wolfgram  
David Stieper

**Staff Present:** Robert Kosin, Director of Administration  
Mary E. Dickson, Legal Counsel

**2. Public Hearing – Public Hearings Closed on September 9, 2014.**

**3. Public Meeting - LeCompte Text Amendment**

Chairman Freeman opened Board discussion on the first text amendment before it for consideration, that being the text amendment applied for by Benjamin LeCompte to sections 5-2-1, 5-3-4 and 5-10-7 of the Zoning Code.

Member Anderson moved to recommend the LeCompte Amendment for approval to the Village Board, seconded by Member Chambers.

Discussion ensued, with Member Anderson stating he had reviewed the proposed amendment and was prepared to recommend an amendment to the LeCompte Text Amendment. He read the (revised) LeCompte Amendment into the record, and the Board commenced discussion of the revised amendment. Member Stieper asked a series of questions which prompted considerable dialogue relative to whether the amendment has been subject to proper notice, hearing and requisite fact finding.

Member Stieper moved to table, seconded by Member Chambers. On roll call: Members Freeman, Anderson, Rosene and Benkendorf voted “nay.” Members Stieper and Wolfgram voted “aye.” Member Chambers voted “present.” The motion to table failed.

Discussion continued.

On the main question to recommend the LeCompte Amendment, as amended by Member Anderson, a roll call was called, as follows: Anderson, Freeman, Benkendorf, Rosene voted “aye.” Members Chambers, Wolfgram, Stieper voted “nay.” The motion carried.

In regard to the LeCompte/Anderson Text Amendment, Member Anderson moved to approve the following finding in support of the Amendment:

That the ordinance, as proposed, addresses the concerns of the health, safety, and welfare of the community arising out of the breeding and training of horses and riders within the village. It's designed to eliminate or address the issues of nuisance, as well as traffic and safety for residents of the village.

The motion was seconded by (unconfirmed member).

Discussion ensued, with Member Stieper arguing against any adoption of findings as what is before the Board (LeCompte as amended) has not been subject to public hearing on which findings could be made.

On a roll call: Members Anderson, Freeman, Rosene, Benkendorf and Chambers voted "aye," and Members Stieper and Wolfgram voted "no." The motion to adopt this finding carried.

- 4. Public Meeting - Elder/RCBH Text Amendment**
- 5. Public Meeting - Drury Text Amendment**
- 6. Public Meeting - Hammond Text Amendment**
- 7. Horse Boarding Text Amendment**

Chairman Freeman announced that three other text amendments and ZBA discussion of a text amendment are on the agenda for discussion. Given the lateness of the hour, the Board determined to continue the discussion of the remaining amendments to a future meeting.

#### **8. Public Comment**

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

#### **9. Adjournment**

On a motion by Member Anderson, seconded by Member (identify unconfirmed), the meeting was adjourned, on a roll call, all members voting "aye."

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

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

**1. Organizational**

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

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

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

**2. Minutes**

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

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

Roll Call: All ayes. Motion to approve carries.

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

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

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

**3. Public Participation Rules Amendment**

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

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

**4. Text Amendment – Elder, RCBH**

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

Motion Withdrawn after discussion.

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

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

**5. Text Amendment – Drury**

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

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

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

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

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

## **6. Text Amendment – Hammond**

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

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

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

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

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

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

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

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

### **7.1 Village Board Inquiries**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**8. Meeting Calendar**

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

**9. Public Comments**

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

**10. Adjournment**

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

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

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

DRAFT

## Overview of Public Hearings and Participation

The following information pertains to that part of the Agenda in which you may participate. Also, please do not be offended if the Zoning Board of Appeals does not take immediate action on an item before it. Because the Village of Barrington Hills is a public agency subject to many laws and has extensive liability, it must act in a careful, deliberate manner. The Village has learned that in most cases it is better to take matters under advisement before taking action. Hasty actions in many cases lead to future problems for the Village. In addition, you are welcome to submit your comments in writing to the Village Clerk, at any time.

## HEARING SCHEDULE

Any person has the right to speak to an item on the agenda after the Public Hearing is opened and confirmation of the public notice is entered into the hearing record but before action is taken. Time is scheduled to allow the public to provide input as testimony to the Zoning Board of Appeals on a particular subject that is the purpose of the Public Hearing.

This is not a question and answer time.

The Board will consider all testimony after the Public Hearing is closed.

## PROCEDURE FOR PARTICIPATION

1) Sign up on the sheets provided. 2) When recognized, please proceed to podium. 3) If providing testimony, state your name and address. 4) Please limit your comments to THREE MINUTES.

You may submit your written comments to the Village Clerk.

Comments of a personal nature directed towards individual Board members, employees of the Village or any other individual are not permitted. It is the prerogative of the Presiding Officer of the Board to limit the discussion of any speaker to allow for broad and diverse public participation. Speakers may submit materials, written testimony, or pictures to the Recording Secretary for the consideration of the Board.

## OTHER

When other matters come up involving the need for public input, the Chair will announce the question and the process to be used for a response.

## Public Participation and Testimony Details

Hearing Room. Doors to the Hearing Room open 30 minutes prior to the start of the hearing.

Formal Scheduled Appearance Check-in. When you arrive at the hearing you will need to sign-in at the roster located at the entrance to the room used for the Hearing. Verify that your item of interest is listed on the agenda for the Hearing. A limited number of copies of the agenda will be available at the entrance. If you do not see your business listed on the agenda please see the Presiding Officer or the designee for more information.

Public Comment Appearances. Speakers presenting comments to the Board during the Public Comments section of a hearing must register on the sign-in roster their intent to speak. The roster will be collected prior to the Public Comments section of the hearing for the presentation of speakers. The Clerk or recording officer will call each registered speaker to the podium to provide his or her comments.

Agendas for all public hearings are filed with the Clerk of the Village of Barrington Hills, and can be viewed or printed at: <http://www.barringtonhills-il.gov/govindex.html>.

Speaker Time Limit. All public testimony is generally limited to three minutes or such longer or shorter time as determined by the Board Presiding Officer. Practice before hand to make sure that you have enough time to communicate your information. The Board Presiding Officer has the discretion to either extend or reduce time limits based on the number of speakers. Speakers called by the Board Presiding

Officer may not cede their time to another person.

Called to Testify. When you are called to testify, proceed to the podium at a microphone facing the Board. Move the microphone close to your mouth and speak directly into it. Please begin your testimony by stating “For the record my name and address is \_\_\_\_\_.” If providing public comments during a public meeting your address is not a prerequisite to speak.

Addressing the Board. All remarks shall be addressed to the Presiding Officer and not to any one Board Member thereof. Address the Board as “Presiding Officer and members of the Board.”

Recognition of a speaker by the Presiding Officer is a prerequisite to speaking and is necessary for an orderly and effective hearing. It will be expected that all speakers will deliver their comments in a courteous and efficient manner. Anyone making out-of-order comments or acting in an unruly manner shall be precluded from further participation.

Decorum will be maintained. This includes common courtesy from the audience, staff, and Board to the Presiding Officer and from the Presiding Officer to the Board. Statements considered demeaning or inappropriate shall be ruled out of order and the speaker will be excused. Members of the Board will not engage with individuals giving public testimony.

All public presentations must be limited to issues of concern before the Board and/or related to the Village of Barrington Hills. Questions or concerns about the operation of the Village should generally go to the Village Clerk during regular business hours.

Providing Written Testimony in Addition to Speaking. When you are called to testify and have prepared written testimony give one copy of your testimony to the Recording Secretary. Copies of handouts or public testimony will not be provided to the Board during the Hearing.

Special Accommodations. If you require special accommodation in order to testify before the Board, please make your request to the Village Clerk 847.551.3000 at least 48 hours before the hearing.

Guidelines for Written Testimony. Written testimony is always welcome. In some cases, there may be a deadline to submit written testimony on a particular subject. Telephone or email the Village Clerk to verify testimony deadlines. Identify the agenda item or topic you are providing comments on at the beginning of your letter or e-mail. Written testimony may be submitted by ground mail, e-mail or fax. Fax testimony to: 847.551.3050 E-mail to: [clerk@barringtonhills-il.gov](mailto:clerk@barringtonhills-il.gov)

Mail testimony to: Village Clerk

Village of Barrington Hills

112 Algonquin Road

Barrington Hills, IL 60010-5199

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112 ALGONQUIN ROAD  
BARRINGTON HILLS, ILLINOIS 60010-5199  
[www.barringtonhills-il.gov](http://www.barringtonhills-il.gov)

TELEPHONE  
(847) 551-3000

FACSIMILE  
(847) 551-3050

## POSTED NOTICE- ZONING BOARD OF APPEALS

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

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

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

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

Date and Time of Hearing: **Monday, November 17, 2014 at 7:30 p.m.**

Applicant: **Jan-Dirk Lueders**

Address: **170 Old Sutton Road**

Subject: **Amendment of Special Use Resolution 13-18 for construction of a Polo Field and Indoor Riding Arena per Section 5-5-3 of the Zoning Code.**

Judith K. Freeman, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills  
Publication Date: **Oct. 31, 2014**

# CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

## Daily Herald

### PUBLIC HEARING

Before the

Zoning Board of Appeals,

Village of Barrington Hills, Re: 170 Old Sutton Road  
Notice is hereby given that a Public Hearing will be held on Monday November 17, 2014 at 7:30 p.m. or as soon thereafter as the matter may be heard by the Zoning Board of Appeals of the Village of Barrington Hills in the MacArthur Room of the Village Hall, 112 Algonquin Road, concerning the application for an amendment of a Special Use [VBH Res 13-18] being a polo field and indoor riding arena at 170 Old Sutton Road ("Subject Property"), subject to the provisions of Section 5-10-7 of the Zoning Ordinance.

The application concerns an amendment of an existing special use to permit the reconfiguration of the layout of the polo field and accessory indoor riding arena with attached viewing room, all for personal use. Pursuant to Section 5-5-3 of the Village Code, special Uses may be allowed subject to the issuance of a Special Use Permit. A polo field and accessory buildings are special uses in the R-1 Zoning District within which is located the Subject Property.

The Subject Property which is approximately 41.8 acres in size is currently used for agricultural purposes on which a residence is located which at the time of the Special Use under the ownership of Thomas and Lowry White who contracted to sell the Subject Property to Jan-Dirk Lueders contingent on approval of the Special Uses. The property has been purchased by Mr. Lueders who is the managing member of Passion for Polo, LLC and petitioner for the amendment of the Special Use.

An application for the amendment has been filed to address the provisions of Section 5-10-7 of the Zoning Ordinance containing there in the following legal description of the Subject Property at the Southeast corner of Old Sutton and Algonquin Roads (State Rt 62) as follows:

PARCEL 1: ALL THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALGONQUIN ROAD AND EAST OF THE CENTER LINE OF OLD SUTTON ROAD;

PARCEL 2: THE WEST TWO HUNDRED SIXTY-NINE AND FIVE-TENTHS FEET (269.5') OF THE NORTH SIX HUNDRED FORTY-ONE AND FIVE-TENTHS FEET (641.5') OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 3: THAT PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTHWESTERLY OF THE HIGHWAY KNOWN AS ALGONQUIN ROAD, CONTAINING SEVENTY-SEVEN HUNDREDTHS (.77) ACRES, MORE OR LESS., ALL BEING SITUATED IN TOWNSHIP OF BARRINGTON, IN COOK COUNTY, ILLINOIS  
Real Estate Index No.: 01-16-101-003, 01-16-301-003, 01-1 6-303-003

A copy of the application for the amendment of the Special Use is available for examination at the office of the Village Clerk at Barrington Hills Village Hall during the customary hours of operation. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard.

Judith K. Freeman, Chairman Zoning Board of Appeals  
Published in Daily Herald October 31, 2014 (4390043)

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

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 31, 2014 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 Daula Baltz  
Authorized Agent

Control # 4390043

## VBH Zoning Ordinance

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

(A) Purpose: The development and execution of a zoning ordinance is based upon the division of the Village into districts, within which districts the use of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that there are special uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public or private need for the particular use at the particular location. Such special uses fall into two (2) categories:

1. Uses publicly operated or traditionally affected with a public interest.
2. Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

(B) Initiation of Special Use: An application for a special use may be made by the owner of the subject property, or by another person having an interest therein with the written concurrence of the owner thereof, to use said property for one or more of the special uses provided for in this Zoning Title in the zoning district in which the land is situated.

(C) Application for Special Use: An application for a special use shall be filed in writing with the Enforcing Officer. The application shall contain such information as the Zoning Board of Appeals may from time to time, by rule, require. Notice of the time and place of such public hearing shall be published at least once, not less than fifteen (15) days nor more than thirty (30) days before the hearing in a newspaper of general circulation in the Village. The published notice may be supplemented by such additional form of notice as the Board, by rule, may require.

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

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

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

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

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

(G) Effect Of Denial Of A Special Use: No application for a special use which has been denied wholly or in part by the board of trustees shall be resubmitted for a period of one year from the date of said order of denial, except on the grounds of new evidence or proof of changed conditions found to be valid by the zoning board of appeals and the board of trustees.

(H) Revocation: In any case where a special use has not been established within six (6) months after the date of granting thereof, then without further action by the zoning board of appeals or the board of trustees, the special use authorization shall be null and void. The zoning board of appeals may, upon application filed within said six (6) months, and for good cause, extend said time an additional six (6) months.

(l) Special Uses On Historical Sites: An applicant may request as a unique historical use any permitted and/or special use allowed in any zoning district to be allowed in any other zoning district, subject to compliance with the following conditions:

1. Proof that the subject property or the improvements thereon are of historic value or significance and that preservation of the same will be enhanced, maintained or assisted by permitting the unique use as proposed.
2. Proof that permitting the unique use will be of some affirmative benefit, from a land use or preservation standpoint, to the subject property, the surrounding properties and neighborhood, and the village.
3. The application shall have the burden of presenting clear and convincing proof that the unique use is justified and proper.

**PETITION FOR AMENDMENT TO SPECIAL USE PERMIT**

**FOR THE PROPERTY LOCATED AT:**

170 Old Sutton Road, Barrington Hills, Illinois 60010

**PETITIONER & OWNER:**

Passion for Polo, LLC

**PROPERTY INDEX NUMBERS:** 01-18-101-003-0000; 01-16-301-003-0000; and  
01-16-303-003-0000

**ZONING BOARD OF APPEALS HEARING DATE:** November XX, 2014

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Exhibit 1	Petition for Special Use Permit and Accompanying Exhibits
Exhibit 2	Resolution Granting Special Use Permit
Exhibit 3	Proposed Site Plan for Polo Field and Accessory Riding Arena
Exhibit 4	Supplement to Petition to Amend the Special Use Permit
Exhibit 5	Certificate of Publication
Exhibit 6	Evidence of Posted Notice at Subject Property

To Zoning Board of Appeals Commissioners:

Ms. Judith K. Freeman  
Mr. Clark Benkendorf  
Mr. Kurt Anderson  
Ms. Karen Rosene  
Mr. David Stieper  
Mr. Richard Chambers  
Mr. Daniel Wolfgram

Date: October 23, 2014

Subject: Petition for Amendment to Special Use Permit for Polo Field and Accessory Riding Arena.

The Petitioner, Passion for Polo, LLC, hereby respectfully requests that the Village of Barrington Hills amend the existing Special Use Permit issued by the Village for 170 Old Sutton Road to permit construction of the polo field and accessory riding arena in the manner depicted in the Proposed Site Plan attached as Exhibit 3.

In the course of preparing for the construction of the previously approved polo field and accessory riding arena, Petitioner determined that reconfiguration of the layout of the polo field and accessory riding arena would avoid the deforestation of a significant number of trees and habitat area located on the east side of the Subject Property. Additionally, Petitioner determined that reconfiguration would avoid substantial changes to the topography of the site. By constructing the polo field and arena in the manner depicted in the Proposed Site Plan, Petitioner will substantially reduce the amount of site manipulation and deforestation that would occur if construction proceeds pursuant to the previously approved site plan. The Proposed Site Plan reduces the size of the accessory riding arena and locates the arena approximately 75 feet from the center line of Old Sutton Road. However, construction pursuant to the Proposed Site Plan will help buffer sound, allow existing habitats to remain as natural as possible, and maintain a landscape buffer to the residential boundaries of the Subject Property. Further, there are no residential properties across Old Sutton Road from the Subject Property. In addition, the Proposed Site Plan removes the two story barn previously proposed.

The existing Special Use Permit runs with the land. When the Petitioner previously sought an amendment to the Special Use Permit from the ZBA on June 18, 2014, the ZBA recommend the amendment to the Village Board, but conditioned its recommendation such that the amended Permit, if it had been approved by the Board, would no longer run with the land. The Petitioner has made and will continue to make a substantial financial investment in the Subject Property. Unless the Permit runs with the land Petitioner's investment would be lost upon a sale of the Subject Property. The ZBA's conditional recommendation was therefore unacceptable to the Petitioner. Unfortunately the Petitioner was not given the opportunity to inform the ZBA of this fact during the June 18, 2014 hearing. Accordingly Petitioner withdrew the Petition for Amendment before the Village Board acted on the ZBA's recommendation. If in response to this Petition the ZBA again seeks to condition its recommendation such that the Permit would no longer run with the land, Petitioner will have no choice but to withdraw its Petition and proceed

with the development as originally permitted. This would result in unnecessary deforestation, habitat destruction, topography changes and the loss of a landscaped buffer to the residential boundaries of the Subject Property.

In support of its petition, Passion for Polo, LLC submits the following:

**PETITIONER/OWNER INFORMATION:** Passion for Polo, LLC is an Illinois limited liability company owned and managed by its sole Member, Jan-Dirk Lueders. Mr. Lueders was the Petitioner for the previously approved Special Use Permit. At that time Mr. Lueders did not yet own the Subject Property. Rather, Mr. Lueders had the Subject Property under contract with the sale being contingent upon approval of the Special Use Permit. Prior to the hearing on his Petition Mr. Lueders, through counsel, informed the Village's attorney that if he purchased the Subject Property he intended to take title to the Subject Property in a limited liability company and obtained confirmation that if the Permit was issued it would run with the land. Mr. Lueders purpose in taking title to the Subject Property through a limited liability company was to limit his exposure for personal liability since equestrian sports are inherently dangerous and available insurance coverage is not sufficiently comprehensive. It would not have made sense for Mr. Lueders to establish Passion for Polo, LLC at the time he filed his Petition with the ZBA because at that time he did not know whether he would be closing on the purchase of the Subject Property.

**LEGAL DESCRIPTION OF PROPERTY:**

Parcel I, Parcel II, and Parcel III, all improvements, the fixtures and personal property included therein with a lot size or acreage of 41.8 +/-.

Commonly known as: 170 Old Sutton Road, Barrington Hills, IL 60010 ("Subject Property")

PIN: 01-18-101-003-0000; 01-16-301-003-0000; and 01-16-303-003-0000

Parcel I: All that part of the Northeast quarter of the Southwest quarter of Section sixteen (16), Township forty-two (42) North, Range nine (9) East of the Third Principal Meridian, lying South of the Center line of Algonquin Road and East of the center line of Sutton Road, situated in Township of Barrington, in Cook County, Illinois.  
Permanent Index Number: 01-16-301-003-0000

Parcel II: The West two hundred sixty-nine and five-tenths feet (269.5') of the North six hundred forty-one and five-tenths feet (641.5') of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section sixteen (16), Township forty-two (42) North, Range nine (9), East of the Third Principal Meridian.  
Permanent Index Number: 01-16-303-003-0000

Parcel III: That part of the East half (E 1/2) of the Northwest Quarter (NW 1/4) of Section sixteen (16), Township forty-two (42) North, Range nine (9) East of the Third Principal

Meridian, which lies Southwesterly of the highway known as Algonquin Road, containing seventy-seven hundredths (.77) acres, more or less.  
Permanent Index Number: 01-16-101-003-0000

**SPECIFIC RELIEF REQUESTED:**

An amendment to the Special Use Permit to allow the Petitioner to construct the polo field and accessory riding arena in the manner depicted in the Proposed Site Plan attached as Exhibit 3.

**SUMMARY OF EXISTING CONDITIONS AND ADDITIONAL FACTS/INFORMATION:**

The Subject Property, which is approximately 41.8 acres in size, has historically been used for agricultural purposes. On October 21, 2013 Jan-Dirk Lueders petitioned the Village of Barrington Hills Zoning Board of Appeals (ZBA) for a special use permit to allow for the construction of a polo field and accessory riding arena. The ZBA recommended that the Village Board grant the Special Use Permit, and the Board did so on October 28, 2013. While preparing for the construction of the polo field and accessory riding arena, Petitioner determined that reconfiguration of the polo field and accessory riding arena would be preferable for the reasons specified above. The purpose of the amendment proposed by this Petition is to preserve the traditional open countryside environment of Barrington Hills while maintaining the equestrian character of the community consistent with the Village's Comprehensive Plan.

**STANDARDS AND EVIDENCE SUPPORTING THE NEED FOR THE SPECIAL USE PERMIT:**

Under Section 5-10-7(E) of the Village Code, the ZBA is not permitted to recommend that a Special Use Permit be approved unless it makes the following findings:

1. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement or surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets and roads.

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

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

The installation of a polo field and accessory riding arena will preserve the current essential character of the Subject Property as an approximately 41.8 acre parcel constituting low density open space.<sup>1</sup> The Petitioner intends to use the polo field and accessory riding arena primarily for personal purposes and does not intend to conduct commercial operations for the general public thereon.

Passion for Polo is aware of and intends to abide by the Village's Heritage Tree Ordinance to the extent that any Heritage Trees are encountered in connection with the installation of the polo field and accessory riding arena. In the event that it becomes necessary to remove any trees covered by the Ordinance, high quality trees will be planted elsewhere on the Subject Property in compliance with the Ordinance. In order to ensure compliance with the Ordinance, Passion for Polo has asked the Village's Arborist to survey the areas to be improved on the Subject Property and has in fact engaged its own arborist to inventory any Heritage Tree to be removed for the purpose of meeting the mitigation requirement on the Ordinance. *See* Exhibit 4.

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

The specific square footage and measures of the polo field, accessory riding arena and viewing room are specified in Proposed Site Plan attached as Exhibit 3.

Given the 41.8 acre size of the Subject Property and the fact that issuance of the Special Use Permit will ensure its continued low density use, the installation of the polo field and accessory riding arena at the Subject Property will not diminish or impair the property values within the neighborhood.<sup>2</sup> For comprehensive support for this finding please review the Market

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<sup>1</sup> The Comprehensive Plan classifies 72.3% of the land use in Barrington Hills as Equestrian Residential and Agriculture while an additional 24.6% of the land use is classified as Forest Preserve, Open Space, and Recreation. *See, Comprehensive Plan*, 4. Consistent with the Village's objectives, the polo field and accessory riding arena will also support the continuation of appropriate agricultural, equestrian and ancillary land uses. *Id.* at 10.

<sup>2</sup> In its Comprehensive Plan, the Village considers several large properties that are vulnerable to change. While the Village supports the reasonable use of these properties for residential uses, it acknowledged the fact that leaving properties as open space would enhance the marketability and utility of these properties. *See e.g., Comprehensive Plan*, 37 ("private open spaces with an interwoven equestrian trail system with equestrian access easements and links to the larger village of Barrington Hills trail system would enhance the marketability and utility of the property as an extension of the equestrian community.") While the Subject Property is not located in an environmentally sensitive area, it is included in Focus Area Two of the Comprehensive Plan, which is an area designed as being vulnerable to redevelopment pressure. *Comprehensive Plan*, 36. It is important to note that through the desires of the landowner(s) and the efforts of the Barrington Hills Conservation Trust, Horizon Farms, located directly north of the Subject Property, has a conservation easement that keeps most of the farm free from development. *See,*

Impact Study Report prepared by Michael S. MaRous and Anita Rifkind of MaRous & Company, attached as Exhibit E of Exhibit 1.

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

The installation of a polo field and accessory riding arena on the Subject Property will have no bearing on the normal and orderly development and improvement or the surrounding properties. This is especially true in comparison to a situation where the Subject Property is developed with six or seven single family houses, or through the installation of a cultural or religious institution due to its frontage on and visibility from Algonquin Road. For comprehensive support for this finding please review the Market Impact Study Report prepared by Michael S. MaRous and Anita Rifkind of MaRous & Company, attached as Exhibit E of Exhibit 1.

**4. Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.**

A. LIGHTING:

All lighting will be in compliance with the Village's Exterior Lighting Ordinance (Village Code Section 5-3-13).

B. SANITARY SERVICE FOR ARENA:

Passion for Polo intends to install ~~two a-toilet~~ ~~facility~~ ~~facilities~~, a kitchen sink, and ~~wash~~ ~~baya~~ ~~dishwasher~~ in the structure housing the accessory riding arena. The location of the septic field required for these facilities is depicted in Exhibit 3 hereto. All sanitary services will be in compliance with the Village's Private Sewage Disposal (Village Code Section 4-2-7) and Sewage Disposal and Water Supply Ordinance (Village Code Section 5-3-5).

C. UTILITIES:

Passion for Polo will assure that adequate utilities will be provided for the polo field and accessory riding arena.

D. DRAINAGE AND STORM WATER RETENTION/DETENTION:

Passion for Polo will assure adequate drainage and storm water retention/detention exists at the Subject Property in connection with the polo field and accessory riding arena. See Exhibit 3 hereto, which depicts the plan for drainage and storm water retention/ detention in connection

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*Comprehensive Plan*, 27. Additionally, while many current property owners in Barrington Hills do not keep horses, many are attracted to the community due to this symbiotic natural/equestrian environment. *Id.* at 8. Based on the foregoing, the installation of the polo field, accessory riding arena will be consistent with the desires of current landowners as well as the Village's Comprehensive Plan.

with the permitted facilities. All drainage and storm water retention/detention will be in compliance with the Village's Surface Water Drainage Ordinance (Village Code Section 4-4-1).

E. OFF-STREET PARKING:

Passion for Polo will assure compliance with the Village Code, Section 5-5-13, regarding off-street parking. Specifically, parking spaces for the polo field and accessory riding arena will be provided in adequate number, as determined by the Village Engineer.

**5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets and roads.**

Access to the polo field and accessory riding arena will be from Old Sutton Road as depicted in Exhibit 3 hereto, to the north of the existing driveway at the Subject Property. Passion for Polo's engineer has contacted District 1 of the Cook County Highway Department to inform the Department of Passion for Polo's intention to access the field and arena from Old Sutton Road. In the future Passion for Polo may seek access to the polo field from Algonquin Road, from which access currently exists to the Subject Property.

Passion for Polo intends to use the polo field and accessory riding arena primarily for personal purpose. Since the facilities will be kept primarily private, the installation of permitted facilities will not substantially increase traffic congestion in the public streets and roads surrounding the Subject Property. Passion for Polo does, however, reserve the right to occasionally use the polo field and accessory riding arena for events which may be attended by the public.

**6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the board of trustees pursuant to the recommendation of the ZBA.**

All structural improvements contemplated in connection with development of the Subject Property pursuant to the Special Use Permit will comply with all applicable requirements under the Village Code.

**CONCLUSION:**

In conclusion, issuance of the proposed Amendment to the Special Use Permit will preserve the current status of the Subject Property as 41.8 acres of open space. Further, issuance of the Amendment is necessary to limit the amount of manipulation to the site and the deforestation that would otherwise occur with the field parallel to Algonquin Road, as previously approved by the Village. Furthermore, issuance of the Amendment to the Special Use Supplement is consistent with the "vision" of the future development of Barrington Hills discussed in the Comprehensive Plan.

All the information contained within is true and correct to the best of our knowledge. This Petition for a Special Use Permit is respectfully submitted to the Barrington Hills Zoning Board of Appeals by:

PETITIONER:

Passion for Polo, LLC

By: \_\_\_\_\_  
Jan-Dirk Lueders, Managing Member

Date: \_\_\_\_\_

STATE OF ILLINOIS }SS.  
COUNTY

Before me, a Notary Public in and for said County and State, appeared \_\_\_\_\_, to me personally known, and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**PETITION FOR A SPECIAL USE PERMIT**

**FOR THE PROPERTY LOCATED AT:**

170 Old Sutton Road, Barrington Hills, Illinois 60010

**CONTRACT PURCHASER & PETITIONER:**

Jan-Dirk Lueders

**OWNER:**

Thomas White and Lowry White

**PROPERTY INDEX NUMBERS:** 01-18-101-003-0000; 01-16-301-003-0000; and  
01-16-303-003-0000

ZONING BOARD OF APPEALS HEARING DATE: October 21, 2013

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Exhibit A	Plat of Survey for 170 Old Sutton Road, Barrington Hills, Illinois dated 11/18/11
Exhibit B	Plat of Polo Field, Indoor Arena and attached viewing room
Exhibit C	Parcel Map illustrating notification zone
Exhibit D	Letter from current owners consenting to special use permit
Exhibit E	Market Impact Study Report
Exhibit F	Evidence of Posted Notice at Subject Property
Exhibit G	Floor Area Ratio (FAR) Calculations
Exhibit H	Certificate of Publication



Alfred Christoffer  
Julie Christoffer  
175 Sutton Road  
Barrington Hills, IL 60010

PIN No: 01-16-303-012-0000

Sean Joyce  
Julie Joyce  
176 Sutton Road  
Barrington Hills, IL 60010

PIN No: 01-16-302-002-0000

Current Owner  
185 Sutton Road  
Barrington Hills, IL 60010

PIN No: 01-16-303-010-0000

Mary B. Galvin Trust  
190 Sutton Road  
Barrington Hills, IL 60010

PIN No: 01-16-302-001-0000

Mailing Address:  
Robert W. Galvin  
160 Dundee Road  
Barrington, IL 60010

John Mills  
195 Sutton Road  
Barrington Hills, IL 60010

PIN No: 01-16-303-016-0000

Nicola Barbanente  
Frances Barbanente  
316 Sutton Road  
Barrington Hills, IL 60010

PIN No: 01-16-102-003-0000

Mailing Address:  
Nicola Barbanente  
262 Ela Road  
Inverness, IL 60067

Royalty Properties, LLC  
Cannon Squires Properties, LLC  
317 Sutton Road  
Barrington Hills, IL 60010

PIN No: 01-16-101-002-0000

Royalty Properties, LLC  
Cannon Squires Properties, LLC  
309 Algonquin Road

PIN No: 01-16-200-005-0000  
01-16-400-001-0000

Barrington Hills, IL 60010

Royalty Properties, LLC  
Cannon Squires Properties, LLC  
311 Algonquin Road  
Barrington Hills, IL 60010

PIN No: 01-16-301-002-0000  
01-16-400-016-0000

Forest Preserve  
District of Cook County  
317 Sutton Road  
Barrington Hills, IL 60010

PIN No: 01-16-101-002-0000

Forest Preserve  
District of Cook County  
309 Algonquin Road  
Barrington Hills, IL 60010

PIN No: 01-16-200-005-0000  
01-16-400-001-0000

Forest Preserve  
District of Cook County  
311 Algonquin Road  
Barrington Hills, IL 60010

PIN No: 01-16-301-002-0000  
01-16-400-016-0000

Basil D. Ktsanes  
Linda H. Ktsanes  
312 Algonquin Road  
Barrington Hills, IL 60010

PIN No: 01-16-403-026-0000

Lawrence P. Schmidt  
200 Dundee Road  
Barrington Hills, IL 60010

PIN No: 01-16-403-028-0000

Shiven V. Sulkar  
Vaishali Sulkar  
320 W Dundee Road  
Barrington Hills, IL 60010

PIN No: 01-16-403-029-0000

North Star Trust Co.  
177C Dundee Road  
Barrington Hills, IL 60010

PIN No: 01-16-303-015-0000

Mailing Address:  
North Star Trust Co.  
425 Martingale #1540  
Schaumburg, IL 60173

Paula Jacobsen  
177 Dundee Road  
Barrington Hills, IL 60010

PIN No: 01-16-303-014-0000

Mailing Address:  
Paula Jacobsen  
177D Dundee Road  
Barrington Hills, IL 60010

Robert Reilly  
310 Algonquin Road  
Barrington Hills, IL 60010

PIN No: 01-16-403-013-0000

Robert Reilly  
326 Dundee Road  
Barrington Hills, IL 60010

PIN No: 01-16-403-023-0000

Mailing Address:  
Robert Reilly  
310 Algonquin Road  
Barrington Hills, IL 60010

**Legal Description of Property:**

Parcel I, Parcel II, and Parcel III, all improvements, the fixtures and personal property included therein with a lot size or acreage of 41.8 +/-.

Commonly known as: 170 Old Sutton Road, Barrington Hills, IL 60010 (“Subject Property”)

PIN: 01-18-101-003-0000; 01-16-301-003-0000; and 01-16-303-003-0000

Parcel I: All that part of the Northeast quarter of the Southwest quarter of Section sixteen (16), Township forty-two (42) North, Range nine (9) East of the Third Principal Meridian, lying South of the Center line of Algonquin Road and East of the center line of Sutton Road, situated in Township of Barrington, in Cook County, Illinois.  
Permanent Index Number: 01-16-301-003-0000

Parcel II: The West two hundred sixty-nine and five-tenths feet (269.5’) of the North six hundred forty-one and five-tenths feet (641.5’) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section sixteen (16), Township forty-two (42) North, Range nine (9), East of the Third Principal Meridian.  
Permanent Index Number: 01-16-303-003-0000

Parcel III: That part of the East half (E 1/2) of the Northwest Quarter (NW 1/4) of Section sixteen (16), Township forty-two (42) North, Range nine (9) East of the Third

Principal Meridian, which lies Southwesterly of the highway known as Algonquin Road, containing seventy-seven hundredths (.77) acres, more or less.  
Permanent Index Number: 01-16-101-003-0000

**SPECIFIC RELIEF REQUESTED:**

Pursuant to Section 5-10-7(B) of the Municipal Code of the Village of Barrington Hills (“Village Code”) contract purchaser and Petitioner Jan-Dirk Lueders, with the written concurrence of owners Thomas and Lowry White, hereby requests a Special Use Permit to install a polo field and indoor riding arena with attached viewing room on the Subject Property as depicted in Exhibit B hereto.

Under Section 5-5-3 of the Village Code, special uses may be allowed, subject to the issuance of special use permits in accordance with the provision of Village Code Section 5-10-7. Special uses may be allowed in the R1 District for recreational facilities including buildings, clubhouses, and accessory structures, located on the grounds of athletic fields. In addition, special uses may be allowed for polo fields.

“Polo Field” is defined as “[a]n area of land which is used to play or learn the game of polo, but not including loud speakers or lighting.” Village Code Section 5-2-1.

“Building”<sup>1</sup> is defined as “[a]ny structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind, and which is permanently affixed to the land.” Village Code Section 5-2-1.

“Accessory Building or Use”<sup>2</sup> is defined as one which:

- (A) Is subordinate to and serves a principal building or principal use; and
- (B) Is subordinate in area, extent or purpose to the principal building or principal use served; and
- (C) Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
- (D) Is located on the same zoning lot or lots under the same ownership as the principal building or principal use served, with the single exception of such accessory off street parking facilities as are permitted to locate elsewhere than on the same zoning lot with the building or use served.

**SUMMARY OF EXISTING CONDITIONS**

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<sup>1</sup> NOTE: The indoor arena and attached viewing room is not an “assembly” intended to accommodate 50 or more people.

<sup>2</sup> NOTE: Mr. Lueders may install a scoreboard and a small viewing stand. The approximate size of the scoreboard will be 10’ x 10’ (10 feet in length and 10 feet in height). The approximate size of the viewing stand will be 3,500 square feet.

The Subject Property, which is approximately 41.8 acres in size, is currently used for agricultural purposes. The house on the Subject Property is currently vacant, having been passed down to Thomas and Lowry White, the heirs of its prior owner. Prior to contracting to sell the Subject Property to Jan-Dirk Lueders, Thomas and Lowry White were actively marketing the Subject Property for sale. Mr. Lueders' obligation to purchase the Subject Property is contingent upon approval by the Village of Barrington Hills of a Special Use Permit for the installation of a polo field and indoor riding arena thereon. In the event that the Village does not issue the Permit, Mr. Lueders will not close on the purchase of the Subject Property in which case Thomas and Lowry White will continue to market it for sale. If this occurs the Subject Property will most likely be purchased by a developer who will subdivide it for residential purposes thereby compromising the traditional open countryside environment of Barrington Hills.<sup>3</sup> Mr. Lueders intends to preserve the traditional open countryside environment of Barrington Hills while maintaining the equestrian character of the community consistent with Comprehensive Plan for the Village of Barrington Hills.

#### **EVIDENCE SUPPORTING THE NEED FOR THE SPECIAL USE PERMIT:**

Under Section 5-10-7(E) of the Village Code, the ZBA is not permitted to recommend that a Special Use Permit be approved unless it makes the following findings:

1. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement or surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets and roads.

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<sup>3</sup> The Village of Barrington Hills has been described as “an equestrian, intentionally open countryside oasis within a more chaotic urban metropolitan area” and as “the most rural of the countryside environments. *See, Village of Barrington Hills Comprehensive Plan*, 7, 18 (Oct. 2005) (hereinafter “Comprehensive Plan”). It is the Village’s objective to restore, retain, and promote the unique qualities of a countryside community by “encourag[ing] only those development patterns which enhance the equestrian based character of the community and avoid encroachment on natural resources and open space.” *Id.* at 10.

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

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

The installation of a polo field and indoor riding arena will preserve the current essential character of the Subject Property as an approximately 41.8 acre parcel constituting low density open space.<sup>4</sup> Mr. Lueders intends to use the polo field and indoor riding arena primarily for personal purposes and does not intend to conduct commercial operations for the general public thereon.

Although Mr. Lueders does not anticipate removing any Heritage Trees from the property in connection with the installation of the polo field and indoor riding arena, he is aware of and intends to abide by the Village's Heritage Tree Ordinance in the event that any affected trees are encountered. In the event that it becomes necessary to remove any trees covered by the Ordinance, high quality trees will be planted elsewhere on the Subject Property in compliance with the Ordinance. In order to ensure compliance with the Ordinance, Mr. Lueders has asked the Village's Arborist to survey the areas to be improved on the Subject Property and if necessary will engage his own arborist to inventory the heritage trees to be removed for the purpose of meeting the mitigation requirement on the Ordinance.

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

The specific square footage and measures of the polo field, indoor arena and viewing room are specified in the site layout attached hereto as Exhibit B.

Given the 41.8 acre size of the Subject Property and the fact that issuance of the Special Use Permit will ensure its continued low density use, the installation of the polo field and indoor arena at the Subject Property will not diminish or impair the property values within the neighborhood.<sup>5</sup> For comprehensive support for this finding please

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<sup>4</sup> The Comprehensive Plan classifies 72.3% of the land use in Barrington Hills as Equestrian Residential and Agriculture while an additional 24.6% of the land use is classified as Forest Preserve, Open Space, and Recreation. See, *Comprehensive Plan*, 4. Consistent with the Village's objectives, the polo field and indoor riding arena will also support the continuation of appropriate agricultural, equestrian and ancillary land uses. *Id.* at 10.

<sup>5</sup> In its Comprehensive Plan, the Village considers several large properties that are vulnerable to change. While the Village supports the reasonable use of these properties for residential uses, it acknowledged the fact that leaving properties as open space would enhance the marketability and utility of these properties. See e.g., *Comprehensive Plan*, 37 ("private open spaces with an interwoven equestrian trail system with equestrian access easements and links to the larger village of Barrington Hills trail system would enhance

review the Market Impact Study Report prepared by Michael S. MaRous and Anita Rifkind of MaRous & Company, attached as Exhibit E.

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

The installation of a polo field and indoor arena on the Subject Property will have no bearing on the normal and orderly development and improvement or the surrounding properties. This is especially true in comparison to a satiation where the Subject Property is developed with six or seven single family houses, or through the installation of a cultural or religious institution due to its frontage on and visibility from Algonquin Road. For comprehensive support for this finding please review the Market Impact Study Report prepared by Michael S. MaRous and Anita Rifkind of MaRous & Company, attached as Exhibit E.

**4. Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.**

A. LIGHTING:

All lighting will be in compliance with the Village's Exterior Lighting Ordinance (Village Code Section 5-3-13).

B. SANITARY SERVICE FOR ARENA:

Mr. Lueders intends to install a full bathroom, a kitchen sink, and wash bay in the structure housing the indoor riding arena. The location of the septic field required for these facilities is depicted in Exhibit B hereto. All sanitary services will be in compliance with the Village's Private Sewage Disposal (Village Code Section 4-2-7) and Sewage Disposal and Water Supply Ordinance (Village Code Section 5-3-5).

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the marketability and utility of the property as an extension of the equestrian community.”) While the Subject Property is not located in an environmentally sensitive area, it is included in Focus Area Two of the Comprehensive Plan, which is an area designed as being vulnerable to redevelopment pressure. *Comprehensive Plan*, 36. It is important to note that through the desires of the landowner(s) and the efforts of the Barrington Hills Conservation Trust, Horizon Farms, located directly north of the Subject Property, has a conservation easement that keeps most of the farm free from development. *See, Comprehensive Plan*, 27. Additionally, while many current property owners in Barrington Hills do not keep horses, many are attracted to the community due to this symbiotic natural/equestrian environment. *Id.* at 8. Based on the foregoing, the installation of the polo field, indoor riding arena will be consistent with the desires of current landowners as well as the Village's Comprehensive Plan.

C. UTILITIES:

Mr. Lueders will assure that adequate utilities will be provided for the polo field and indoor arena.

D. DRAINAGE AND STORM WATER RETENTION/DETENTION:

Mr. Lueders will assure adequate drainage and storm water retention/detention exists at the Subject Property in connection with the polo field and indoor riding arena. See Exhibit B hereto, which depicts the plan for drainage and storm water retention/detention in connection with the permitted facilities. All drainage and storm water retention/detention will be in compliance with the Village's Surface Water Drainage Ordinance (Village Code Section 4-4-1).

E. OFF-STREET PARKING:

Mr. Lueders will assure compliance with the Village Code, Section 5-5-13, regarding off-street parking. Specifically, parking spaces for the polo field and indoor arena will be provided in adequate number, as determined by the Village Engineer. See Exhibit B hereto, which depicts the location and number of parking spaces for trucks, trailers, and cars at the Subject Property.

**5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets and roads.**

Access to the polo field and indoor arena will be from Old Sutton Road as depicted in Exhibit B hereto, to the north of the existing driveway at the Subject Property. Mr. Lueders' engineer has contacted District 1 of the Cook County Highway Department to inform the Department of Mr. Lueders' intention to access the field and arena from Old Sutton Road. In the future Mr. Lueders may seek access to the polo field from Algonquin Road, from which access currently exists to the Subject Property.

Mr. Lueders intends to use the polo field and indoor arena primarily for personal purpose. Since the facilities will be kept primarily private, the installation of permitted facilities will not substantially increase traffic congestion in the public streets and roads surrounding the Subject Property. Mr. Lueders does, however, reserve the right to occasionally use the polo field and indoor arena for events which may be attended by the public.

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

All structural improvements contemplated in connection with development of the Subject Property pursuant to the Special Use Permit will comply with all applicable requirements under the Village Code.

**CONCLUSION:**

In conclusion, issuance of the Special Use Permit will preserve the current status of the Subject Property as 41.8 acres of open space, and avoid the development of the Subject Property with a high density use such as through the installation of six or seven single family houses or a cultural or religious institution, which would result in increased congestion and lower property values for surrounding properties. Furthermore, issuance of the Special Use Permit is consistent with the "vision" of the future development of Barrington Hills discussed in the Comprehensive Plan. Barrington Hills is known for its equestrian tradition and the interrelationship with the natural environment in which the keeping of horses and the maintenance of the equestrian community requires the large-lots, which consequently supports the long term sustainability of the natural environment. See, *Comprehensive Plan*, 8.

All the information contained within is true and correct to the best of our knowledge. This Petition for a Special Use Permit is respectfully submitted to the Barrington Hills Zoning Board of Appeals by:

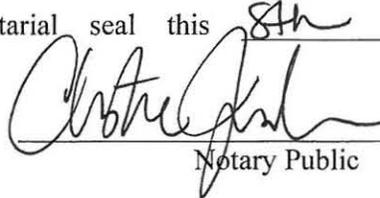
PETITIONER:

  
Jan-Dirk Lueders  
Dated: October 8<sup>th</sup>, 2013

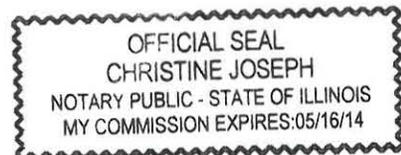
STATE OF ILLINOIS } SS.  
COUNTY

Before me, a Notary Public in and for said County and State, appeared Jan-Dirk Lueders, to me personally known, and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal this 8<sup>th</sup> day of October, 2013.

  
Notary Public

My Commission Expires: 5/16/14



# PLAT OF SURVEY

ARCHITECTURAL · INDUSTRIAL · LOTS · FARMS · SUBDIVISIONS · MORTGAGE · CONDOMINIUMS

BY

E. DEMBROWSKI & ASSOCIATES, INC.

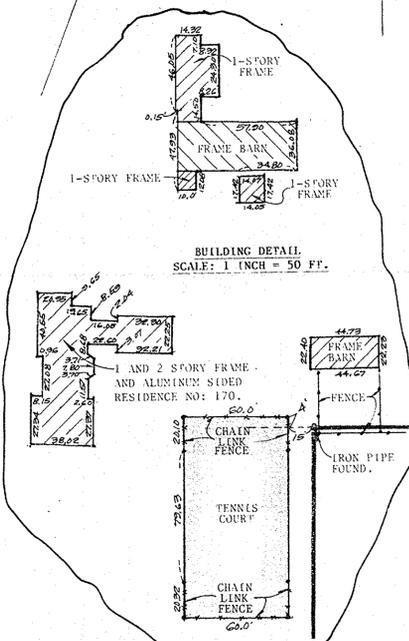
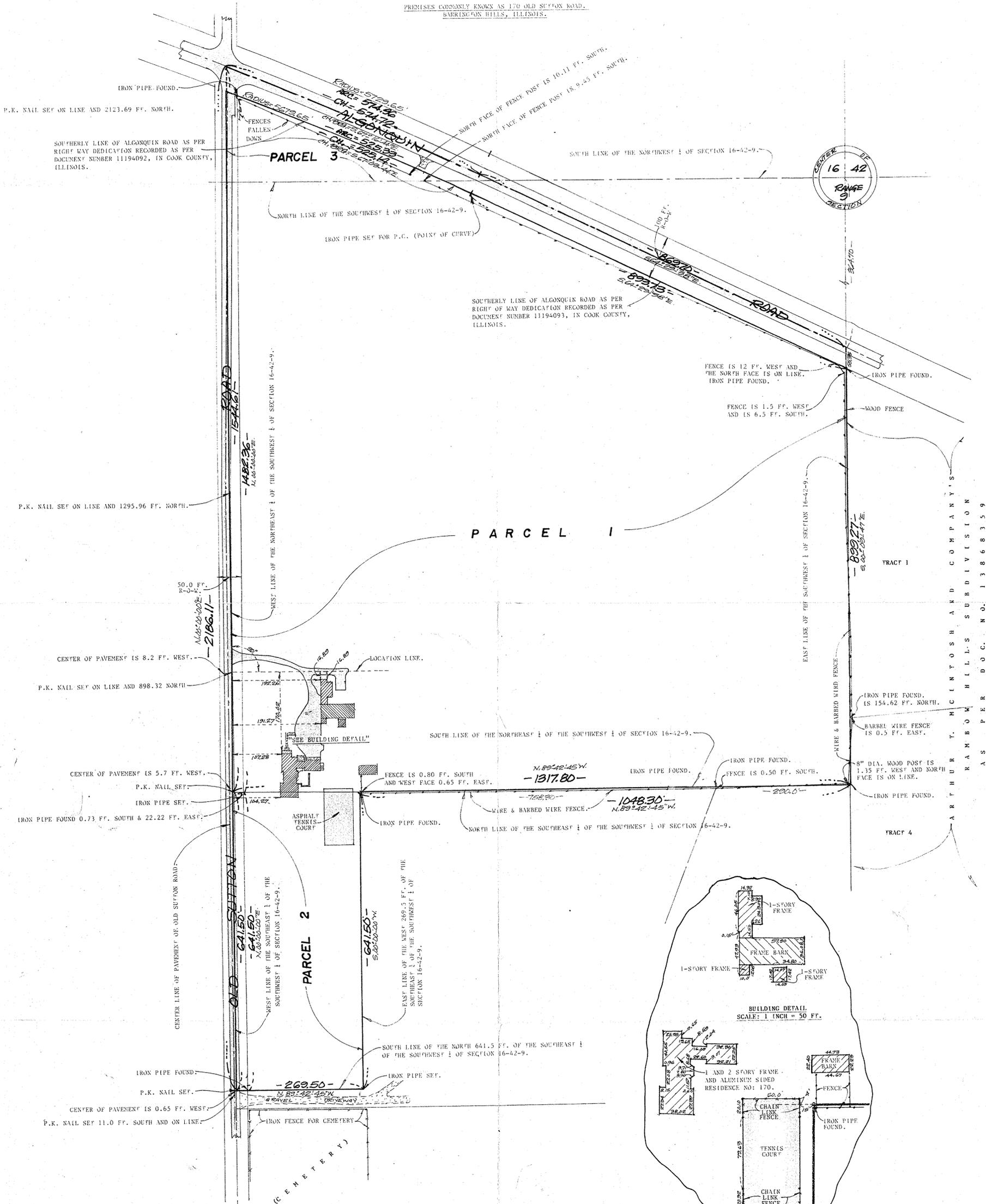


PARCEL 1: ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY TWO (42) NORTH, RANGE NINE (9), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALGONQUIN ROAD, AND EAST OF THE CENTER LINE OF SUTTON ROAD, SITUATED IN THE TOWNSHIP OF BARRINGTON, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST TWO HUNDRED SIXTY NINE AND FIVE TENTHS FEET (269.5) OF THE NORTH SIX HUNDRED FORTY ONE AND FIVE TENTHS FEET (641.5) OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY TWO (42) NORTH, RANGE NINE (9), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY TWO (42) NORTH, RANGE NINE (9), EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHWESTERLY OF THE HIGHWAY KNOWN AS ALGONQUIN ROAD, IN COOK COUNTY, ILLINOIS.

PREMISES COMMONLY KNOWN AS 170 OLD SUTTON ROAD, BARRINGTON HILLS, ILLINOIS.



NOTE:  
INFERIOR FENCES AND CORRALS NOT SHOWN.

GROSS ACREAGE = 42.0678 ACRES.  
AREA IN ROADS = 2.88 ACRES.  
NET ACREAGE = 39.1878 ACRES.

STATE OF ILLINOIS  
COUNTY OF McHENRY

WE, E. DEMBROWSKI & ASSOCIATES, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER ITS DIRECTION BY A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A PLATTED REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



E. DEMBROWSKI & ASSOCIATES, INC.  
1101 PADDOCK ROAD,  
SPRING GROVE, ILL., 60081-9472  
PHONE: 847-540-9371/815-675-0661  
FAX: 847-540-9375/815-675-0662

*Eugene M. Dembrowski*  
ILLINOIS PROFESSIONAL LAND SURVEYOR.  
EUGENE M. DEMBROWSKI  
LICENSE NO. 035-003029

LICENSE EXPIRES NOVEMBER 30, 2012.

NOTE:  
\* DIMENSIONS ARE NOT TO BE ASSUMED OR SCALED.  
\* COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.  
\* THE LEGAL DESCRIPTION SHOWN HEREON WAS SUBMITTED TO THE SURVEYOR FOR USE IN PREPARATION OF THIS SURVEY AND MUST BE COMPARED TO THE DEED OR TITLE COMMITMENT. BUILDING LINES SHOWN HEREON IF ANY ARE SHOWN AS PER THE RECORDED SUBDIVISION PLAT.

Order No. 110154  
Scale: 1 inch = 100 feet  
Date: NOVEMBER 18, 2011  
Ordered by POLACHEK & POLACHEK, ATTYS.



 Project Location  
 250' Buffer from Project Location  
 Parcel Boundaries



Sources: ESRI World Imagery, Cook County GIS


**GEWALT HAMILTON ASSOCIATES, INC.**  
 www.gha-engineers.com

Source: Esri, I-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community

File: G:\199393659355.401 Misc\Old Sutton and Algonquin\Old\_Sutton\_Parcel\_Map.mxd  
 Drawn By: SNewton



1 inch = 400 Feet

# Algonquin Road & Old Sutton Road

## Barrington Hills, IL

Thomas White and Lowry White  
170 Old Sutton Road  
Barrington Hills, IL 60010

October 1, 2013

**VIA First Class Mail and Email to**

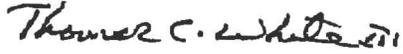
Mr. Robert Kosin  
Ms. Wendi Frisen  
Village of Barrington Hills  
112 Algonquin Rd.  
Barrington Hills, IL 60010  
(847) 551-3000  
[rkosin@barringtonhills-il.gov](mailto:rkosin@barringtonhills-il.gov)  
[building-dept@barringtonhills-il.gov](mailto:building-dept@barringtonhills-il.gov)

Dear Mr. Kosin and Ms. Frisen,

We, Thomas White and Lowry White, owners of the properties located at 170 Old Sutton Road, Barrington Hills, IL 60010, hereby consent to the petition for a special use permit for the installation of a polo field and indoor arena filed by contract purchaser and petitioner Jan-Dirk Lueders.

Should you have any other questions or concerns, please feel free to contact us.

Sincerely,



Thomas White



Lowry White



## MaROUS & COMPANY

October 3, 2013

Mr. Jan-Dirk Lueders  
700 Plumtree Road  
Barrington Hills, Illinois 60010

Subject: Market Impact Analysis  
Proposed Special Use  
170 Old Sutton Road  
Barrington Hills, Illinois 60010

Dear Mr. Lueders:

In accordance with your request, the petition for a special use permit to allow a polo field and indoor arena at 170 Old Sutton Road, Barrington Hills, Illinois, has been analyzed and this market impact analysis has been prepared.

### **Purpose and Intended Use of the Study**

The purpose of this appraisal consulting assignment<sup>1</sup> is analyze the potential impact, if any, on the value of the surrounding properties of the approval of the petition for a special use for the development of a private polo field and indoor arena on the site located at the southeast corner of Old Sutton and Algonquin roads. Specifically, this study is designed to address Section 5-10-7 (E) 2 and 3 of the Barrington Hills zoning ordinance which state that a special use "... will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood." and "... the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district." The report is intended specifically for your use as part of an application for a special use in the Village of Barrington Hills. Any other use or user of this report is considered to be unintended.

### **Executive Summary**

As a result of the market impact analysis undertaken, it is our opinion that the approval of a special use for a private polo field and an indoor arena will not have measurable negative impact on either the character or the property values of the adjoining residential uses. Specifically:

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<sup>1</sup> Appraisal consulting is defined in the "Uniform Standards of Professional Appraisal Practice", effective January 1, 2012, page U-1, as "the act or process of developing an analysis, recommendation, or opinion to solve a problem, where an opinion of value is a component of the analysis leading to the assignment results."

Mr. Jan-Dirk Lueders  
170 Old Sutton Road  
October 3, 2013

- The equestrian use is consistent with the Village's Comprehensive Plan;
- The proposed special use will not impact the value of the surrounding residential properties;
- The proposed special use will not prevent the redevelopment of the farm land on the west side of Old Sutton Road which is to be developed at such time as market conditions warrant;
- If the special use is not allowed, the potential subdivision of the site for six to seven single-family houses will add additional competing properties to the inventory of available housing for sale in the immediate area. This likely would increase marketing times and potentially could lower values of the existing inventory in this small market.

### **Definition of Market Value**

When discussing market value, the following definition is used:

The most probable price a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>2</sup>

### **Scope of Work and Reporting Process**

Information was gathered concerning the real estate market generally and the market of the area surrounding the proposed annexation and special use specifically. The uses in the surrounding area, as well as the proposed development, were considered. The following information has been reviewed.

- Village of Barrington Hills Zoning Ordinance and map;
- Village of Barrington Hills Comprehensive Plan;

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<sup>2</sup> (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

Mr. Jan-Dirk Lueders  
170 Old Sutton Road  
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- Application for special use permit from Mr. Jan-Dirk Lueders, including supporting documents;
- Data on the community from the Site to do Business, STDB.com;
- Data on the market for vacant land and single-family houses in the immediate area of the proposed special use from the Northern Illinois Multiple Listing Service (MLSNI), and other data sources; and
- An inspection of the subject property and the surrounding area was made by Anita Rifkind on September 26, 2013 and by Michael S. MaRous on October 1, 2013.

This document conforms to our understanding of the requirements under Standard Rule 4 of the *Uniform Standards of Professional Appraisal Practice and Advisory Opinions* (USPAP). This letter is a brief recapitulation of the appraisal data, analyses, and conclusions; additional supporting documentation is retained in the MaRous and Company office file. There are no extraordinary assumptions or hypothetical conditions included in the appraisal consulting assignment.

In order to form a judgment concerning the potential impact, if any, on the value of the surrounding properties and on the trend of development in the area by the approval of the proposed special use, we have considered the following:

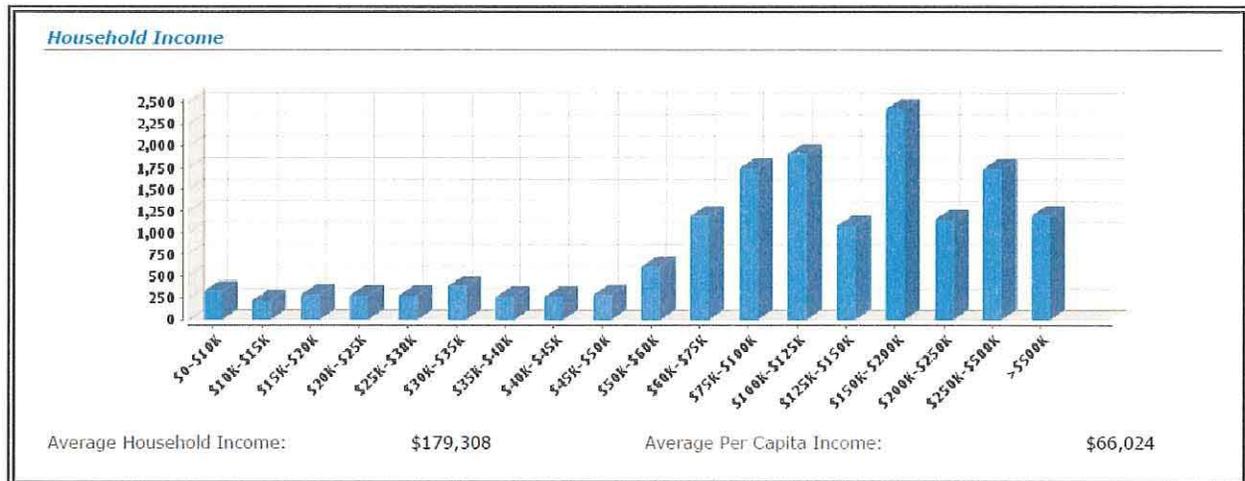
- The nature of, and the possible uses to which the land might be put under the Barrington Hills Zoning ordinance;
- The nature of the surrounding development;
- The potential impact on the character and the value of the surrounding residential properties by the approval of the special use as proposed; and
- The impact on the character and the value of the larger community by the approval of the special use as proposed.

## **Description of Property, Nearby Uses, and Proposed Development**

### **Area Analysis**

Barrington Hills, and the Barrington area in general, is one of the wealthiest suburban communities in the Chicago Metropolitan Area. Total population in the Barrington area is estimated to be 42,934 persons. The average household income currently is estimated at just under \$180,000 per year. The following graph illustrates the spread of incomes in the area.

Mr. Jan-Dirk Lueders  
 170 Old Sutton Road  
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Like other good-quality suburban communities, Barrington Hills and the surrounding communities experienced a softening in housing values since the onset of the economic downturn. The real estate market in general, and the residential market specifically, has been under steady pressure. Housing values are lower than the peak in mid to late 2007, with inventories and marketing times increasing. However, the slow stabilization of the overall economy have begun to extend into the residential real estate market. Low interest rates, and the possibility of increases in those rates, have resulted in new buyers coming into the residential market, and the first signs of stabilization in housing values.

According to the A.L. Wagner Appraisal Group “Chicagoland Quarterly Housing Reports,” the Barrington area has experienced a drop in average sale price of 5.4 percent in the year ending December 31, 2012.

January 1, 2013 Statistics							January 1, 2012 Statistics					
MLS	Average	Under Contract	Under Contract	# of Sales	Average	MONTHS	MONTHS	Percent	Average	12 mo SP		
Area	List Price	(Ctg.)	(Pend)	Last 12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change		
Barrington Area	\$ 1,255,255	72	10	483	\$ 546,868	6.84	11.31	-39.51%	\$ 578,131	-5.41%		

However, a closer look at the three-month period between October 1, 2012, and December 31, 2012, illustrates that inventory is decreasing and the loss in average sale price is leveling off.

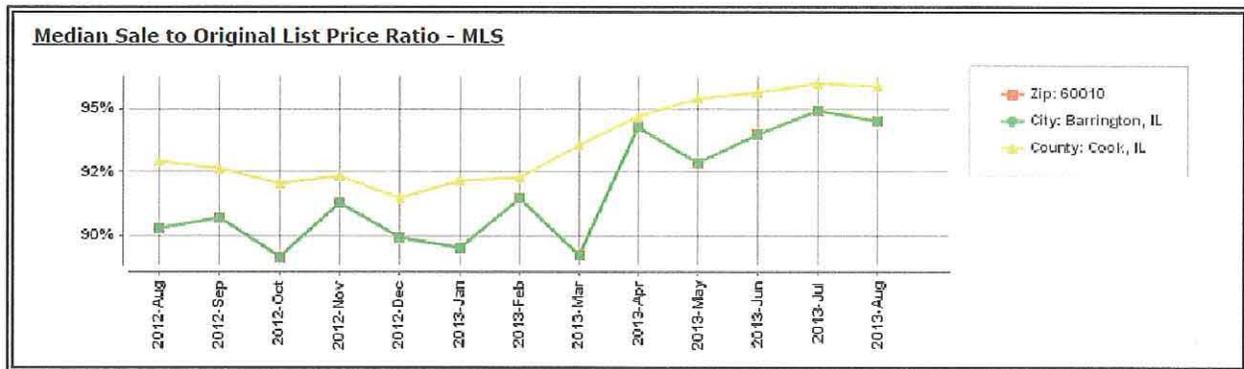
Mr. Jan-Dirk Lueders  
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January 1, 2013 Statistics								October 1, 2012 Statistics				
MLS	Average	Under Contract	Under Contract	# of Sales	Average	MONTHS	MONTHS	Percent	Average	3 mo SP		
Town	Area	Actives	List Price	(Ctg.)	(Pend)	12 mos.	Sale Price	SUPPLY	SUPPLY	Change	Sale Price	Change
Barrington Area	10	322	\$ 1,255,255	72	10	483	\$ 546,868	6.84	8.84	-22.63%	\$ 561,285	-2.57%

The following table summarizes the inventory in this market during the first three months of 2013.

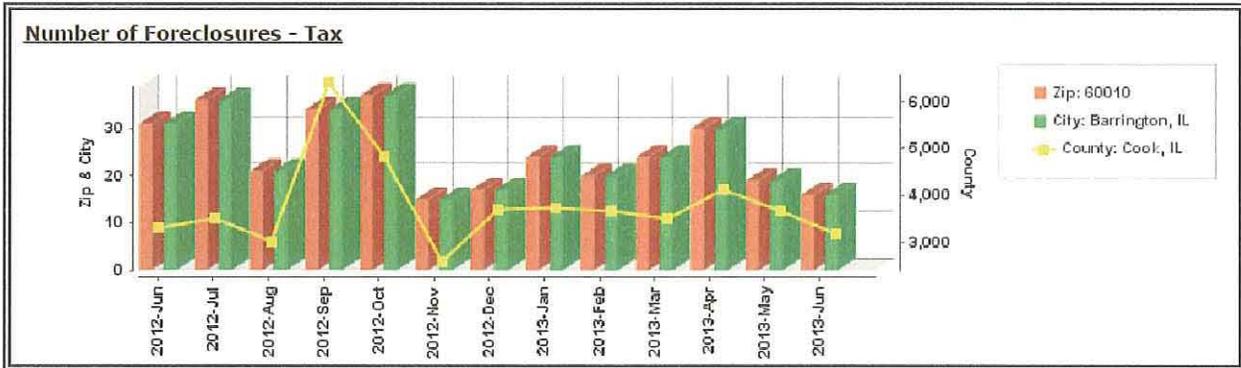
as of January 1, 2013			as of February 1, 2013			as of March 1, 2013			
# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	# Actives	DOM	Months Supply	
<b>Barrington Area - 10</b>									
\$ 0 \$ 299,999	23	202	2.16	28	183	2.73	20	174	1.85
\$ 300,000 \$ 499,999	56	287	3.63	48	276	3.00	54	295	3.47
\$ 500,000 \$ 999,999	135	417	7.61	130	411	6.96	137	381	7.18
\$ 1,000,000 \$ 1,999,999	61	434	25.24	63	396	24.39	63	366	24.39
\$ 2,000,000 and up	47	625	56.40	45	542	54.00	46	627	61.33
ALL	322	413	6.84	314	386	6.50	320	386	6.55

As the following graph illustrates, the percentage of the median sale price to the original list price has begun to rise over the past few months. This reflects the stabilization discussed previously, and also reflects that this has been the peak time of year for purchasers, as well as the efforts of purchasers, to take advantage of the low interest rates before they rise.



The following table reflects the decreasing number of foreclosures in the subject market from June 2012 to June 2013, which also has contributed to the stabilization in the market.

Mr. Jan-Dirk Lueders  
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Barrington Hills consists almost entirely of single-family residential development on large lots. According to the Midwest Real Estate Data (MRED), in the last 12 months there have been 50 sales of single-family residences in Barrington Hills with an average sale price of \$729,986 and an average marketing time of 428 days. The range of sale price extended from \$266,000 to \$2,400,000.

There currently are 115 active listings with an average list price of \$1,808,893 and the average marketing time for these listings is 333 days. There currently are 13 pending sales with an average list price of \$871,530 and an average marketing time of 606 days.

Single Family Houses				
	Total	Average LP	Average MT	
Sold	50	\$806,351	428	
Active	115	\$1,808,893	333	
Under Contract	13	\$871,530	606	
Other	0	\$0	0	
	Max	Average	Median	Min
LP (178)	\$14,900,000	\$1,458,821	\$878,500	\$219,000
SP (50)	\$2,400,000	\$729,986	\$610,000	\$266,000

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### **Immediate Area**

The property that is proposed for the special use is located on the southeast quadrant of Old Sutton and Algonquin roads. On the north side of Algonquin Road is the Horizon Farms property that currently is expected to become part of the Cook County Forest Preserve District. At the northwest corner of the intersection is a 5.4-acre site improved with an older single-family house that is listed for sale for \$339,000. It has been on the market since June, 2013.

On the west side of Old Sutton Road opposite the subject and to the south is farm land. To the east are single-family homes on 5- to 6-acre lots. The 5.7-acre property bordering the southeast corner of the subject parcel is improved with a newer single-family house that has been listed for sale for \$725,000. It has been on the market since July 2013. The property south of the southeast corner of the subject property has been listed for sale since May 2011 as a vacant land parcel. The current asking price is \$399,000.

South of the subject property on the east side of Old Sutton Road is a cemetery and a church.

The general trend of development prior to the economic downturn was for subdivision of large acreage for single-family residential development. Typically, developers will request a density at the maximum allowed by the zoning district, and often will request rezoning to allow for additional density. It can be expected that this trend of development will be reestablished as the economy further stabilizes.

The Illinois Department of Transportation indicates that in 2012, the average daily traffic counts on Algonquin Road east of Old Sutton Road were 19,400 vehicles, and on Dundee Road east of Old Sutton Road they averaged 9,050 vehicles. Traffic counts taken in 2010 on Old Sutton Road showed an average of 850 vehicles per day.

The following map illustrates the relationship of the property that is proposed for the special use with the surrounding land uses.

Mr. Jan-Dirk Lueders  
170 Old Sutton Road  
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**SUBJECT LOCATION MAP**

Mr. Jan-Dirk Lueders  
170 Old Sutton Road  
October 3, 2013

## **Subject Property**

The subject property is an irregularly shaped site with approximately 1,439 feet of frontage on Algonquin Road, and 2,131 feet of frontage on Old Sutton Road. The total site size is estimated at 41.8 acres. The site currently has a single access drive from both Old Sutton Road and from Algonquin Road. The site has wooded perimeters, and a wooded detention area along the eastern property line. The southern “leg” of the site along Old Sutton Road is improved with an older single-family house, barns, and other out-buildings. The site has a significant topographical roll. The center of the site currently is being farmed.

The property currently is listed for sale at an asking price of \$1,980,000. It is under contract to the petitioner.

The subject property currently is zoned R-1, Single-Family Residence District, by the Village of Barrington Hills. This zoning district requires minimum 5-acre lots for development of single-family houses. Under the R-1 zoning district, polo fields are permitted as a Special Use. The site appears to be large enough to meet the size and frontage requirements for the special use. It is our understanding that the front, side, and rear yard setbacks will comply with those established as part of the approval of the Special Use.

The Village’s 2030 Comprehensive Plan, finalized in 2005, includes the following objectives relative to Community Character:

- Assure that the predominant scale, arrangement, and appearance of development will be compatible to and consistent with a semi-rural countryside of existing residential estates.
- Support the continuation of appropriate agricultural, equestrian and ancillary land uses.
- Encourage only those development patterns which enhance the equestrian-based character of the community and avoid encroachment on natural resources and open space.

According to the Comprehensive Plan, the subject site is not located in an environmentally sensitive area. It is, however, included in Focus Area Two, an area designed as being vulnerable to redevelopment pressure.

## **Proposed Use**

The use proposed for the subject property is for creation of a polo field running east to west along the Algonquin Road frontage. The wooded area along the eastern property line creates a natural buffer

Mr. Jan-Dirk Lueders  
170 Old Sutton Road  
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between the existing single-family houses to the east, southeast, and south. An indoor arena is planned as part of the development and is located south of the proposed polo field. A copy of the site plan is included in the addenda to this market impact analysis.

The field will be a private facility, with limited use and by invitation only. Generally a polo game will involve up to eight trucks pulling horse trailers (depending on size), and a few additional automobiles of family or friends who would drive separately. On relatively rare occasions, a match might be open to members of the public.

Immediately southwest of the existing improvements on the site is a small lake that separates the proposed indoor arena from a single-family house. The distance between the proposed indoor arena and the house is approximately 700 feet.

Access to the site is proposed near the location of the existing driveway from Old Sutton Road.

### **Market Impact Analysis**

In order to evaluate the potential impact, if any, on the value of the surrounding properties of the approval of the petition for a special use for the development of a polo field and indoor arena. We have considered the types of uses to which the subject property could be put and the relative benefits and detriments, if any, to the surrounding community of this special use as part of a discussion and analysis of the highest and best use of the existing property.

### **Potential Uses - Highest and Best Use Discussion**

The subject approximately 41.8 acres could be subdivided for single-family development on minimum 5-acre lots without rezoning. Given the rolling topography, the irregular shape, and the likely requirement for detention on a site of this size, it is estimated that it might be possible to build six or seven houses on this site under the R-1 zoning. Given the Village's stated interest to preserve the semi-rural character of the community and the designation of this area as one likely to be under redevelopment pressure, it is unlikely that a more dense zoning would be allowed for the site. Special uses permitted in the R-1 zoning include educational, cultural, and religious institutions.

The market conditions discussed previously indicate that the market for single-family houses in the area is beginning to stabilize. Marketing times for existing houses are decreasing slowly, the number of foreclosures is decreasing, and the percentage of asking price to sale price is increasing. However,

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despite some improvement, there is still a significant inventory of unsold houses. Subdivision of the subject property for six or seven single-family houses would increase the density of development in the immediate area and would add competition to the existing unsold inventory.

Nevertheless, given the attractiveness of Barrington Hills, a developer would be interested in this site for subdivision, and this would be the use that would be most financially beneficial to an owner.

There is also a possibility that a cultural or religious institution would be interested in this site given its frontage on and visibility from Algonquin Road. Such a facility would likely preserve the larger site size, although some portions could be subdivided for residential development. There would be increased traffic from either of these uses. The zoning district allows a density of 0.05 times the site size. This would allow development on the site totally approximately 91,000 square feet.

The Village's stated interest in preserving the semi-rural and equestrian character of the area would appear to be best served by the development of a polo field and indoor arena. Such a use is likely to have the least impact on the surrounding residential properties.

We also have considered that the trend of development in the immediate area likely will eventually result in the development of the farm land on the west side of Old Sutton Road. Given that the existing equestrian character of the community, and the goal of the Comprehensive Plan to maintain the semi-rural nature, the approval of the polo field and indoor arena should not impact this development.

### **Market Value Impact Analysis**

In order to provide some indication of the potential impact of the proposed polo field and indoor arena on the value of proximate residential development, we have considered the value of the single-family house located at 200 Dundee Road, Barrington Hills. Although the house has a Dundee Road address, it does not have frontage on the arterial and is accessed via a shared drive. Constructed in 1991, the house has a full, walk-out basement, vaulted ceilings, and two fireplaces. The house was listed for sale for \$725,000 in July of this year, and the asking price was lowered recently to \$699,900.

The following sales were considered in developing an opinion of value for this property both under current conditions and those as if the special use were approved. The details of these sales are summarized in the table below; details are retained in the MaRous & Company office files.

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**PROXIMATE SINGLE-FAMILY SALES  
 All in Barrington Hills**

No.	LOCATION	SALE PRICE	SALE DATE	DAYS ON MARKET	YR. BUILT	SIZE / TYPE (RMS./BRS.)	DESCRIPTION
1	326 Old Sutton Rd.	\$590,000	5/13	379	1956	13/4 Ranch Cedar/stone	5-acre site; 4,200 sq. ft.; linked to riding trail; adjoins residential & Horizon Farm \$140.48 per sq. ft.
2	408 Caesar Dr.	\$630,000	8/13	122	1970	14/5 Ranch Cedar/Brick	5-acre site; 3,400 sq. ft.; adjoins residential; walk-out basement \$185.29 per sq. ft.
3	83 Meadow Hill Rd.	\$574,500	7/13	7	1973	11/4 Ranch Brick/Cedar	5-acre site; 4,448 sq. ft.; wooded; adjoins residential \$129.16 per sq. ft.
4	380 W. County Line Rd.	\$500,000	7/13	89	1962	11/4 Ranch Cedar/Frame	5.2-acre site; 2,776 sq. ft.; Lake Cook Rd. frontage; adjoins other residential \$180.12 per sq. ft.
5	9 Longmeadow Dr.	\$650,000	10/12	67	1983	9/4 Ranch Brick/Cedar	4.75-acre site; 3,421 sq. ft.; walk-out basement; adjoins residential; outbuilding \$190.00 per sq. ft.
	200 Dundee Rd.	\$699,900	Listing	84	1991	11/4 Ranch Brick	5.69-acre site; 3,232 sq. ft.; wooded; walk-out basement; shared drive \$216.55 per sq. ft.(list)

Source: MRED

All of these sales occurred during the last six months; none were sold under financial duress. Except for Sale #3, all are located in Cook County; however, all are located in the same school district.

The sale closest in proximity to the house at 200 Dundee Road is Sale #1 which is north across Algonquin Road and borders the Horizon Thoroughbred Farm. This house had been listed for sale on and off since 2006; the original list price was \$1,560,000. It was reduced to \$885,000 in mid 2010 and to \$698,000 in March 2012. Consideration must be given to this history.

These sales develop a relatively wide range of sale price, and a wide range of sale price per square foot of building size as well. The sale prices and the unit sale prices per square foot of building area including land do not appear to be dependent on the adjoining uses or frontage on a major arterial.

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**SALES COMPARABLE TO 200 DUNDEE ROAD**

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The age of the house does appear to have some impact on value, with the older houses generally developing unit sale prices at the lower end of the range. This is a general trend, however, and individual conditions play a large role in the sales of properties in this market. All of the comparable sales are older than the house at 200 Dundee Road.

Based on recent sales of similar houses in the immediate area of 200 Dundee Road, it appears that the current asking price of \$699,900 may be at or slightly above market.

### **Matched Pair Analysis**

In order to evaluate the impact a private polo field on the value of proximate residential property, we have conducted a matched pair analysis. This methodology analyzes the importance of a selected characteristic, in this instance proximity to a private polo field, to the value of a property. The technique compares the sale of a property with proximity to the selected characteristic with the sale of a similar property in the same market area and under similar market conditions but without the proximity to the selected characteristic.

There is an existing polo field located on the south side of Deepwood Road, west of Bateman Road in Barrington Hills. This field is located west of a large horse boarding facility.

In May of 2012, the house located directly northwest of the polo field at 123 Deepwood Court sold. Two similar properties, located more distant from the polo field at 1 and 2 Far Hills Road, also sold in November 2012 and April 2013. These sales are compared in the following chart.

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**MATCHED PAIRS**

	PROXIMATE TO POLO FIELD	NOT PROXIMATE TO POLO FIELD	
Address	123 Deepwood Ct.	1 Far Hills Rd.	2 Far Hills Rd.
Contract Date	July 2012	October 2012	February 2013
Days on Market	77	49	274
List/ Sale Price	\$749,123/\$730,000	\$799,000/\$740,000	\$1,225,000/\$787,000
Sale Price/Sq. Ft.	\$306.98	\$161.25	\$202.68
Year Built	1976	1968	1969
Lot Size	5.0 acres	5.53 acres	5.0 acres
Style	2-story, Cape Cod, sided 10 rms., 4 bdrms. 2.1 ba.; 2-car attached garage	2-story; Traditional; brick 13 rooms, 5 bdrms.4.3 ba.; 3-car attached garage	2-story; Fr. Prov.; brick/frame 11 rooms, 4 bdrms.3.1 ba.; 3-car attached garage
Basement	Partial, partially finished, crawl space.	Full; finished and walk-out	Partial; finished
Other	Master bath; 4-stall barn and fenced corrals;	Master bath; in-ground swimming pool	Master bath; professional landscaping

The house at 123 Deepwood Court is smaller than the houses at 1 and 2 Far Hills Road, both of which also have 3-car garages. Furthermore, the house is sided, and not brick, or brick with frame as are the other two. However, 123 Deepwood Court has a barn and fenced corrals, which somewhat offsets the superior construction and larger sizes of the Far Hills Road properties.

Some consideration must be given to the improving market conditions between the contract on the property at 123 Deepwood Court, October 2012, and especially February 2013.

Taking into consideration the differences between these properties, it does not appear that the location of the house at 123 Deepwood Court had any impact on the sale price of the property.

After the granting of the special use, the house at 200 Dundee Road will be located at the southeast corner of the proposed polo field and indoor arena. The house will be separated from the polo field by the wooded detention area along the eastern property line. Based on the matched pair analysis and on the analysis of the locations of similar houses in the immediate area of 200 Dundee Road, the value of the house will not be impacted by this change in use.

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## Conclusions

After analyzing the proposed development, after considering the alternative uses to which the site might be put, and finally after analyzing the potential impact on value of the approval of the proposed special use on the surrounding residential properties, it is our opinion that the approval of a special use of the subject property for a polo field and indoor arena will not have measurable negative impact on either the character or the property values of the adjoining residential uses. Specifically:

- The equestrian use is consistent with the Village's Comprehensive Plan;
- The proposed special use will not impact the value of the surrounding residential properties;
- The proposed special use will not prevent the redevelopment of the farm land on the west side of Old Sutton Road which is to be developed at such time as market conditions warrant;
- If the special use is not allowed, the potential subdivision of the site for six to seven single-family houses will add additional competing properties to the inventory of available housing for sale in the immediate area. This likely would increase marketing times and potentially could lower values of the existing inventory in this small market.

This report is based on market conditions existing as of September 26, 2013.

This market impact study has been prepared specifically for the use of Mr. Jan-Dirk Lueders in applying to the Village of Barrington Hills for the approval of a special use on the property at 170 Old Sutton Road. Any other use or user of this report is considered to be unintended.

Respectfully submitted,

MaRous & Company



Anita Rifkind



Michael S. MaRous, MAI, CRE  
Illinois Certified General - #553.000141 (9/15 expiration)

## CERTIFICATION

I do hereby certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this appraisal report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective personal interest in the property that is the subject of this report and no personal interest with respect to the parties involved;
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment;
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results;
7. The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*;
9. I have personally inspected the interior and exterior of the subject property;
10. Anita Rifkind provided real property appraisal assistance to the person signing this certification;
11. The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of The Appraisal Foundation;
12. The use of the report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives; and
13. As of the date of this report, Michael S. MaRous, MAI, CRE, has completed the continuing education requirements for Designated Members of the Appraisal Institute.

MaRous & Company

  
Michael S. MaRous, MAI, CRE  
Illinois Certified - #553.000141 (9/15 expiration)

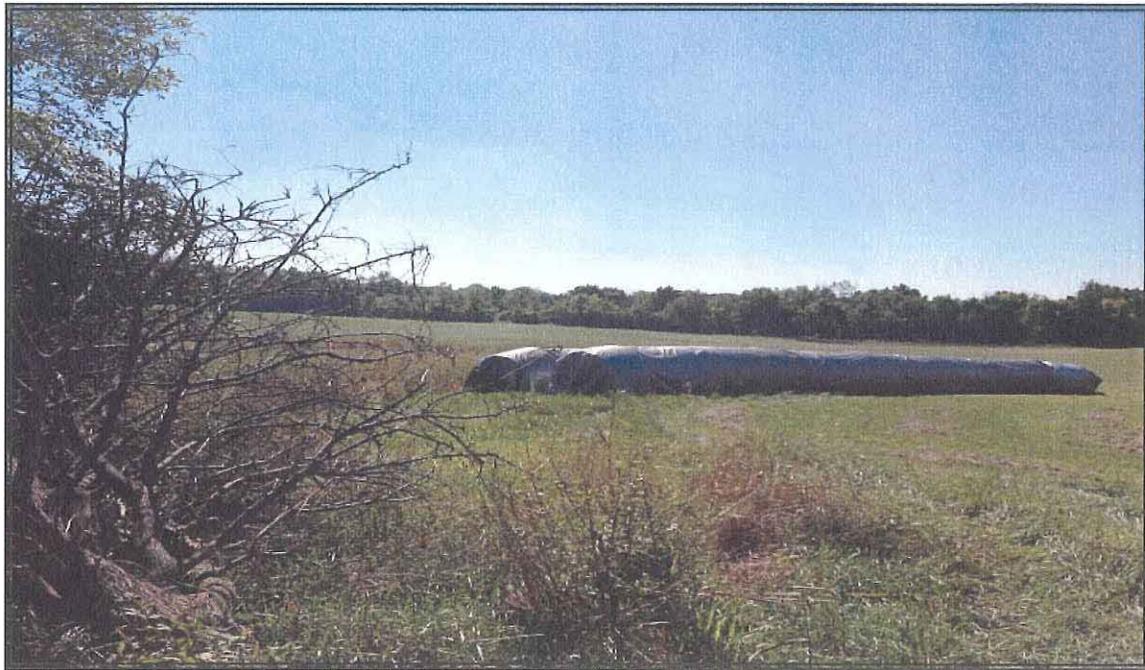
## **ADDENDA**



## PHOTOGRAPHS OF SUBJECT PROPERTY



**SUBJECT PROPERTY FACING NORTHEAST FROM OLD SUTTON ROAD**



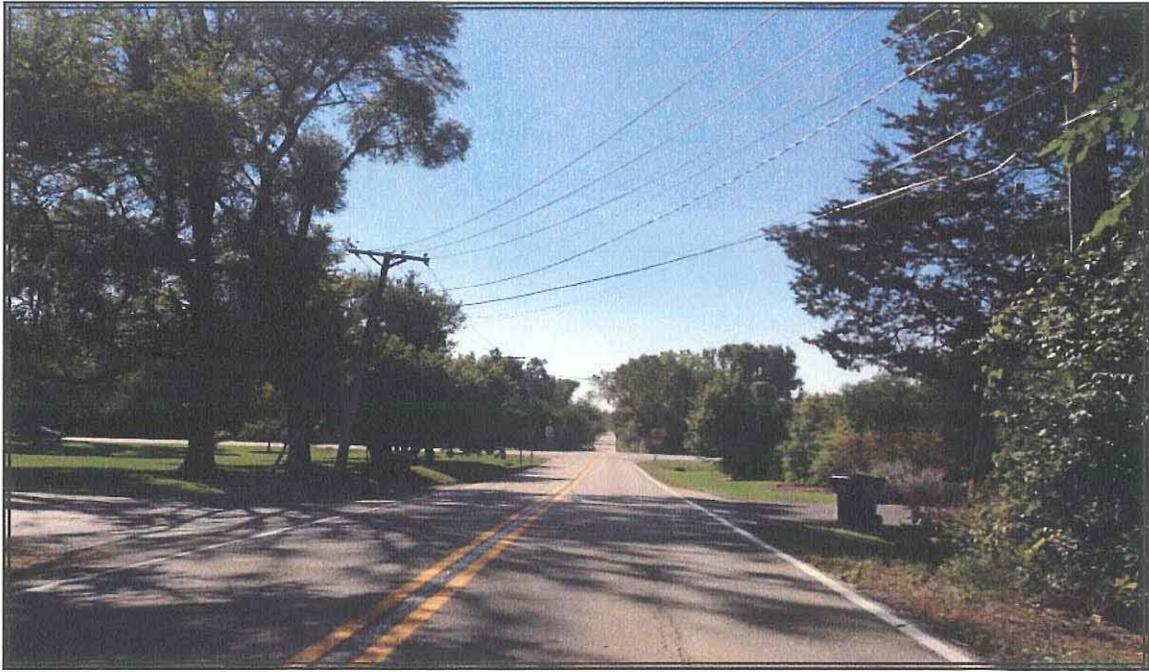
**SUBJECT PROPERTY FACING SOUTHEAST FROM ALGONQUIN ROAD**



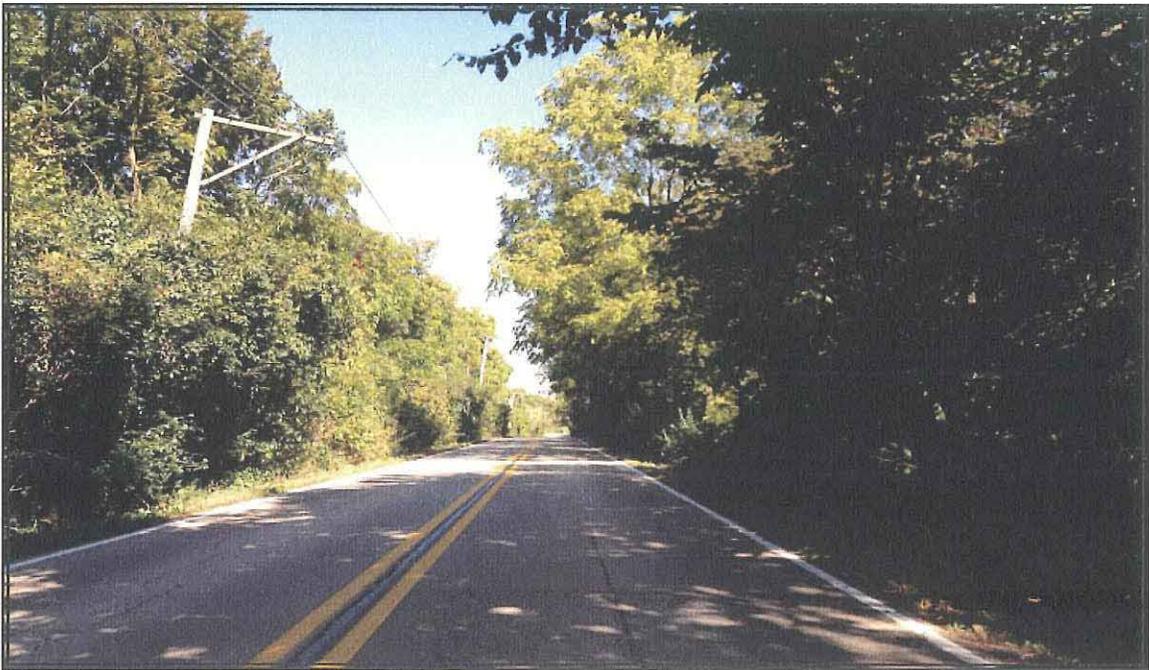
**SUBJECT PROPERTY FACING SOUTHWEST FROM ALGONQUIN ROAD**



**VIEW WEST IN OLD SUTTON ROAD ACCESS DRIVE TOWARDS BARN**



**VIEW SOUTH IN OLD SUTTON ROAD – SUBJECT AT LEFT**



**VIEW NORTH IN OLD SUTTON ROAD – SUBJECT AT RIGHT**



**VIEW WEST IN ALGONQUIN ROAD FROM OLD SUTTON ROAD**



**VIEW EAST IN ALGONQUIN ROAD – SUBJECT AT RIGHT**

# STATEMENT OF QUALIFICATIONS

## ANITA RIFKIND

Anita Rifkind is an assistant to Michael S. MaRous, President of MaRous and Company. She has worked for the firm since 1986, specializing in matters related to urban planning issues. Her duties primarily consist of consultation on urban planning, research, assistance in the preparation of written reports, and representing MaRous and Company at public hearings. Mrs. Rifkind has spoken at a number of seminars and conferences on valuation issues, including the Northwest Municipal Conference. She has served as a member of the City of Park Ridge Planning and Zoning Commission since 2006.

### APPRAISAL AND CONSULTING EXPERIENCE

- Market Studies, Market Impact Studies
- Marketability and Feasibility Studies
- Zoning Impact Analysis
- Highest and Best Use Analyses
- Subdivision Analysis

### RELATED EXPERIENCE

- Research Analyst  
Office of Urban Renewal  
City of Chicago, Illinois 1969 - 1971
- Urban Development Specialist  
U.S. Department of Housing and Urban Development, 1971 - 1979  
Programs: Urban Renewal, Neighborhood Development, Open Space, Water and Sewer  
(Urban Intern, 1971 - 1972)
- Elected Public Official  
Park Ridge Park Board, Park Ridge, Illinois, 1980 - 1984  
Financial oversight and policy direction of district operations.  
Township Trustee, Maine Township, Cook County, Illinois, 1984 - 1988, 1994-2001  
Financial oversight, including tax levies, budgets and appropriations  
Policy direction of township operations

### EDUCATION

- University of Illinois - Chicago, Chicago, Illinois  
Bachelor of Arts (Education) - June 1969  
Split major: English and Political Science
- Loyola University, Chicago Illinois  
12 graduate semester hours in urban studies

# MICHAEL S. MAROUS

## STATEMENT OF QUALIFICATIONS

Michael S. MaRous, MAI, CRE, is president and owner of MaRous and Company. He has appraised more than \$10 billion worth of primarily investment-grade real estate in more than 25 states. In addition to providing documented appraisals, he has served as an expert witness in litigation proceedings for many law firms; financial institutions; corporations; builders and developers; architects; local, state, county, and federal governments and agencies; and school districts in the Chicago metropolitan area. His experience in partial interest, condemnation, damage impact, easement (including aerial and subsurface), marital dissolutions, bankruptcy proceedings, and other valuation issues is extensive. He has provided highest and best use, marketability, and feasibility studies for a variety of properties. Many of the largest redevelopment areas and public projects, including Interstate 355, the O'Hare International Airport expansion, the Midway Airport expansion, and the McCormick Place expansion, are part of Mr. MaRous' experience. Also, he purchases and develops real estate for his own account.

### APPRAISAL AND CONSULTATION EXPERIENCE

Business Parks Distribution Centers	<b>Industrial Properties</b> Manufacturing Facilities Research Facilities	Self-storage Facilities Warehouses
Auto Sales/Service Facilities Banquet Halls Big Box Stores	<b>Commercial Properties</b> Gasoline Stations Hotels and Motels Office Buildings	Restaurants Shopping Centers Theaters
Bowling Alleys Cemeteries Farms Golf Courses	<b>Special-Purpose Properties</b> Lumber Yards Nurseries Riverboat Gambling Facilities Schools Stadium Expansion Issues	Tank Farms Underground Gas Aquifers Utility Corridors Waste Transfer Facilities
Apartment Complexes Condominium Conversions	<b>Residential Properties</b> Condominium Developments Single-family Residences	Subdivision Developments Townhouse Developments
Agricultural Alleys Commercial	<b>Vacant Land</b> Easements Industrial Residential	Right of Ways Streets Vacations
Corporations Financial Institutions	<b>Clients</b> Law Firms Not-for-profit Associations	Private Parties Public Entities

### EDUCATION

B.S., Urban Land Economics, University of Illinois, Urbana-Champaign  
Continuing education seminars and programs through the Appraisal Institute  
and the American Society of Real Estate Counselors and real estate brokerage classes

### PUBLIC SERVICE

Mayor, City of Park Ridge, Illinois (2003-2005)  
Alderman, City of Park Ridge, including Liaison to the Zoning Board of Appeals and Planning and Zoning and  
Chairman of the Finance and Public Safety Committees (1997-2005)

## PROFESSIONAL AFFILIATIONS AND LICENSES

Appraisal Institute, MAI designation, Number 6159  
American Society of Real Estate Counselors, CRE designation  
Illinois Certified General Real Estate Appraiser, License Number 553.000141 (9/15)  
Licensed Real Estate Broker (Illinois)

## PROFESSIONAL ACTIVITIES

Mr. MaRous is past president of the Chicago Chapter of the Appraisal Institute. He is former chair and vice chair of the National Publications Committee and has sat on the board of *The Appraisal Journal*. In addition, he has served on and/or chaired more than fifteen other committees of the Appraisal Institute, the Society of Real Estate Appraisers, and the American Institute of Real Estate Appraisers.

Mr. MaRous served as chair of the Midwest Chapter of the American Society of Real Estate Counselors in 2006 and 2007. He has sat on the Chicago Chapter Board of Directors, the Editorial Board of *Real Estate Issues*, and on various other committees.

Mr. MaRous also is past president of the Illinois Coalition of Appraisal Professionals. He has sat on the board of directors, has held office, and has served on numerous committees of many other professional associations, including the National Association of Security Dealers, the International Research Council, the Chicago Real Estate Board, the Northwest Suburban Real Estate Board, the National Association of Real Estate Boards, and the Northern Illinois Commercial Association of Realtors.

## PUBLICATIONS AND PROFESSIONAL RECOGNITION

Mr. MaRous has spoken at more than 20 programs and seminars related to real estate appraisal and valuation.

### Author

- "Low-income Housing in Our Backyards," *The Appraisal Journal*, January 1996
- "The Appraisal Institute Moves Forward," *Illinois Real Estate Magazine*, December 1993
- "Chicago Chapter, Appraisal Institute," *Northern Illinois Real Estate Magazine*, February 1993
- "Independent Appraisals Can Help Protect Your Financial Base," *Illinois School Board Journal*, November-December 1990
- "What Real Estate Appraisals Can Do For School Districts," *School Business Affairs*, October 1990

### Awards

- Chicago Chapter of the Appraisal Institute - F. Gregory Opelka Award, 2002
- Appraisal Institute - George L. Schmutz Memorial Award, 2001
- Chicago Chapter of the Appraisal Institute - Heritage Award, 2000
- Chicago Chapter of the Appraisal Institute - Herman O. Walther, 1987 (Distinguished Chapter Member)

### Reviewer or Citation in the Following Books

- Appraisal of Real Estate*, Twelfth Edition, 2001
- Appraisal of Real Estate*, Thirteenth Edition, 2008
- Subdivision Valuation*, 2008
- Real Estate Damages*, 2008
- Valuation of Apartment Properties*, 2007
- Valuation of Billboards*, 2006
- Appraising Industrial Properties*, 2005
- Valuation of Market Studies for Affordable Housing*, 2005
- Valuing Undivided Interest in Real Property: Partnerships and Cotenancies*, 2004
- Analysis and Valuation of Golf Courses and Country Clubs*, 2003
- Dictionary of Real Estate Appraisal*, Fourth Edition, 2002
- Valuing Contaminated Properties: An Appraisal Institute Anthology*, 2002
- Hotels and Motels: Valuation and Market Studies*, 2001
- Land Valuation: Adjustment Procedures and Assignments*, 2001
- Appraisal of Rural Property*, Second Edition, 2000
- Capitalization Theory and Techniques, Study Guide*, Second Edition, 2000
- Guide to Appraisal Valuation Modeling Land*, 2000
- Appraising Residential Properties*, Third Edition, 1999
- Business of Show Business: The Valuation of Movie Theaters*, 1999
- GIS in Real Estate: Integrating, Analyzing and Presenting Locational Information*, 1998
- Market Analysis for Valuation Appraisals*, 1995

## REPRESENTATIVE WORK OF MICHAEL S. MAROUS

### Headquarters/Corporate Office Facilities in Illinois

Fortune 500 corporation facility, 200,000 sq. ft., Libertyville  
Corporate headquarters, 300,000 sq. ft. and 500,000 sq. ft., Chicago  
Fortune 500 corporation facility, 450,000 sq. ft., Northfield  
Major airline headquarters, 1,100,000 million sq. ft. on 47 acres, Elk Grove Village  
Former communications facility, 1,400,000 million sq. ft. on 62 acres, Skokie and Niles  
Corporate Headquarters, 1,500,000+ sq. ft., Lake County  
Former Sears Headquarters Redevelopment Project, Chicago

### Office Buildings in Chicago

401 South LaSalle Street, 140,000 sq. ft.  
134 North LaSalle Street, 260,000 sq. ft.  
333 North Michigan Avenue, 260,000 sq. ft.  
171 West Randolph Street, 360,000 sq. ft.  
20 West Kinzie Street, 405,000 sq. ft.  
55 East Washington Street, 500,000 sq. ft.  
10 South LaSalle Street, 870,000 sq. ft.  
222 West Adams, 1,000,000 sq. ft.  
175 West Jackson Boulevard, 1,450,000 sq. ft.  
227 West Monroe, 1,800,000 sq. ft.  
10 South Dearborn Street, 1,900,000 sq. ft.

### Hotels in Chicago

10 E. Grand Avenue (Hilton Garden Inn)  
106 East Superior Street (Peninsula Hotel)  
140 East Walton Place (The Drake Hotel)  
676 North Michigan Avenue (Omni Chicago Hotel)  
One West Wacker Drive (Renaissance Chicago Hotel)  
320 North Dearborn Street (Westin Chicago River North)  
505 North Michigan Avenue (Hotel InterContinental)

### Large Industrial Properties in Illinois

Large industrial complexes, 400,000 sq. ft., 87th Street and Greenwood Avenue, Chicago  
Distribution warehouse, 580,000 sq. ft. on 62 acres, Champaign  
Publishing house, 700,000 sq. ft. on 195 acres, U.S. Route 45, Mattoon  
AM Chicago International, 700,000± sq. ft. on 41 acres, 1800 West Central, Mt. Prospect  
Nestlé distribution center, 860,000 sq. ft. on 153 acres, DeKalb  
Fortune 500 company distribution center, 1,000,000 sq. ft., Elk Grove Village  
U.S. Government Services Administration distribution facility, 1,000,000 sq. ft., 76th Street and Kostner Avenue, Chicago  
Self-storage facilities, various Chicago metropolitan locations

### Vacant Land in Illinois

15 acres, office, Northbrook	450 acres, residential, Wauconda
20 acres, residential, Glenview	475± acres, various uses, Lake County
25 acres, Hinsdale	650 acres, Hawthorne Woods
55 acres, mixed-use, Darien	650 acres, Waukegan/Libertyville
75 acres, I-88 at I-355, Downers Grove	800 acres, Woodridge
100± acres, various uses, Lake County	900 acres, Matteson
140 acres, Flossmoor	1,000± acres, Batavia area
142 acres, residential, Lake County	2,000± acres, Northern Lake County
160 acres, residential, Cary	5,000 acres, southwest suburban Chicago area
200 acres, mixed-use, Bartlett	Landfill expansion, Lake County
250 acres, Island Lake	

### **Business and Industrial Parks**

Chevy Chase Business Park, 30 acres, Buffalo Grove  
Carol Point Business Center, 300-acre industrial park, Carol Stream, \$125,000,000+ project  
Internationale Centre, approximately 1,000 acre-multiuse business park, Woodridge

### **Retail Facilities**

10 Community shopping centers, various Chicago, Metropolitan locations  
Big-box uses, various Chicago metropolitan locations  
Gasoline Stations, various Chicago metropolitan locations  
More than 30 single-tenant retail facilities larger than 80,000 sq. ft., various Chicago metropolitan locations

### **Residential Projects**

Federal Square townhouse development project, 118 units, \$15,000,000+ sq. ft. project, Dearborn Place, Chicago  
Marketability and feasibility study, 219 East Lake Shore Drive, Chicago  
Riverview II, Chicago, Old Town East and West, Chicago, Museum Park Lofts II, Museum Park Tower 4, University Commons, Two River Place, River Place on the Park, Chicago

### **Market Studies**

Impact of land fill on adjacent property values  
Impact of low-income housing on adjacent residential property values  
Impact of proposed quarry expansion on neighboring properties  
Impact of commercial and parking uses on adjacent residential property values  
Impact of significant zoning changes on residential property values  
Sanitary sewer value impact study  
Waste transfer facility impact study

### **Properties in Other States**

330,000 sq. ft., Newport Beach, California  
Former government depot/warehouse and distribution center, 2,500,000 sq. ft. on 100+ acres, Ohio  
Shopping Center, St. Louis, Missouri  
Office Building, Clayton, Missouri  
Condominium Development, New York, New York

### **Airport Related Properties**

Mr. MaRous has done valuations on more than 100 parcels in and around O'Hare International Airport, Chicago Midway Airport, Palwaukee Municipal Airport, Chicago Aurora Airport, DuPage Airport, and Lambert-St. Louis International Airport

## REPRESENTATIVE CLIENT LISTING OF MICHAEL S. MAROUS

### Law Firms

Aldo, Botti & DeLongis, Ltd.	Graft & Jordan	Rathje & Woodward, LLC
Alschuler, Simantz & Hem, LLC	Greenberg Traurig, LLP	Raysa & Zimmermann, LLC
Arnstein & Lehr, LLP	Helm & Wagner	Righeimer, Martin & Cinquino, PC
Steven B. Bashaw, PC	Hinshaw & Culbertson, LLP	Mary Riordan Ltd.
Berger, Newmark & Fenchel PC	Holland & Knight, LLP	Robbins, Salomon & Patt, Ltd.
Berger Schatz	Jenner & Block, LLP	Rosenfeld Hafron Shapiro & Farmer
Carmody MacDonald PC	Donald L. Johnson	Rosenthal, Murphey, Coblentz & Donahue
Crane, Heyman, Simon, Welch & Clar	Kinnally, Flaherty, Krentz & Lorán PC	Rubin & Norris, LLC
Daley & George, Ltd.	Kirkland & Ellis, LLP	Ryan and Ryan
DLA Piper	Klein, Thorpe & Jenkins, Ltd.	Reed Smith LLP
Drinker, Biddle & Reath, LLP	Locke Lord, LLP	Sarnoff & Baccash
Figliulo & Silverman, PC	McDermott, Will & Emery, LLP	Scariano, Himes & Petrarca, Chtd.
Foley & Lardner, LLP	Mayer Brown, LLP	Schiff Hardin LLP
Foran, O'Toole & Burke, LLC	McGuire Woods, LLP	Schiller, DuCanto & Fleck LLP
Franczek Radelet PC	Michael Best & Friedrich LLP	Schirott, Luetkehans & Garner, P.C.
Freeborn & Peters, LLP	Miller & Sweeney, CO	Schuyler, Roche & Crisham, P.C.
Goldberg Kohn Ltd.	Morrison & Morrison Ltd.	Sidley Austin, LLP
Gould & Ratner, LLP	Bryan E. Mraz & Associates	Sonnenschien, Nath & Rosenthal, LLP
	Neal, Gerber & Eisenberg, LLP	Storino, Ramello & Durkin
	Neal & Leroy, LLC	Thomas M. Tully & Associates
	O'Donnell Law Firm Ltd.	Thompson Coburn, LP
	O'Halloran, Kosoff, Geitner & Cook, PC	Tuttle, Vedral & Collins, P.C.
	Owens, Owens & Rinn, Ltd.	Vedder Price P.C.
	Prendergast & Del Principe	Wildman, Harrold, Allen & Dixon LLP

### Financial Institutions

AmericaUnited Bank and Trust	First Midwest Bank	MB Financial Bank
Charter One	First Northwest Bank	Midwest Bank & Trust Company
Citibank	Glenview State Bank	Northern Trust Bank
Cole Taylor Bank	Harris Bank	Northview Bank & Trust
Covest Banc	Itasca Bank and Trust	Private Bank & Trust Co.
First Bank of Highland Park	Lake Forest Bank & Trust	State Financial Bank
		Winfield Community Bank
		Wintrust Bank Group

### Corporations

Advocate Health Care System	Edward R. James Partners, LLC	Loyola University Health System
American Stores Company	Enterprise Development Corporation	Marathon Oil Corporation
Archdiocese of Chicago	Enterprise Leasing Company	Meijer, Inc.
Arthur J. Rogers and Company	Exxon Mobil Corporation	Mesirow Stein Real Estate, Inc.
BP Amoco Oil Company	Hamilton Partners	Prime Group Realty Trust
Christopher B. Burke Engineering, Ltd.	Hewitt Associates LLC	Public Storage Corporation
Cambridge Homes	Hollister Corporation	RREEF Corporation
Canadian National Railroad	Imperial Realty Company	Shell Oil Company
Capital Realty Services, Inc.	Kenard Corporation	Stewart Warner Corporation
Chicago Cubs	Kimco Realty Corporation	Union Pacific Railroad Company
Children's Memorial Hospital	Kinder Morgan, Inc.	United Airlines, Inc.
Chrysler Realty Corporation	Kmart Corporation	United of America Insurance Company
Citgo Petroleum Corporation	Lakewood Homes	
CorLands		

## Public Entities

### Illinois Local Governments and Agencies

Village of Arlington Heights	Village of Glenview	Village of Orland Park
Village of Barrington	Glenview Park District	City of Palos Hills
Village of Bartlett	Village of Harwood Heights	City of Prospect Heights City of Rolling Meadows
Village of Bellwood	City of Highland Park	Village of Rosemont
Village of Brookfield	Village of Hinsdale	City of St. Charles
Village of Burr Ridge	Village of Inverness	Village of Schaumburg
Village of Cary	Village of Kildeer	Village of Schiller Park
City of Chicago	Village of Lake Zurich	Village of Skokie
Village of Deer Park	Leyden Township	Village of South Barrington
City of Des Plaines	Village of Lincolnshire	Village of Streamwood
Des Plaines Park District	Village of Lincolnwood	Water Metropolitan Water Reclamation District of Greater Chicago
Downers Grove Park District	Village of Morton Grove	City of Waukegan
City of Elgin	Village of Mount Prospect	Village of Wheeling
Elk Grove Village	Village of North Aurora	Village of Wilmette
City of Elmhurst	Village of Northbrook	Village of Willowbrook
Village of Elmwood Park	City of North Chicago	Village of Winnetka
City of Evanston	Village of Northfield	Village of Woodridge
Village of Forest Park	Northfield Township	
Village of Franklin Park	Village of Oak Brook	

### County Governments and Agencies

Boone County State's Attorney's Office	Forest Preserve District of DuPage County	Lake County
Forest Preserve of Cook County	Kane County	Lake County Forest Preserve District
Cook County State's Attorney's Office	Kendall County Board of Review	Lake County State's Attorney's Office
DuPage County Board of Review		

### State and Federal Government Agencies

Federal Deposit Insurance Corporation	Illinois Housing Development Authority	Internal Revenue Service
U.S. General Services Administration	Illinois State Toll Highway Authority	The U.S. Postal Service

### Schools

Argo Community High School District No. 217	Consolidated High School District No. 230	Morton College
Arlington Heights District No. 25	Darien District No. 61	Niles Elementary District No. 71
Township High School District No. 214, Arlington Heights	DePaul University	North Shore District No. 112, Highland Park
Barrington Community Unit District No. 220	Elmhurst Community Unit School District No. 205	Northwestern University
Chicago Board of Education	Indian Springs School District No. 109	Rosalind Franklin University
Chicago Ridge District No. 127½	LaGrange School District No. 105	Roselle School District No. 12
College of Lake County	Loyola University	Schaumburg Community Consolidated District No. 54
Community Consolidated School District No. 146	Lyons Township High School District No. 204	University of Illinois
	Maine Township High School District No. 207	Wheeling Community Consolidated District No. 21
		Wilmette District No. 39



VILLAGE OF BARRINGTON HILLS

# Notice of a Public Hearing

will be held at 7:30 p.m. October 11, 2012  
at Barrington Hills Village Hall  
111 Main Street  
Regarding a SPECIAL USE PERMIT for the installation of a polo field  
and tennis courts on these properties  
REELS 01-18-011-0000, 01-18-011-0010000, and  
01-18-011-0020000  
By Former Ice-Dek Leaders, Owner Thomas White and Lowry White  
before the  
Zoning Board of Appeals (ZBA Ord. 5-10-7(B))

Ms. Judith K. Freeman  
Chairman, ZBA  
647-511-3000



VILLAGE OF BARRINGTON HILLS

**Notice  
of a  
Public  
Hearing**

will be held at 7:30 p.m. October 21, 2013  
at Barrington Hills Village Hall  
112 Algonquin Road  
Hearing a SPECIAL USE PERMIT for the installation of a polo field  
and outdoor arena on these premises  
REEL 01-18-101-000-0000, 01-18-101-001-0000, and  
01-18-101-002-0000  
Proposed by: Ellen Landon, Oscar Thomas White and Lacey White  
before the  
Zoning Board of Appeals (ZBA) Ord. # 16-7010

Ms. Judith K. Freeman  
Chairman, ZBA  
847-571-3100

# 170 OLD SUTTON ROAD

## EXISTING

---

### HOUSE:

1st floor:	3860	
2nd floor	1286	
House total:		5146

### MAIN BARN:

1st floor:	3583	
Loft	2602	
annex	245	
Main barn total:		6430

### BARN 2:

1st floor:	1001	
Main barn total:		1001

<b>TOTAL EXISTING:</b>	<b>12577</b>
------------------------	--------------

## NEW

---

### BARN: assume 36 bays ( 16 x 16)

1st floor:	9216	
Loft	9216	
Barn total:		<b>18432</b>

### ARENA: assume field is 300' x 150 ' with .....340 ' x 170' = 57800

1st floor:	57800	
Arena total		57800

<b>TOTAL NEW:</b>	<b>76232</b>
-------------------	--------------

<b>TOTAL:</b>	<b>88809</b>
---------------	--------------

**total site area gross 42.06 acres or 1,832,133.6 sq ft.**

total area in Algonquin Road = 1.659 acres or 72,259 sq. ft

total area in Old Sutton Road = 1.22 acres or 53,211.47 sq. ft.

1,832,133.6(Gross) - 53,211.47 ( Old Sutton)= 1,778,922.13 sq. ft. x 5% = 88946.11

FAR allowed 5% max is 88946.11 > 88809 ( building area existing + proposed) .....OK

**PUBLIC HEARING**

Before the Zoning Board of Appeals,

Village of Barrington Hills, Re: 170 Old Sulton Road

Notice is hereby given that a Public Hearing will be held on Monday October 21, 2013 at 7:30 p.m. or as soon thereafter as the matter may be heard by the Zoning Board of Appeals of the Village of Barrington Hills in the MacArthur Room of the Village Hall, 112 Algonquin Road, concerning the application for a Special Use being a polo field and indoor riding area at 170 Old Sulton Road ("Subject Property"), subject to the provisions of Section 5-10-7 of the Zoning Ordinance.

The application concerns a special use requested to permit the use of the Subject Property for a polo field, including an indoor riding area with attached viewing room, all for personal use. Pursuant to Section 5-5-3 of the Village Code, special Uses may be allowed subject to the issuance of a Special Use Permit. A polo field and accessory buildings are special uses in the R-1 Zoning District within which is located the Subject Property.

The Subject Property which is approximately 41.8 acres in size is currently used for agricultural purposes on which a residence is located under the ownership of Thomas and Lawry White who have contract to sell the Subject Property to Jan-Dirk Lueders contingent on approval of the Special Uses. An application has been filed to address the provisions of Section 5-10-7 of the Zoning Ordinance containing there in the following legal description of the Subject Property at the Southeast corner of Old Sulton and Algonquin Roads (State Rt 62) as follows

PARCEL 1: ALL THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALGONQUIN ROAD AND EAST OF THE CENTER LINE OF OLD SULTON ROAD;

PARCEL 2: THE WEST TWO HUNDRED SIXTY-NINE AND FIVE-TENTHS FEET (269.5') OF THE NORTH SIX HUNDRED FORTY-ONE AND FIVE-TENTHS FEET (641.5') OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 3: THAT PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTHWESTERLY OF THE HIGHWAY KNOWN AS ALGONQUIN ROAD, CONTAINING SEVENTY-SEVEN HUNDRETHS (.77) ACRES, MORE OR LESS, ALL BEING SITUATED IN TOWNSHIP OF BARRINGTON, IN COOK COUNTY, ILLINOIS.

Real Estate Index No.: 01-16-101-003, 01-16-301-003, 01-16-303-003

A copy of the application for the Special Use is available for examination at the office of the Village Clerk at Barrington Hills Village Hall during the customary hours of operation. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard.

Judith K. Freeman,  
Chairman  
Zoning Board of Appeals  
Published in Daily Herald  
Oct. 3, 2013 (4354352)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Daily Herald**

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 3, 2013 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 *Laula Baltz*  
Authorized Agent

Control # 4354352

President  
MARTIN J. McLAUGHLIN

Trustees  
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JOSEPH S. MESSER  
KAREN S. SELMAN  
PATTY MERONI  
COLLEEN KONICEK  
MICHAEL HARRINGTON

DOLORES G. TRANDEL, Village Clerk



112 ALGONQUIN ROAD  
BARRINGTON HILLS, ILLINOIS 60010-5199  
[www.barringtonhills-il.gov](http://www.barringtonhills-il.gov)

TELEPHONE  
(847) 551-3000

FACSIMILE  
(847) 551-3050

I, Dolores G. Trandel, do hereby certify that I am the duly appointed and qualified Village Clerk of the Village of Barrington Hills, Cook, Kane, Lake and McHenry Counties, Illinois, a municipal corporation, and the keeper of its ordinances, resolutions, records and Corporate Seal, that the attached is a true and complete copy of Resolution 13-18, A RESOLUTION GRANTING A SPECIAL USE PERMIT, 170 OLD SUTTON ROAD, passed and approved on the 28<sup>th</sup> day of October, 2013.

I DO FURTHER CERTIFY that the original, of which the attached is a true and correct copy, is entrusted to me as the Village Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have affixed my name as Village Clerk and caused the seal of said Village to be affixed hereto this 31<sup>st</sup> day of October, 2013.

  
Village Clerk

Seal

**RESOLUTION GRANTING A SPECIAL USE PERMIT  
170 OLD SUTTON ROAD**

**WHEREAS**, Section 5-10-7 of the Zoning Code of the Village of Barrington Hills ("Village") authorizes the Village Zoning Board of Appeals ("ZBA") to recommend, and the Board of Trustees to approve, special uses within the zoning districts of the Village;

**WHEREAS**, Section 5-5-3(A) of the Village Zoning Code classifies as a special use polo fields and accessory building and structures located on the grounds of polo fields;

**WHEREAS**, Section 5-10-7(E) of the Village Zoning Code establishes standards which must be met before the Zoning Board of Appeals may recommend approval of a special use;

**WHEREAS**, the Zoning Board of Appeals ("ZBA") held a public hearing on October 21, 2013 on the Application of Jan-Dirk Leuders ("Petitioner") for the granting of special use to permit the construction of a polo field and an accessory riding arena on the property commonly known as 170 Old Sutton Road, Barrington Hills ("Property"), and made all necessary findings of fact as to compliance with the standards set forth in Section 5-10-7(E) of the Village Zoning Code, and recommended that the special use be granted;

**WHEREAS**, 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 within two hundred fifty feet (250) of the Property, as recorded in the office of the Barrington Township Tax Assessor and notice was properly posted on the Property;

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

**Section One:** The special use permit is hereby granted for the use of the Property for a polo field and accessory riding arena.

**Section Two:** Pursuant to Section 5-10-7(H) of the Village Zoning Code, the special use granted by this Ordinance shall be effective only for six (6) months from the date hereof, unless action is taken by Petitioner, within such six (6) month period, to either (i) obtain a site development and building permit for the construction of the polo field and accessory riding arena or (ii) extend such time period for an additional six (6) months.

**Section Three:** If any part or provision of this Resolution shall be held or deemed invalid, such invalidity shall not have the effect of rendering another part or provision of this Resolution invalid.

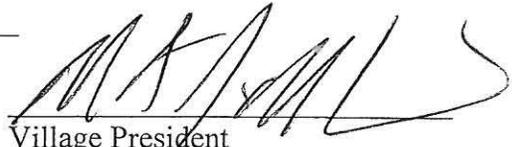
**Section Four:** This Resolution shall be in full force and affect from and after its passage and approval as provided by law.

APPROVED THIS 28<sup>th</sup> DAY OF OCTOBER, 2013.

AYES 7, NAYS 0, ABSENT 0, ABSTAIN 0

ATTEST:

  
Village Clerk

  
Village President

October 25, 2013

To: President and Board of Trustees  
Village of Barrington Hills

**RE: 170 Old Sutton Road Special Use Permit – Polo Field  
and Accessory Building on the Grounds of a Polo Field**

This is to advise you that at a public hearing of the Zoning Board of Appeals (ZBA) held at 7:30 p.m. on Monday, October 21, 2013, in the MacArthur Room of the Village Hall where a quorum was present (Members Mullen and Rosene being absent), the ZBA considered an application of Mr. Jan-Dirk Leuders (the "Petitioner") for a special use to construct a polo field and accessory indoor riding arena at 170 Old Sutton Road (the "Property").

Per the testimony of Daniel Strahan, Village Engineer, notice of the hearing was published in a timely manner in the October 3, 2013 edition of the Daily Herald as well as posted in the Village Hall, individual notice was provided to all property owners within 250 feet of the subject property and proper signage was posted at the Property.

The ZBA heard testimony, statements and received exhibits during the presentation by the Petitioner, the architect for the Petitioner, Melanie Soos of Soos & Associates and Anita Rifkind of MaRous and Company, an appraisal company. Daniel Strahan was present to address the ZBA in a staff capacity. Douglas E. Wambach, Village Attorney from Burke, Warren, MacKay & Serritella, was also present.

**FACTS**

The Petitioner is the contract purchaser of 170 Old Sutton Road in the Village; the Petitioner presented a letter from the current owners, Thomas White and Lowery White, consenting to the application for special use by the Petitioner. The Property is approximately 42 acres in size and contains a house and some small accessory buildings. A large part of the property adjoining Algonquin Road is vacant and being farmed. The Petitioner stated that his intention is to construct the polo field and adjacent arena for the personal use of his family and friends. Evidence was presented that the proposed field and arena would comply with all Village Codes, including the zoning code, building code, lighting ordinance and heritage tree ordinance.

A number of residents spoke in favor of the proposed special use. Three letters were submitted into the record by the Chairperson.

Upon conclusion of the hearing, the ZBA made the following findings:

**FINDINGS**

Upon the motion of Member Benkendorf, being seconded by Member Pfaff, the Zoning Board of Appeals, after having examined the facts as presented, and taking into consideration the

testimony of all the witnesses found by a vote of 5 in favor, none opposed and 2 being absent, that:

1. The establishment, maintenance or operation of the polo field and riding arena will not be detrimental to or endanger the public health, safety, or general welfare.

2. The use of the Property for a polo field and riding arena will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

3. The establishment of the polo field and riding arena will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

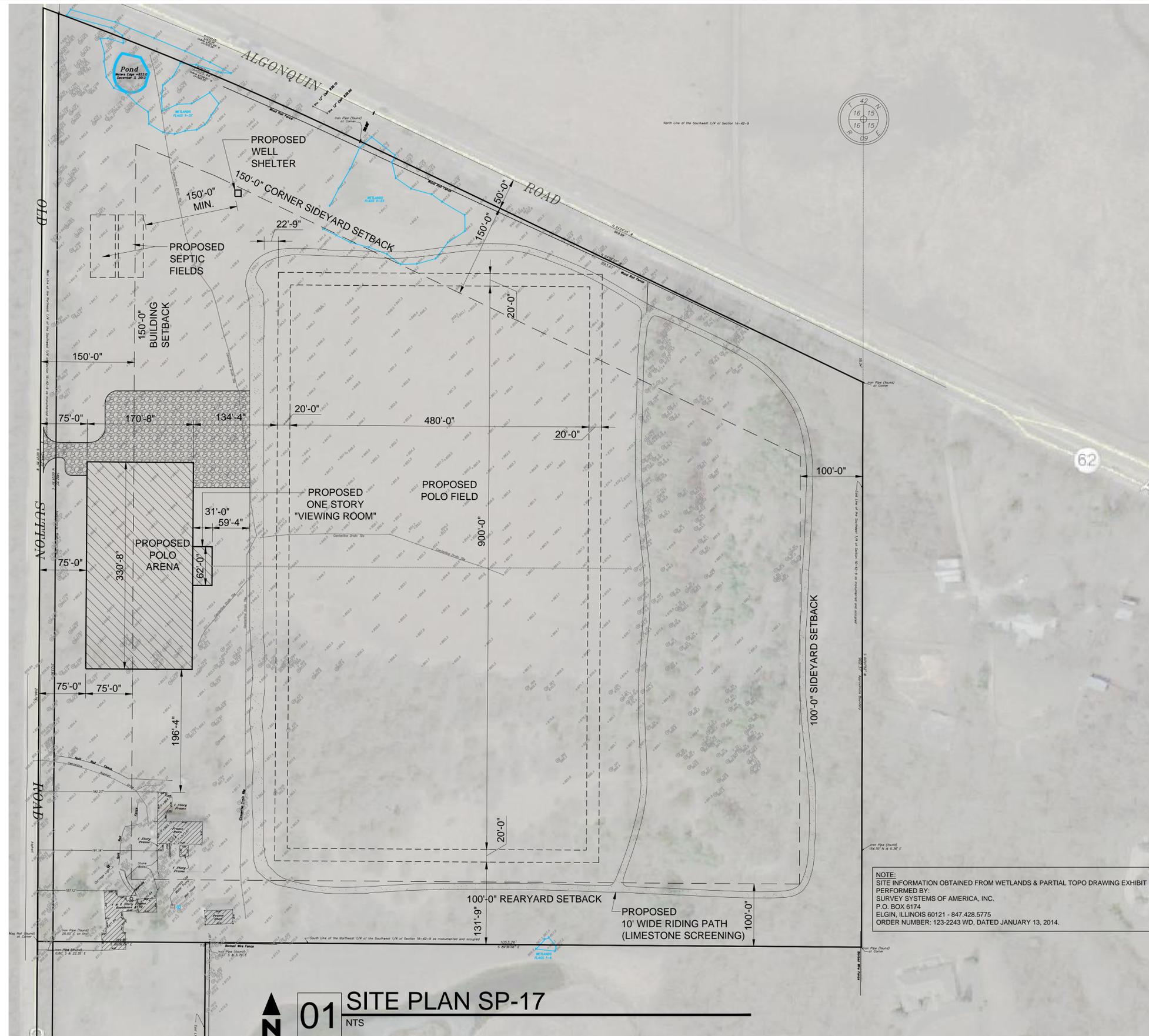
4. Adequate utilities, access roads, drainage and other necessary facilities will be provided.

5. The Property and the polo field and riding arena shall in all other respects conform to the applicable regulations of the zoning district in which it is located.

The Petitioner is advised by copy of this letter that it shall comply with Title 5, Chapter 10, Section 7 (H) which limits the effectiveness of the special use to six months unless certain action is taken to obtain a building and site development permit or otherwise utilize the special use.

Respectfully submitted,

Judith Freeman, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills  
02976\00002\1515868.2



NOTE:  
 SITE INFORMATION OBTAINED FROM WETLANDS & PARTIAL TOPO DRAWING EXHIBIT  
 PERFORMED BY:  
 SURVEY SYSTEMS OF AMERICA, INC.  
 P.O. BOX 6174  
 ELGIN, ILLINOIS 60121 - 847.428.5775  
 ORDER NUMBER: 123-2243 WD, DATED JANUARY 13, 2014.

**01** SITE PLAN SP-17  
 NTS

**ASOOSOCIATES**  
 Soos & Associates, Inc.  
 Architecture  
 105 Scheffer Road Lincolnshire Illinois 60069  
 phone: 847 821 7667 fax: 847 821 8570

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ILLINOIS DESIGN FIRM # 184003287  
**CLIENT NAME**  
 170 OLD SUTTON ROAD  
 BARRINGTON HILLS, IL 60010  
 Client

**POLO ARENA PROJECT**  
 170 OLD SUTTON ROAD  
 BARRINGTON HILLS, IL 60010  
 Project

Consultant

No.	Issue	Date
	RELEASED FOR ZONING	2014-10-14
	RELEASED FOR ZONING	2014-08-18
	RELEASED FOR REVIEW	2014-04-28
	RELEASED FOR REVIEW	2014-04-24
	RELEASED FOR REVIEW	2014-04-23
	RELEASED FOR REVIEW	2014-04-22
	RELEASED FOR REVIEW	2014-04-21
	RELEASED FOR REVIEW	2014-04-10
	RELEASED FOR REVIEW	2014-02-20

Seal  
**ZONING SUBMITTAL**

Date DECEMBER 13, 2013  
 Job Number 13 SA 179  
 Drawn  
 Checked  
 Approved

Title  
**SITE PLAN**

Sheet  
**A110**

## EXHIBIT 4

### SUPPLEMENT TO PETITION TO AMEND THE SPECIAL USE PERMIT

This Supplement provides additional support for the fact that construction of the polo field and accessory riding arena at 170 Old Sutton Road (the “Subject Property”) pursuant to the Proposed Site Plan attached as Exhibit 3 to the Petition for an Amendment to the Special Use Permit (the “Petition”) will substantially reduce the amount of site manipulation and deforestation that would otherwise occur if construction proceeds pursuant to the previously approved site plan. In addition, this Supplement outlines how the Proposed Site Plan will ultimately enhance and benefit the existing condition of the wetlands on the Subject Property.

#### **1. Evidence to Support Reduced Deforestation and Site Manipulation.**

As outlined in the Petition, the reconfiguration of the layout of the polo field and accessory riding arena would avoid the deforestation of a significant number of trees located on the Subject Property. In fact, the Proposed Site Plan would have the least amount of impact to the Heritage Trees.

The Proposed Site Plan would require the removal of approximately 57 Heritage Trees (i.e., roughly 12.5% of the trees on the Subject Property). However, the specific Heritage Trees that would be removed are of lower quality as they are small (approximately 8-10 inches) and are growing too close together. Accordingly, these Heritage Trees would need to be removed at a later date regardless. Due to the low quality and the need for removal in the future, removal of approximately 57 Heritage Trees pursuant to the Proposed Site Plan is not a large quantity and would not result in a substantial loss. By comparison, construction pursuant to the previously approved site plan would require removal of significantly more trees. Importantly, as outlined in both the original Petition and the Petition for Amendment, Petitioner will abide by the Heritage Tree Ordinance and will mitigate any loss by planting high quality trees elsewhere on the Subject Property. Petitioner intends to replace the removed trees with various native Heritage species, such as White Oak and Common Hackberry, adding diversity to the plantation on the Subject Property. Additionally, by planting the replacement trees in appropriate locations, Petitioner will be able to improve and enhance the overall quality of trees on the Subject Property.

In addition to the reduction in deforestation, the reconfiguration of the polo field and indoor riding arena pursuant to the Proposed Site Plan would require at least 20-30% less earth moving in the process of construction. Thus, the reconfiguration would reduce manipulation and lessen changes to the topography of the site. This would help to preserve the essential character of the Subject Property as well as the traditional open countryside environment in Barrington Hills.

#### **2. Evidence to Support the Beneficial Impact to Wetlands on Subject Property.**

In addition to reducing the overall amount of site manipulation and deforestation, the Proposed Site Plan will greatly benefit the wetlands on the Subject Property. Currently, those wetlands are of extremely poor quality. Approximately 95% of the wetlands on site are infested with invasive weeds, and as a result, the wetlands are not properly functioning. Trillium Native

Landscapes, Inc., a local, reputable natural area restoration and management company, has completed the required wetland delineations and have determined that the existing wetlands are of a floristic quality of under the mean of 7, which is considered of low quality pursuant to the Lake County Watershed Development Ordinance (“WDO”). The results of these wetland delineations were accepted by both the U.S. Army Corp of Engineers (“COE”) and the Village’s own consultant.

The Village is involved in a watershed development plan for the Spring Creek. Consistent with the previously approved site plan, the Proposed Site Plan will provide for the implementation of a storm water filtration system which will cleanse the polluted storm and runoff water before naturally draining into the Spring Creek watershed, approximately 1 mile west of the Subject Property. Petitioner would restore the detention basin to meet the WDO standards adopted by the Village. This proposed storm water basin would enhance the quality of the Spring Creek watershed consistent with the Village’s watershed development plan. Petitioner intends to maintain the wetlands and conform to the management and performance standards as set forth by the COE.

It is important to note that the current natural drainage of water on the Subject Property runs from east to west, with the water ultimately draining to the northwest corner of the property. The Proposed Site Plan will not change the natural flow of the water. The Petitioner will assure adequate drainage and storm water retention/detention on the Subject Property in connection with the polo field and indoor riding arena.

Overall, the reconfiguration of the polo field and the indoor riding arena as called for in the Proposed Site Plan is necessary to reduce the amount of manipulation to the topography of the Subject Property as well as minimize deforestation. In addition, the Proposed Site Plan will enhance the overall quality of the wetlands on the Subject Property and will ultimately benefit the existing habitat.

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

PUBLIC HEARING

Before the

Zoning Board of Appeals,

Village of Barrington Hills, Re: 170 Old Sutton Road

Notice is hereby given that a Public Hearing will be held on Monday November 17, 2014 at 7:30 p.m. or as soon thereafter as the matter may be heard by the Zoning Board of Appeals of the Village of Barrington Hills in the MacArthur Room of the Village Hall, 112 Algonquin Road, concerning the application for an amendment of a Special Use [VBH Res 13-18] being a polo field and indoor riding arena at 170 Old Sutton Road ("Subject Property"), subject to the provisions of Section 5-10-7 of the Zoning Ordinance.

The application concerns an amendment of an existing special use to permit the reconfiguration of the layout of the polo field and accessory indoor riding arena with attached viewing room, all for personal use. Pursuant to Section 5-5-3 of the Village Code, special Uses may be allowed subject to the issuance of a Special Use Permit. A polo field and accessory buildings are special uses in the R-1 Zoning District within which is located the Subject Property.

The Subject Property which is approximately 41.8 acres in size is currently used for agricultural purposes on which a residence is located which at the time of the Special Use under the ownership of Thomas and Lowry White who contracted to sell the Subject Property to Jan-Dirk Lueders contingent on approval of the Special Uses. The property has been purchased by Mr. Lueders who is the managing member of Passion for Polo, LLC and petitioner for the amendment of the Special Use.

An application for the amendment has been filed to address the provisions of Section 5-10-7 of the Zoning Ordinance containing there in the following legal description of the Subject Property at the Southeast corner of Old Sutton and Algonquin Roads (State Rt 62) as follows

PARCEL 1: ALL THAT PART OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING SOUTH OF THE CENTER LINE OF ALGONQUIN ROAD AND EAST OF THE CENTER LINE OF OLD SUTTON ROAD;

PARCEL 2: THE WEST TWO HUNDRED SIXTY-NINE AND FIVE-TENTHS FEET (269.5') OF THE NORTH SIX HUNDRED FORTY-ONE AND FIVE-TENTHS FEET (641.5') OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 3: THAT PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP FORTY-TWO (42) NORTH, RANGE NINE (9) EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTHWESTERLY OF THE HIGHWAY KNOWN AS ALGONQUIN ROAD, CONTAINING SEVENTY-SEVEN HUNDREDTHS (.77) ACRES, MORE OR LESS., ALL BEING SITUATED IN TOWNSHIP OF BARRINGTON, IN COOK COUNTY, ILLINOIS

Real Estate Index No.: 01-16-101-003, 01-16-301-003, 01-1 6-303-003

A copy of the application for the amendment of the Special Use is available for examination at the office of the Village Clerk at Barrington Hills Village Hall during the customary hours of operation. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard.

Judith K. Freeman, Chairman Zoning Board of Appeals  
Published in Daily Herald October 31, 2014 (4390043)

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

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 31, 2014 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 Daula Baltz  
Authorized Agent

Control # 4390043

VILLAGE OF BARRINGTON HILLS

**Notice  
of a  
Public  
Hearing**

The public is hereby notified that a public hearing  
will be held at 7:30 p.m. November 17, 2014  
at Barrington Hills Village Hall

112 Algonquin Road

Regarding an AMENDMENT to a previously issued SPECIAL USE  
PERMIT for the installation of a polo field and accessory riding arena  
on the following properties commonly known as 170 Old Sutton Road,  
Barrington Hills Illinois:

REIN 01-18-101-003-0000; 01-16-301-003-0000; and  
01-16-303-003-0000

By Petitioner and owner Passion for Polo, LLC before the Zoning Board  
of Appeals (VBH Ord. 5-10-7(B))

Ms. Judith K. Freeman  
Chairman, ZBA  
647-551-3000



**VILLAGE OF BARRINGTON HILLS**

**Notice  
of a  
Public  
Hearing**

The public is hereby notified that a public hearing  
will be held at 7:30 p.m. November 17, 2014  
at Barrington Hills Village Hall  
112 Algonquin Road

Regarding an AMENDMENT to a previously issued SPECIAL USE  
PERMIT for the installation of a public field and accessory riding arena  
on the following properties commonly known as 170 Old Summer Road,  
Barrington Hills Illinois:  
REIN 01-18-10 (S) 0000-01, 16-301-003-0000, and  
01-16-301-003-0000

By Petitioner and owner Passion for Pubs, LLC before the Zoning Board  
of Appeals (VBI) Ord. 5-10-14D)

Mrs. Judith K. Amstutz  
Chairman, ZBA  
847-451-3000



# FIRST DRAFT

## VILLAGE OF BARRINGTON HILLS 2015 MEETING SCHEDULE

	EQUESTRIAN COMMISSION	PLAN COMMISSION	BOARD OF HEALTH	<b>ZONING BOARD OF APPEALS</b>	VILLAGE** BOARD
MONTH	MONDAY 7:00 P.M.	MONDAY 7:30 P.M.	TUESDAY 7:30 P.M.	<b>MONDAY 7:30 P.M.</b>	MONDAY 6:30 P.M.
JANUARY		12	13	<b>21 (Wed)</b>	26
FEBRUARY		9	10	<b>18 (Wed)</b>	23
MARCH	2	9	10	<b>16</b>	30
APRIL		13	14	<b>20</b>	27
MAY		11	12	<b>18</b>	27 (Wed)
JUNE	1	8	9	<b>15</b>	22
JULY		13	14	<b>20</b>	27
AUGUST		10	11	<b>17</b>	24
SEPTEMBER	2 (Wed)	14	15	<b>21</b>	28
OCTOBER		14 (Wed)	13 (Thur)	<b>19</b>	26
NOVEMBER		9	10	<b>16</b>	19 (Thur)
DECEMBER	7	14	8	<b>21</b>	17 (Thur)

**ALL MEETINGS ARE HELD IN THE VILLAGE HALL OF BARRINGTON HILLS**

**\*\* unless otherwise announced.**

**APPROVED – December 18, 2014**