

**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 _____ DAY OF OCTOBER, 2013.

AYES _____, NAYS _____. ABSENT _____. ABSTAIN _____

ATTEST:

Village Clerk

Village President

October 24, 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 Ritkind 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:

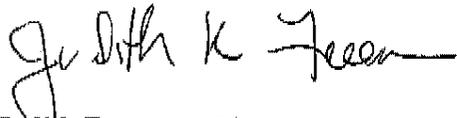
FINDINGS

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

Zoning Board of Appeals Monday October 21, 2013 Meeting Audio can be found at

http://www.barringtonhills-il.gov/archive/vboard/recordings/2013/ZBA_102113.html

1 (Whereupon, the following proceedings
2 were held in open meeting.)

3 CHAIRMAN FREEMAN: The meeting is called to
4 order at 7:32 p.m. Would you please make a roll call.

5 COURT REPORTER: Member Benkendorf.

6 MEMBER BENKENDORF: Here.

7 COURT REPORTER: Member Anderson.

8 MEMBER ANDERSON: Here.

9 COURT REPORTER: Member Rosene.

10 MEMBER ROSENE: (No response.)

11 COURT REPORTER: Member Stieper.

12 MEMBER STIEPER: Here.

13 COURT REPORTER: Member Mullen.

14 MEMBER MULLEN: (No response.)

15 COURT REPORTER: Member Pfaff.

16 MEMBER PFAFF: Here.

17 COURT REPORTER: Chairman Freeman.

18 CHAIRMAN FREEMAN: Here.

19 If there is anyone who believes they will be
20 speaking tonight, if you would like to stand you can
21 be sworn in all together.

22 (All sworn.)

23 CHAIRMAN FREEMAN: The agenda for this
24 evening is a special use polo field and indoor riding

1 arena at 170 Old Sutton Road. And to begin the public
2 hearing, I guess we are looking to see if the
3 petitioner might be here to share with us their
4 information.

5 MS. STRICKLER: Hi. I'm the petitioner's
6 attorney. So where would you like me to?

7 CHAIRMAN FREEMAN: Anywhere you are
8 comfortable. You can turn that, you can turn that if
9 it's easier for you, but whatever suits you.

10 If you wouldn't mind just introducing
11 yourself and your firm and address so she can put it
12 in the record, that would be great.

13 THE WITNESS: My name is Nicole Strickler,
14 and I'm the attorney for the petitioner, Mr. Jan
15 Lueders. My firm is Messer and Stilp, Ltd., 166 West
16 Washington Street, Suite 300, in Chicago, Illinois.
17 As my firm name indicates, Joseph Messer is a named
18 partner at my firm, who is also the liaison between
19 the ZBA and the board of trustees; however, I just
20 want to make it known that he's going to be recusing
21 himself from any vote should this petition move
22 forward to the board of trustees.

23 CHAIRMAN FREEMAN: Okay. Thank you.

24 MS. STRICKLER: As stated, this is

1 Mr. Lueders' petition for a special use permit
2 relative to the property located at 170 Old Sutton
3 Road. He's the contract purchaser for that property,
4 which is currently owned by Thomas White and Lori
5 White.

6 The special use permit is going to be --
7 well, obtaining a special use permit will be a
8 condition of Mr. Lueders' purchasing the property. So
9 should it be not granted, Mr. Lueders will not be
10 purchasing this property.

11 To begin and to kind of give us a idea of
12 what Mr. Lueders has in mind, I'm going to call him
13 first to discuss.

14 MR. LUEDERS: Would you like me there or
15 here? Good evening.

16 CHAIRMAN FREEMAN: Sir, if you could just
17 introduce yourself and your current address for the
18 record.

19 MR. LUEDERS: Sure. My name is Jan-Dirk
20 Lueders. I'm currently residing at 700 Plum Tree Road
21 in Barrington Hills.

22 MS. STRICKLER: Okay. We'll kind of share
23 the podium together.

24 MR. LUEDERS: Yes.

1 MS. STRICKLER: Okay. Mr. Lueders, would
2 you just please give us a description of your length
3 of time in the area and your current residence?

4 MR. LUEDERS: Yeah, I'm a resident of
5 Barrington Hills together with my wife and my three
6 kids since 2005.

7 MS. STRICKLER: How did you first become
8 interested in horses and polo?

9 MR. LUEDERS: I grew up with horses,
10 actually. My whole family rides, and my wife actually
11 competed in the eventing in Europe up to
12 championships. So we've been involved in equestrian
13 sports all our lives.

14 We haven't picked up polo until about six
15 months ago, searching for a hobby that we could pursue
16 as a family together.

17 MS. STRICKLER: Okay. How did you become
18 aware of the property on Sutton?

19 MR. LUEDERS: Frauke and I have been looking
20 for awhile for a property that would fit a grass field
21 and an indoor; and we initially we looked at some
22 properties with 15 or 20 acres, and quickly found that
23 that probably wouldn't be sufficient since a polo
24 field, itself, is about 10 acres; and so we looked at

1 one property on Bateman Road that's about 30 acres,
2 but the topography of the property there wasn't good.
3 It was pretty low. There's some wet areas there, and
4 also we felt that the fact that it's in like an
5 L-shape, it would intrude on the neighbors more than
6 it would at the 170 Old Sutton Road location.

7 MS. STRICKLER: So why don't you tell the
8 board just a description of what your, what your goal
9 is in developing this property for use as polo field.

10 MR. LUEDERS: Yeah, as I mentioned, we are
11 looking for a hobby that we can pursue as a family, my
12 wife and myself and hopefully we can get the kids
13 involved as well. It's, it's a facility that we would
14 hope to use year round. We don't want to do what a
15 lot of polo players do, you know, and spend three
16 months or six months somewhere in Florida or
17 elsewhere. We really enjoy Barrington Hills and want
18 to pursue the polo sport here year round. So that's
19 why a indoor arena is really important for us as well
20 as so we can ride year round.

21 MS. STRICKLER: So are you envisioning that
22 this will be used as a public facility or more towards
23 family and friends?

24 MR. LUEDERS: No, this is, this is strictly

1 for our family and friends of ours. There's no intent
2 to make this a public or commercial venture.

3 MS. STRICKLER: How often do you intend to
4 use the facility for your family's personal use?

5 MR. LUEDERS: Yeah, at the most, I think I
6 personally will be able to play four times per week.
7 This is what I tried this summer. On average, I
8 probably only played once or twice. My wife,
9 hopefully, will be able to play three or four times
10 per week; and then obviously, you have the daily
11 exercise of the horses, some stick and ball, things
12 like that.

13 MS. STRICKLER: So in terms of time frame
14 during, is this going to be mostly weekdays or is it
15 going to be weekends?

16 MR. LUEDERS: So during the weekends,
17 typically, now we start at 11:00 o'clock until
18 probably 3:00 or 4:00 o'clock, but, you know, the time
19 might shift. Maybe we'll start earlier, but that's,
20 that seems to be a good time frame to get six, seven,
21 eight chukkers in; and during the week it usually
22 starts around 6:00 o'clock or so and that's what we
23 would envision going forward as well.

24 MS. STRICKLER: Now, do you plan to use any

1 part of this, the field or the indoor arena, for
2 commercial horse boarding?

3 MR. LUEDERS: No. No, this is not going to
4 be a boarding operation. We don't have any intent to
5 have any commercial activities there; nevertheless, we
6 would want the permit unrestricted such that the
7 marketability of the property isn't diminished.

8 MS. STRICKLER: As to the Barrington Hills
9 Polo Club, is there any intention that this would be
10 built for their exclusive use or anything of the like?

11 MR. LUEDERS: No. The polo club currently
12 has an arena in Wauconda and also a grass field in
13 Barrington Hills. As members of the club, we'll
14 continue to use those facilities every now and then,
15 but we will invite friends of ours to play with us,
16 and of course, many of those friends are also members
17 of the Barrington Hills Polo Club.

18 MS. STRICKLER: Have you received any,
19 personally, any feedback from neighbors regarding --

20 MR. LUEDERS: We were alerted that Joyce, I
21 forgot the last name.

22 MS. STRICKLER: Julie Joyce?

23 MR. LUEDERS: Yes, called the Village, and I
24 called her back. It seemed like she was mostly

1 interested to find out more information and get to
2 know us, and she said that she might attend the
3 meeting tonight, she might not.

4 MS. STRICKLER: From a neighbor perspective,
5 what do you -- do you anticipate any real affect on
6 the neighbors, from your perspective?

7 MR. LUEDERS: I don't. From what I
8 understand, Algonquin Road has about 20,000 cars going
9 by on a daily basis. Dundee has 10,000 cars on a
10 daily basis. Old Sutton, I believe, has 850 cars on a
11 daily basis. I don't, I don't expect any frequent use
12 of our facility, like I said, from outsiders. So I
13 don't expect any change really in the traffic pattern.

14 MS. STRICKLER: Thank you, Mr. Lueders.
15 That's all I have for you.

16 MR. LUEDERS: Thank you.

17 MS. STRICKLER: We will now be calling
18 Melanie Soos.

19 MS. SOOS: Good evening.

20 MS. STRICKLER: Just go ahead.

21 MS. SOOS: My name is Melanie Soos. I'm a
22 licensed architect and president of Soos & Associates,
23 an architectural firm located at 105 Schelster Road in
24 Lincolnshire, Illinois.

1 MS. STRICKLER: Miss Soos, please just
2 describe generally what you do at Soos & Associates.

3 MS. SOOS: We are architects that do a
4 myriad of different project types. We work for the
5 federal government. We work in commercial, retail,
6 residential. So we consider ourselves a boutique
7 firm. So we can handle everything from federal
8 government site development to high-end residential or
9 boutique retail.

10 MS. STRICKLER: Just to give the board a
11 little bit of background about your education and
12 training, can you summarize that for us?

13 MS. SOOS: My first year was Boulder,
14 Colorado studying environmental design. I transferred
15 to Illinois Institute of Technology and earned my
16 bachelor's of architecture. I owned my own firm for
17 over 20 years. We do participate in continuing
18 education, it's required as a licensed architect, 12
19 CEUs a year. So there's ongoing continuing education.
20 I'm licensed in 15 states. The firm is licensed in
21 27.

22 MS. STRICKLER: Generally, just explain the
23 purpose of your engagement relative to the property on
24 Sutton that we are discussing tonight?

1 MS. SOOS: I am retained to guide the owners
2 with the appropriate location of their intended use.
3 So that includes a polo field, an arena, and then an
4 accessory structure, a barn.

5 So we considered the layout of the existing
6 land, the topography, drainage, site access; of
7 course, we presented a plan that lays out, you know,
8 the requirements for the polo field, itself, as well
9 as a regulation-size indoor arena.

10 MS. STRICKLER: Tell us, have you been
11 engaged to conduct this type of work before?

12 MS. SOOS: We have. Our firm has
13 participated when we talk about, you know, a
14 large-span structure such as the indoor arena,
15 obviously, we've done -- our firm has done larger
16 spans than that, but it's considered a nontraditional,
17 you know, retail boutique. It's a larger-span
18 structure; and then we have done other barn designs
19 before; and then obviously, we've done quite a bit of
20 site development work. So yes, this is something we
21 are very familiar with.

22 MS. STRICKLER: And which stage of the
23 process have you currently completed of the property
24 on Sutton?

1 MS. SOOS: Well, you can see our preliminary
2 site proposal. We have done a preliminary schematic
3 plan for the arena. We have walked the property.
4 We've done a town investigation. We have talked to
5 Cook County Department of Transportation with respect
6 to just schematic locations of the drive. We've
7 conceptually, obviously, thought about drainage
8 studies, although, we have no final engineering or
9 detailed engineering available at this point in time.
10 We have comprehensively, you know, studied the site
11 with respect to drainage, topography, structures,
12 proposed structures, ingress, egress. We've
13 accommodated the requirement for septic fields as well
14 as pasture and turnout.

15 MS. STRICKLER: Let's just direct our
16 attention to the schematics that we have up here. Why
17 don't you just explain to the board kind of the
18 general idea of what we are envisioning here on
19 Sutton.

20 MS. SOOS: Well, I, too, am a polo player.
21 So I bring that knowledge to the land planning and
22 what it is we are talking about here tonight. I've
23 been actively involved in equine sports for 19 years,
24 and I've been playing for 15.

1 So understanding the sport of polo,
2 obviously, we have got two opportunities for locating
3 the field; parallel to Algonquin or perpendicular to
4 Algonquin, and we've chosen to rotate the field. I'm
5 turning my back.

6 MS. STRICKLER: Here, I'll switch with you.

7 MS. SOOS: So we considered the site, the
8 layout, and, obviously, the way the game is played and
9 we have aligned the field parallel to Algonquin.

10 Traditionally, play goes from goalpost to
11 goalpost with the field 90 degrees. We just have
12 decided that it's best to actually have the play
13 parallel to Algonquin. So with that being said, you
14 are going to see the layout of the regulation-size
15 grass field. We've got, obviously, you know setback
16 requirements, and then we've accommodated for
17 additional space beyond the regulation-size field,
18 itself.

19 With respect to the arena, we've located the
20 arena so that will accommodate a regulation-size
21 indoor arena with additional ancillary space for
22 equipment and, obviously, ingress, egress.

23 You'll see a 12-stall barn, and at this
24 point in time, we've just, on a very generic or

1 schematic level, anticipated a certain number of bays.
2 We've selected a bay size which is generous and it
3 meets the minimum requirements for stall size.

4 We've located drive access adequate for
5 trailers. We've studied the site with respect to the
6 elevation on Old Sutton so that as traffic is moving
7 up and down Old Sutton, you know, considering
8 sightlines and visibility, there's plenty of
9 opportunity for trailers to pull in and out safely at
10 this particular location on the site. We've aligned
11 trailer parking on the north side of the drive, on the
12 south side of the field, itself. So there's plenty of
13 opportunity for, you know, circulation and locating,
14 unloading and loading trailers.

15 You'll see a riding path on the southeast
16 side of the property, so. We also show the existing
17 structures. So with respect to questions concerning
18 the existing structures, we do have an existing home
19 or residence on the property. We have an existing
20 barn, and then we have a ancillary structure or shed
21 structure as well.

22 MS. STRICKLER: Is the residence that's
23 currently on the property, is that going to be
24 maintained?

1 MS. SOOS: Yes, it is. Yes.

2 MS. STRICKLER: As to the buildings that are
3 notated here, what code are they going to be built to?

4 MS. SOOS: Well, considering it is zoned
5 residential and it's going to remain a residential
6 use, this is intended to be designed to the
7 residential code. We have -- we are not a commercial
8 operation. It's not intended for commercial use. A
9 business license is not required to, you know, operate
10 or exercise horses on the field. So we intend to
11 design our structures to the residential code. So
12 we'll cover all things like life safety, structure,
13 mechanical, electrical, plumbing, all the things we do
14 as licensed architects.

15 MS. STRICKLER: As a consideration of the
16 driveway, what kind of thought went into placing it in
17 that particular space on that particular road?

18 MS. SOOS: Well, we had determined that Old
19 Sutton was the better of the two roads to access the
20 site. We have a stop intersection here, two-way stop,
21 and so we are bringing trailers down Old Sutton and
22 specifically located this drive so that there is ample
23 sightline or visibility because there is a high crown
24 in the road further down on Old Sutton south and so

1 there's plenty of opportunity for any vehicle coming
2 northbound on Old Sutton to accommodate any trailer
3 that may be, you know, halfway into the property or
4 making its way into the drive.

5 MS. STRICKLER: Has the Cook County Highway
6 Department been consulted about that drive at all?

7 MS. SOOS: My understanding is yes, they
8 have, and they are okay with our proposal. They don't
9 have any issues. We've talked to the Village engineer
10 about it as well, and I don't know what the final
11 report is, but my understanding is it's the preferred
12 location, and the engineering department was in
13 support of our proposal.

14 MS. STRICKLER: There will be a formal
15 driveway permit for that when that comes up?

16 MS. SOOS: Yes. Yes.

17 MS. STRICKLER: Now, as to the floor area
18 ratio requirements, can you give us an explanation of
19 your calculations on that and what you determined?

20 MS. SOOS: What goes into the floor area
21 ratio, which we summarize as FAR, is a number of
22 components; and so what we are allowed to do, the
23 Village code states that you are allowed, under our
24 particular zoning, to take 5 percent of the area

1 allotted as a maximum area under roof. So with that
2 being said, we've calculated the area of the property.
3 We are allowed to take 30 feet into the right of way.
4 Anything beyond 30 feet, we can't include in our FAR
5 or our overall square footage or acreage.

6 So we have gone, we have gone part way into
7 Algonquin Road, only 30 feet. There's 50 feet of
8 property into Algonquin. So we have subtracted the
9 area of Algonquin above and beyond 30 feet.
10 Everything within Old Sutton that's in the right of
11 way, we were able to account for. So we have got
12 25 feet to the center of the right of way. So once we
13 take those two components and add it to the balance of
14 the acreage, you are allowed to take 5 percent maximum
15 as our FAR figure; and so with that said, we then
16 tally up and have accounted for the existing
17 structures' floor area ratios; that includes second
18 stories, everything under roof; and then we've
19 anticipated or accounted for our area for the new
20 arena; and then as I had said, schematically, we have
21 assigned a certain number of bays for the barn, and we
22 have also added a second story for that. We are not
23 sure what we are going to do, but we have taken a very
24 conservative approach to our FAR calculation. Once we

1 have added up the numbers, we are actually under the
2 5 percent. So we meet the FAR requirements.

3 MS. STRICKLER: As to heritage trees on the
4 property, which can be a concern, have there been any
5 thought put into those?

6 MS. SOOS: We have had our civil engineer
7 walk the property with the Village forester, and the
8 report was we have two black walnuts, I believe, south
9 of our intended or proposed drive. That is a heritage
10 tree, we'll protect those. The balance of the
11 property was, it was pointed out that anything that is
12 an oak needs to be tagged and identified; however, the
13 report was don't let the existing trees because there
14 is beyond the two walnuts and then any oaks that may
15 be out here, which were not identified from the
16 initial walk, don't let those trees that may be
17 removed into this polo field affect the design of the
18 layout of the polo field.

19 MS. STRICKLER: Now, what about lighting?
20 You know, given the Village's lighting ordinance, what
21 kind of measures will be intended to take here to make
22 sure that we are good with that?

23 MS. SOOS: Well, I have reviewed the
24 ordinance, itself, and when I saw the ordinance, of

1 course we are at a schematic-design level, there is
2 nothing in that ordinance that we don't intend to
3 meet. I mean, it's common sense as a planner and an
4 architect that light fixtures that are put on maybe
5 the side of the building for nighttime lighting or
6 security are fully shielded. You don't have any light
7 spilling over your property lines. We don't intend to
8 illuminate the field, itself. So any lighting that
9 would, that's proposed and talked about at this point
10 in time would be for the safety of moving horses in
11 and out of the barn, and then softly illuminating the
12 area of the trailers. So as, you know, nighttime
13 comes and the light drops in the fall, people can
14 collect their belongings and get their horses on
15 trailer and off property safely.

16 I do know that part of the ordinance states
17 no lights on after 11:00. We fully intend to abide by
18 those ordinances. So again, it's really security
19 lighting. It's not illumination of the field, itself.

20 MS. STRICKLER: Now, given there's an indoor
21 arena, in terms of sanitary and sewer, what are we
22 anticipating?

23 MS. SOOS: Well, the arena, itself, will
24 have a drain tile, obviously, around it. I mean,

1 that's just, you know, something that you have to do
2 in order to control and manage water; but with respect
3 to any sort of sewage, if you are talking about drains
4 or, you know, there's an intended clubroom with a
5 kitchen, you have a kitchen sink and dishwasher, and
6 then, of course, there will be toilet facilities.
7 Those will be designed into the septic field. So you
8 know, we intend to meet code with respect to any
9 septic water use.

10 MS. STRICKLER: Now, with respect to
11 utilities, do you anticipate any problems obtaining
12 the necessary utilities for this area?

13 MS. SOOS: No, no problem at all.

14 MS. STRICKLER: Now, I realize we are not at
15 the final construction drawing stage, but in terms of
16 drainage and storm water retention, has that been
17 considered thus far in general?

18 MS. SOOS: Yes, we have, and obviously,
19 that's gone into, you know, as we walked the property,
20 we viewed the topography. We have the topo maps. The
21 property drains from the southeast to the northwest.
22 So this is the northwest corner. So the entire
23 natural drainage of the property is to this corner.
24 You can see with the field rotated parallel to

1 Algonquin Road, we are going to sheet drain, you know,
2 the site, itself.

3 We are, obviously, going to regrade part of
4 the parcel here because we are going to have to take
5 some topography out of the tree line in order to
6 accommodate a somewhat fairly level field, but we will
7 have drop across the field as it heads to the
8 northwest.

9 We are, obviously, going to accommodate some
10 drainage around the structures, obviously, for water
11 management, but the whole idea is to naturally drain
12 any surface water to the northeast -- northwest
13 corner.

14 MS. STRICKLER: Now, parking can be a
15 concern. What are the plans for parking currently
16 here?

17 MS. SOOS: Well, we have, with the location
18 of the driveway and the length of that driveway, when
19 you are talking about trailers, indoor arena typically
20 is three players on a team. So you are talking six
21 individuals playing in that facility for a regulation
22 game. The grass field is four players on a team. So
23 you are talking eight trailers -- actually, you're
24 talking seven trailers because, obviously, you know,

1 the Lueders would have their horses on property. So
2 you can see that there's ample space for pulling in
3 and then aligning the trailer to the field parallel to
4 the field or, you know, slightly at an angle. So we
5 have got plenty of parking, sort of speak; and we
6 intend for this drive to be a gravel drive. So we
7 haven't specifically talked about the details of that,
8 but I don't anticipate it being asphalt.

9 So, typically, in polo, you'll find that you
10 need enough space to accommodate turning the trailer,
11 itself, but, you know, driving over the driveway and
12 then obviously the shoulder of the field, itself,
13 happens all the time we park on the grass.

14 MS. STRICKLER: Thank you, Miss Soos.

15 MS. SOOS: You are welcome.

16 MS. STRICKLER: As our last witness this
17 evening, we are going to call Anita Rifkind. Would
18 you like to introduce yourself?

19 MS. RIFKIND: I will. Thank you. Anita
20 Rifkind. I'm with MaRous & Company, 300 South
21 Northwest Highway in Park Ridge, Suite 200.

22 MS. STRICKLER: Anita, just please generally
23 explain to the board your background, what you do, who
24 you do it for.

1 MS. RIFKIND: I've worked for MaRous &
2 Company for 30 years, which may be too long, I don't
3 know, and because of my background, I'm primarily
4 involved in doing the market studies that are done by
5 the firm; and in addition, I do some regular appraisal
6 work such as I get to do all the downtown hotels and a
7 lot of the major office buildings; and when the
8 economy was better, I did a lot of the subdivision
9 analysis, including some out this way.

10 I have a degree from the University of
11 Illinois, and I have done some graduate work in urban
12 studies when I was with HUD, where I was primarily an
13 urban planner. I've spoken on market impact analysis
14 on a couple of occasions; and Mike and I have
15 coauthored -- Mike MaRous and I have coauthored a
16 couple of articles for the appraisal journal, one of
17 which was on market impact analysis. And in my
18 personal life I have served on a planning and zoning
19 committee in the city of Park Ridge for approximately
20 eight years, and before that I was on the parks and
21 recreation commission where I was president for a term
22 or two, and I ran as a public official, trustee and
23 collector, but I didn't get to collect anything, for
24 Maine Township. So that's it.

1 MS. STRICKLER: That's all?

2 MS. RIFKIND: That's all.

3 MS. STRICKLER: As to your engagement
4 relative to the property on Sutton, what were you
5 engaged specifically to do?

6 MS. RIFKIND: Primarily, to address your
7 special use criteria that talk about whether or not
8 the proposed special use will have an impact on the
9 use, enjoyment, and values of the surrounding
10 properties, and whether or not it will impact the
11 orderly development and improvement of the properties
12 in the area.

13 MS. STRICKLER: Did you work with anybody on
14 this?

15 MS. RIFKIND: Yes, Mike MaRous and I have
16 done the report together. Mike is out of town, and he
17 sincerely regrets he's not able to be here tonight.

18 MS. STRICKLER: What's your knowledge of
19 Mr. MaRous' background, just to give the board some
20 background knowledge?

21 MS. RIFKIND: Mike is both an MAI, which is
22 the highest designation you can get as an appraiser,
23 and he is a member of the Counselors of Real Estate,
24 which is what the CRE means after his name.

1 He has -- MaRous & Company has been in
2 existence for approximately 35 years. He's done
3 appraisals all over the Chicago metropolitan area, in
4 the state of Illinois. He's licensed in Indiana,
5 Wisconsin, Michigan, Illinois, and Colorado for some
6 reason, and he has done a lot of work out this way,
7 both for the Villages of Barrington and Barrington
8 Hills, and done a lot of work in a lot of the
9 Barringtons for private entities as well.

10 MS. STRICKLER: Now, in the past, can you
11 tell the board about the type of projects you've been
12 engaged to analyze before?

13 MS. RIFKIND: Well, we have conducted
14 numerous market impact studies, including several for
15 recreational uses; most recently, an outdoor ice arena
16 in Wilmette, which was more controversial than it
17 might sound; and a lighted football field for Glenbard
18 High School in Glen Ellyn.

19 We have evaluated religious uses in a
20 variety of locations, including most recently a couple
21 of large mosques proposed for various places in DuPage
22 County; and we have actively over the last 25 or 30
23 years done a lot of market impact studies of more
24 noxious uses, like waste transfer stations and

1 quarries and even a mining operation or two; limestone
2 mining, so.

3 MS. STRICKLER: After your conducting your
4 market impact analysis on the Sutton property, did you
5 come to any conclusions?

6 MS. RIFKIND: We did. It is our opinion
7 that the approval of the special use allowing the
8 private polo field and indoor arena would not have a
9 measurable negative impact on the character or the
10 property values of the adjoining residential uses, and
11 it will not impede the orderly development of the
12 area.

13 MS. STRICKLER: What specifically led you to
14 come to these conclusions?

15 MS. RIFKIND: Well, first of all, the
16 equestrian use is not only consistent with the Village
17 Comprehensive Plan, it's encouraged by it in order to
18 maintain that character in the community.

19 It will not impact the value of adjoining
20 residences based on our analysis, and it will not
21 prevent the redevelopment of the adjoining farmland.

22 If a special use is not allowed, the site is
23 most likely to be subdivided for six to seven
24 single-family homes. It's been my experience, both as

1 a trustee on our board and also Mike and I as doing,
2 when we do this kind of analysis, is that the
3 developer is likely to actually request more dense
4 development in order to make it economically feasible
5 in these difficult times to do the subdivision.

6 MS. STRICKLER: Let's talk a little bit
7 about how you came to these conclusions. What
8 specifically did you review in conducting your
9 analysis?

10 MS. RIFKIND: Obviously, we reviewed the
11 Village's documents, the zoning ordinance and map, the
12 Comprehensive Plan. We reviewed Mr. Lueders'
13 application. We looked at his site plan at
14 preliminary stages. We did an analysis of the
15 community, economics, both from the site to do
16 business and other sources. We did a market analysis
17 on vacant land and residential properties in the
18 immediate area using the multiple listing service and,
19 of course, we inspected the subject property and
20 surrounding area.

21 MS. STRICKLER: Now, as to the area of
22 Barrington Hills and Barrington, in general, what did
23 you learn?

24 MS. RIFKIND: Well, Barrington Hills, like

1 other good quality communities, has suffered in the
2 last four or five years. The residential values have
3 been negatively impacted by the economic downturn.
4 However, the market has begun to stabilize somewhat.
5 Inventory is decreasing, and the loss in average sale
6 price is leveling off. Foreclosures have been also
7 decreasing, and the overall economy is improving,
8 which has led to a stabilization of the market in
9 Barrington Hills and in Barrington in general.

10 It's a highly desirable community with
11 strong demographics. I don't need to tell you that.
12 It retains its rural character and that's going to be
13 enhanced with specific -- specifically, for this area,
14 for this specific area because of the forest preserve
15 purchase of the Horizon Farms property; and generally,
16 the flavor of the area is rural and the character is a
17 good, is a good, strong selling point for the
18 community.

19 Immediately in the area of the northeast
20 corner is probably the most -- of Algonquin and Old
21 Sutton is probably -- northwest corner is probably the
22 most destabilizing in the area, that little old house
23 there that's been on the market for some time. It is
24 not likely to be maintained as a house for long. I'm

1 not quite sure what will happen with that.

2 To the south is a cemetery and a church that
3 has been there a while and will be there a while.

4 To the east and southeast are good quality
5 residential properties on large lots, which are stable
6 and should remain that way.

7 Farmland to the east is still being farmed.
8 I suspect, however, that as the economy improves,
9 there will be demand for subdivision for some of that
10 land, it wouldn't surprise me; and then there is a few
11 more residential uses south on Sutton Road that are
12 also -- Old Sutton Road that are also very stable.

13 MS. STRICKLER: Now, prior to the economic
14 downturn, what was the general trend of the area?

15 MS. RIFKIND: Subdivision of large acreage
16 to single-family residences to the maximum allowed by
17 the zoning ordinance.

18 MS. STRICKLER: Do you anticipate that this
19 trend would pick back up again given the stabilization
20 of the residential housing market?

21 MS. RIFKIND: Yes, and in fact, we are
22 seeing signs of speculators purchasing such large
23 acreage in good quality areas already; not to
24 necessarily be developed immediately but to hold

1 because they anticipate that things will improve in
2 the near term.

3 MS. STRICKLER: Now, you conducted an
4 analysis as to the highest and best use of the
5 property, correct?

6 MS. RIFKIND: Yes, we did.

7 MS. STRICKLER: Go ahead.

8 MS. RIFKIND: I was going to say the things
9 we typically consider when we are doing an assessment
10 of highest and best use is the trend of development we
11 just talked about, overall market conditions we just
12 talked about, the types of uses permitted on the site,
13 which are based on your zoning ordinance; the
14 financial benefits of the different uses to the
15 ownership of the land; and the overall impact on the
16 community of proposed uses.

17 So in this case, the highest and best use is
18 probably single-family development in the sense that
19 that would be the use that would bring the most
20 revenue to a specific landowner in general; although,
21 it's not necessarily the case. The negatives to the
22 village of that would be an increase in inventory if
23 it were to be developed right away that would add to
24 the amount of properties available for sale, which

1 would be competition to existing properties, which
2 would probably lower asking sale prices and increase
3 marketing times.

4 The other thing that would be allowed and
5 that we see a lot of for these large available sites
6 is cultural or religious institutions, and there is
7 demand for such large sites for those kinds of
8 facilities, and particularly this one where you have
9 good frontage on Algonquin Road and proximity to a
10 major intersection. So that is likely to meet with
11 some interest by those kinds of facilities.

12 The negatives to the village of those kinds
13 of uses are primarily that they have significantly
14 more traffic than would either a subdivision or even
15 the special use as a polo field and indoor arena. And
16 the second problem with that is, as you know, the
17 Village has very little control over those kinds of
18 uses; and finally, although it depends on exactly what
19 they do in parts of the buildings, they pay little or
20 no property taxes. So those are some negatives with
21 that.

22 On the other hand, the polo field is
23 consistent with the character of the village and the
24 overall Comprehensive Plan desirability of equestrian

1 uses, and I could not think of any negatives,
2 particularly since there's not going to be any horse
3 boarding on the facility.

4 MS. STRICKLER: Now, did you conduct a
5 matched pair analysis?

6 MS. RIFKIND: In order to determine whether
7 or not the proposed facility would have an impact on
8 the property values adjacent to it, we try to take an
9 actual house and say what is this house worth now and
10 what will it be worth after the facility is approved,
11 if it's approved. And there is a house for sale, 200
12 Dundee Road, which is actually not on Dundee Road.
13 It's got a shared driveway that goes up behind it, and
14 that house is actually like 241 feet from the corner
15 of the property that is proposed for the special use.
16 Because that was listed for sale, we can find out a
17 little bit about the house. So we look at that house
18 and try to determine what its value is; and then once
19 we do that, we try -- can I just go ahead?

20 MS. STRICKLER: Go ahead. Please do.

21 MS. RIFKIND: Once we have the sample house,
22 then we do what we do whenever we do a market impact
23 study if we can find the data, and that is do a
24 matched pair analysis.

1 Now, this kind of analysis can be done a
2 couple of ways. There are two accepted methodologies.
3 One, is called multiple regression analysis, and what
4 you do is you take a target area and a control area,
5 and you do some very convoluted and very elaborate
6 mathematics, mostly mathematics professors who do
7 those kind of studies, and then you see whether or not
8 there's any statistically significant differences
9 between the values in the control area, which would be
10 the one away from whatever use it is you are
11 analyzing, and the target area, which would be the one
12 that's right next to, say, a waste transfer station.

13 But what the professionals in the appraisal
14 business have found out over the years is that it is
15 just as reliable to do what we call a matched pair
16 analysis; and in this case we were able to find one
17 house that has recently sold on, let me see if I can
18 get the address, 123 Deepwood Road, that is adjoining
19 the, an existing polo field, and I think a horse
20 boarding facility, too, as well over there.

21 So that we looked at that house, what it
22 sold for, and then found two houses very similar in
23 structure and size of the lot and sale date and looked
24 at those two compared to that one to see if there was

1 anything about that proximity to the polo field that
2 impacted the value of that house. We were not able to
3 find any measurable impact on the value of that house;
4 and so it was our opinion that the proximity of the
5 house to the proposed special use would not have a
6 negative impact on value.

7 MS. STRICKLER: Now, do you have any
8 thoughts on increased traffic to the area from your
9 analysis at all?

10 MS. RIFKIND: We considered that there would
11 be limited traffic, given the private nature of the
12 use; and in terms of traffic, I already talked about
13 other uses probably having more traffic into the area,
14 even five or six single-family homes generate a
15 certain amount of traffic, so that would be...

16 MS. STRICKLER: If you could just in some
17 kind of conclude your conclusions here for the board.

18 MS. RIFKIND: As we started out, the
19 equestrian use is consistent with the Comprehensive
20 Plan and preserves that aspect of the community's
21 character; and it will not have a negative impact on
22 the values of the surrounding properties based on our
23 analysis and nor will it prevent the orderly
24 redevelopment and maintenance of the properties in

1 proximity. Like I said, if the special use is not
2 allowed, it is most likely that the area would be
3 subdivided for six or seven, or as many as they could
4 get away with, single-family houses on that road.

5 MS. STRICKLER: Thank you.

6 MS. RIFKIND: You are welcome.

7 MS. STRICKLER: Well, this concludes our
8 witnesses for our petition today. Just, you know, in
9 conclusion, we believe that we've satisfied, you know,
10 each of the items necessary under 5-10-7 for special
11 uses. However, we've, we also have some neighbors and
12 residents of Barrington Hills who I know have, would
13 like to speak in support of our position as well or
14 may have comments or questions. If the board or
15 anyone has questions, we are happy to bring up the
16 witnesses we previously had. Thank you.

17 CHAIRMAN FREEMAN: Perhaps, if it's okay,
18 should we just take comments from the audience before
19 we ask questions and kind of get it all out there? If
20 someone would like to make a comment, you can raise
21 your hand. All right. You raised your hand first,
22 Matt.

23 MR. YETERIAN: Can I speak from here?

24 CHAIRMAN FREEMAN: You can, but you need to

1 state your name and address so they know who you are.

2 MR. YETERIAN: My name is Matt Yetarian, and
3 I live at 13 Deepwood Road, and I also happen to own
4 the property at 223 Deepwood Road. My wife and I have
5 lived on Deepwood Road for the last 11 years. We live
6 approximately 100 yards from the polo field on
7 Deepwood Road, and we pass that polo field several
8 times a day everyday for the last 11 years, and I can
9 say without reservation, having firsthand experience,
10 that having the polo field located in close proximity
11 to our residence in no way infringed upon our peaceful
12 use of our property in all that time.

13 I could also say that the polo field was
14 located at that site prior to our purchase at 13
15 Deepwood Road, and, in fact, my wife and I both looked
16 at the polo field proximity as a value added to it,
17 and we would have been willing to pay more for our
18 house, not less, because of its proximity to the polo
19 field.

20 In fact, we bought the adjacent property as
21 well to our home, and 223 Deepwood is right next to
22 123 Deepwood Court, which is an adjacent property to
23 the polo field. So for those reasons I would, without
24 reservation, endorse the petitioner's application.

1 Thank you.

2 MS. FAHEY: My name is Patty Fahey. I live
3 at 71 Windrush Lane. My husband and I have lived here
4 11 years, and to me this petition is exciting. I
5 don't play polo, so it's not because I'm a polo
6 player, nor do I have any desire to play polo. I like
7 to stay on my horse, so I kind of prefer that; but
8 it's exciting to me because I have known Jan and
9 Frauke for about four years. So not as long as they
10 have lived here; and the way I met them has nothing to
11 do with horses. We ask them -- we asked for
12 volunteers through the riding club to come out and
13 pick up trash from the side of the roadside, and they
14 have been there just about every time that we've had
15 that event twice a year for four years. They have
16 small kids. They get a sitter to come pick up trash
17 on your roadsides. That's before they had any
18 knowledge of the White's property, and they have been
19 there. Frauke and her broken English has always said,
20 what you need, what you need, and she means I want to
21 help with the food because she saw me hosting and said
22 what can I bring.

23 So it's exciting for me to think that one of
24 the last large parcels in this community could go to a

1 family that's that committed to using a property here
2 for equestrian use. That's really important to me.
3 These things are going to go away if we don't really
4 support people who want to keep it within our
5 Comprehensive Plan and equestrian use. Again, I don't
6 play polo. You know, they have always showed up.
7 They have been long-term members of the riding club.
8 They used to be in eventing, but now they are a young
9 family and they are looking for something different
10 that keeps them home on the weekend and that they can
11 get their kids involved in, and that's what this
12 village is all about. It's always been all about
13 that.

14 Not everybody in this village rides or is an
15 equestrian, I get that, but our history for 75 years
16 has been about creating a place and maintaining a
17 place that is country and has open space. This is the
18 kind of family we should be embracing as a landowner,
19 I truly believe that; and instead of, you know,
20 throwing up roadblocks for possible use, that is a
21 long and ugly road. I mean, Algonquin is a high
22 traffic. I went and drove around the property just to
23 be sure I really felt, I mean, I'm involved in the
24 riding club for years and know where the trails are

1 and very passionate about the trails, and I wanted to
2 see how is this thing going to impact, and right now
3 it's a low space, you know, and it's going to be
4 turned into something that is beautiful; and it says
5 equestrian and open space and to me that's something
6 we should embrace. So I'm here to support the
7 petition.

8 CHAIRMAN FREEMAN: Anyone else? In the
9 back.

10 MS. KELLY: Hi. My name is Vikki Kelly. I
11 live at 186 Old Sutton Road, and my husband and I have
12 lived in Barrington Hills for 11 years. We have
13 horses. I don't know, I'm not going to be able to
14 pronounce your name, but I don't know them; and we
15 live just south of their property. And around our
16 property we have four people with indoor barns. I
17 barely notice them, and from what you were describing,
18 it sounds like you would be a wonderful addition to
19 our area. It sounds, you know, I'm very much for it.
20 I think having a family with some kids and they sound
21 like a very dedicated to the community, and I ask the
22 board to please approve this because I think it would
23 make our area of the village much better. Thanks.

24 CHAIRMAN FREEMAN: Sir.

1 MR. BUCKLEY: My name is Dave Buckley. I'm
2 at 100 Buckley Road. I'm past chairman of the
3 development commission for the Village; and the
4 development commission's job is to work with the
5 several landowner, large landowners within the village
6 who are, within the village boundaries, who are
7 outside of the village. They are not in the Village
8 of Barrington Hills. There are several large
9 properties like that, and I want to kind of talk about
10 that.

11 When the village was incorporated in 1957,
12 several large landowners stayed out. My family was
13 included. We've since gone into the village, but many
14 are still out; and one of the reasons they are out
15 is -- well, my grandfather used to say, it's just
16 going to lead to streetlights and sewers. We are just
17 going to have another town. Well, he wasn't quite
18 right about that, but their concerns are, these large
19 landowners, and these are substantial people. They
20 are great residents. They are the reason we have our
21 village today. They have maintained these large
22 properties, you know, without being in the village.
23 They don't, they are concerned about being told what
24 they can do and what they can't do with their

1 property.

2 Now, your committee here has a very
3 important job, and you know that. We all know that.
4 You have to have rules and regulations, but there's
5 also a limit; and I think that if we are ever going to
6 get these people to come into the village to bring
7 their large properties into the village, we've got to
8 assure them that they can use their property the way
9 the Village intended in accordance with the
10 Comprehensive Plan for the village. I don't see
11 anything that this, these people are asking for
12 violates any of that. I'm all for what they are
13 trying to do. They are trying to use their property
14 for their own personal use. It's not for public use.
15 It's not for commercial use. It's their own personal
16 use for their horses.

17 I just can't imagine our Village even
18 considering, so long as they are within the purview of
19 all the regulations that go with it, the setbacks and
20 all the other things, which they seem to be. I just
21 hope that you consider everybody, including the people
22 who are outside the village, these large landowners,
23 and I think you all know who they are. Who knows what
24 they are going to do with their property; and the best

1 thing that they could do for the village is to get
2 them inside the village.

3 If this request were turned down, I think
4 that would send a terrible message. So I'm all for
5 it. I hope you give it great consideration. Thank
6 you.

7 CHAIRMAN FREEMAN: Someone else? Right
8 here.

9 MR. FAHEY: Hi. I'm Marty Fahey. I live at
10 71 Windrush Lane. My wife said most of what I
11 intended to say, but one of the things that I thought
12 was really well said is that one comment from the
13 appraiser who said that the intention here is
14 consistent with the character of the village. It
15 absolutely is consistent with the character of the
16 village and so are the petitioners. We've gotten to
17 know them a little bit just at arm's length for the
18 last four years, and to have people of that character
19 and that commitment with a plan like this that is
20 consistent with the character of the village, it's
21 wonderful to be here to celebrate that. Thank you.

22 CHAIRMAN FREEMAN: Thank you. I'm sorry,
23 someone over here.

24 MR. MCKINLEY: My name is Edward McKinley.

1 I live at One Jennifer Court in Barrington Hills. My
2 wife and I have lived here for ten years in Barrington
3 Hills now. Twenty-six years ago when we were first
4 married, we purchased our first home. So this was
5 before we were Barrington Hills material; but we
6 purchased our first home on a quarter-acre lot in
7 Glendale Heights directly across the street from a
8 polo field, and we lived there for seven years until
9 it was turned into many, many townhomes. But for six,
10 seven years, it never occurred to me that there would
11 be a negative side. It was the coolest thing to live
12 across the street from instead of density and what you
13 see all the time than a polo field.

14 I've known the Lueders for eight years now,
15 and what I can tell you is, not to repeat everything
16 that's been said, you know, elected for sainthood yet,
17 they are great, they are a great couple, but what I
18 can tell you is I've watched them, their home, do some
19 work at their home now. They have a barn and they
20 have done some improvements to their home for
21 equestrian sports, being an outdoor riding facility,
22 barn, and what I can tell you is that in putting in
23 those improvements, I've watched them go exercise
24 great sensitivity and consideration for their

1 neighbors, for the traffic on the street in front of
2 their home, and I can tell you that these are the type
3 of people that are going to give very thoughtful
4 consideration to any improvements, any design that
5 they are going to do here; and to repeat again, it is
6 completely in keeping with what we all enjoy about
7 Barrington Hills.

8 CHAIRMAN FREEMAN: Anyone else?

9 MR. O'DONNELL: Jim O'Donnell, Ridgcroft
10 Lane. I know I'm not allowed to ask a question
11 directly to the board, but I will speak these
12 questions as public comment and ask the board to
13 consider my questions when you deliberate.

14 Number one, the appraiser said that the
15 property would be, would potentially be subdivided
16 into six or seven lots, and I thought I read that this
17 was a 20-acre parcel.

18 MR. MORRISON: Forty-two.

19 MR. O'DONNELL: Forty-two. Then I stand
20 corrected. Thank you. We are not supposed to talk to
21 each other.

22 And the second question is -- well, I forgot
23 the second question. Maybe it would be addressed
24 anyway. Thank you.

1 CHAIRMAN FREEMAN: Sir?

2 MR. MORRISON: I apologize for interrupting.
3 It is a 42-acre parcel.

4 CHAIRMAN FREEMAN: I'm sorry, what was --
5 can you give your name and address.

6 MR. MORRISON: John Morrison, Re/Max
7 Barrington. Work address is 306 West Northwest
8 Highway. I represent the Whites on the property in
9 the sale of the property.

10 We struggled in the beginning on how to
11 market this property. The Whites really want to
12 maintain it as a single-family home and not divide the
13 property up. Not until we double listed it for vacant
14 land did we start to really get the inquiries coming
15 in, and most of them were all from builders and
16 developers, which we already have plenty of inventory
17 to compete with out in Barrington Hills.

18 So everyone has said this several times, but
19 in keeping with the character of Barrington Hills, I
20 definitely think that this is the way to go. I could
21 tell you that the Whites are over-the-top excited
22 about this, too. So thank you.

23 CHAIRMAN FREEMAN: Back to you.

24 MR. O'DONNELL: Thank you. I'm just

1 curious, I hope the board will address why they even
2 have to ask permission to do this. So I'll learn
3 something about the zoning rules.

4 CHAIRMAN FREEMAN: Anyone else have a
5 comment? Anyone out in the -- sir.

6 MR. ADAIR: Good evening. I'm William
7 Adair. I live at 100 Berron Lane and used to live
8 down the street on Old Sutton Road from where you
9 folks are going to be living, that's my desire; and I
10 wanted to speak really on behalf both as a personal
11 resident as well in my position as president of the
12 riding club, and just -- and speak in support of what
13 you all wish to do, as everybody said in keeping with
14 the character of the village, riding club is concerned
15 about the ability of the village to maintain its
16 character; and one piece I wanted to speak about is
17 not just on behalf of the folks who own the horses,
18 but increasingly for the folks in the village who
19 don't own horses to begin to understand more and more
20 that the value of our village is tightly linked to our
21 village open spaces, and one of the ways that the
22 Lueders are going to be doing this is to do this
23 through an equestrian avenue, and this is a tremendous
24 ability for this village to maintain its open spaces;

1 and this is just a wonderful example of how we are
2 going to do be doing that. So that's my support.

3 CHAIRMAN FREEMAN: Anyone else? Anybody in
4 the hall? No hands in the hall?

5 MR. COPE: Only me.

6 CHAIRMAN FREEMAN: I knew there was someone.
7 Come on in.

8 MR. COPE: I'm Mark Cope. I actually live
9 at 670 Plum Tree Road. I live next door to the
10 Lueders; and in the three years that we've lived next
11 door, they are great neighbors. There's no trouble.
12 There's no noise. Their home is beautifully
13 maintained, and yes, they love their horses and they
14 are jolly good people. I think that anything they
15 undertake will only be of benefit to this town, and I
16 think it's splendid; and then their love and passion
17 of horses has passed on to my wife and I. We also now
18 play or try to play polo. I'm not sure if it's a
19 great thing, but it's -- they are great people and I
20 hope you do pass the motion. I'm sorry about the
21 voice.

22 CHAIRMAN FREEMAN: All right. Seeing no
23 more comments, I think what we can then do as a board,
24 I think it would be appropriate for someone to motion

1 the matter so that we can have questions and then
2 discussion among ourselves. So I guess I'm going to
3 ask for a motion, if that's all right. Would anyone
4 like to make one?

5 MEMBER BENKENDORF: Sure.

6 CHAIRMAN FREEMAN: How about it.

7 MEMBER BENKENDORF: Make a motion to approve
8 the issuance of a special use permit to the contract
9 purchasers and petitioner, Jan-Dirk Lueders and his
10 wife Frauuke, with the written concurrence of the
11 current owners who are selling the property to allow
12 them to install a polo field and indoor riding arena
13 with attached viewing room on the subject property.

14 CHAIRMAN FREEMAN: Thank you. I'm just
15 going to amend it very slightly. It was very well
16 done. We are going to be making a recommendation to
17 the village trustees to approve it. That will be our
18 action; and just so you understand the process, our
19 action then goes to the village trustees at their next
20 regularly scheduled meeting and then they will act on
21 our recommendation.

22 MR. WAMBACH: I'm not sure it's going to be
23 the next one.

24 CHAIRMAN FREEMAN: Do I have that right?

1 Next one. Maybe the following one?

2 MR. WAMBACH: Because we've got to get the
3 record.

4 CHAIRMAN FREEMAN: I see. Got it.

5 MR. WAMBACH: So I don't know if we'll be
6 doing that next Monday, but possibly in November.

7 CHAIRMAN FREEMAN: In November.

8 MR. WAMBACH: As soon as we can, but we do
9 need to get the record to them.

10 CHAIRMAN FREEMAN: Would someone second the
11 motion?

12 MEMBER PFAFF: I will.

13 MEMBER ANDERSON: Second.

14 CHAIRMAN FREEMAN: All right. Great.

15 Questions for the petitioner or any of the
16 petitioner's witnesses?

17 MEMBER STIEPER: I'll open up. I have a few
18 questions. One of the facts that haven't been offered
19 in the record, Mr. Lueders, is the residence on the
20 property, that's going to be your primary residence?

21 MR. LUEDERS: No, it will not in the
22 foreseeable future. As I stated before, we are
23 currently a family of five. We also have frequently
24 long-term visitors from overseas and the current house

1 is too small. So rather than taking that down and
2 building a huge house there, we decided to have an
3 employee of ours live there for now that takes care of
4 the horses and will take care of the facility. Also,
5 my mother-in-law has an eye on the studio that's next
6 to the barn.

7 MEMBER STIEPER: So you are going to be
8 leasing that property out to a third-party
9 indefinitely?

10 MR. LUEDERS: No, this is an employee of
11 ours that will live there. It will not be leased out.

12 MEMBER STIEPER: What are the terms of that
13 in terms of occupancy of the house? What's the
14 contractual issue? Will they be a tenant or just
15 simply an employee in return for maintaining the
16 property to live there?

17 MR. LUEDERS: She's currently an employee of
18 ours and takes care of our horses; and we would reduce
19 her salary in exchange for her and her fiancée living
20 on the property and taking care of the property.

21 MEMBER STIEPER: Besides her, would there be
22 any other employees on the property?

23 MR. LUEDERS: No.

24 MEMBER STIEPER: Do you anticipate other

1 employees besides her that have to work the property?

2 MR. LUEDERS: I don't anticipate that, no.

3 MEMBER STIEPER: I have no further
4 questions.

5 MEMBER PFAFF: If I may speak of ignorance
6 in following up Dr. O'Donnell's comment, why is it
7 that a special use permit for this activity is needed
8 for this property?

9 MR. WAMBACH: I can speak to the history of
10 the special use permit.

11 CHAIRMAN FREEMAN: That would be helpful.

12 MR. WAMBACH: When the original Oakwood
13 Farms polo field was constructed by Mr. Michael Sparks
14 some 20-plus years ago, there was a substantial human
15 cry from the neighbors on Deepwood and the surrounding
16 area about the use of the polo field traffic and other
17 things that were anticipated to come along with the
18 use of that polo field. As a result, at that time
19 there was, it was not a -- it was not a special use
20 when Mr. Sparks built it of right and after that the
21 board made the decision that they wanted to have a
22 look at what kind of traffic and other things might go
23 along with having a polo field, particularly in a
24 residential neighborhood, what kind of neighborhood,

1 and so we amended the code to include polo fields as
2 special uses.

3 MEMBER PFAFF: That's regardless of whether
4 it's used commercially or purely privately?

5 MR. WAMBACH: Correct. Yes.

6 MEMBER PFAFF: Thank you.

7 MR. O'DONNELL: Thank you.

8 CHAIRMAN FREEMAN: Other questions?

9 MEMBER BENKENDORF: There was some talk, and
10 I think it was mentioned in here, that there was
11 previously, perhaps, an entrance off of Algonquin
12 Road, does that still exist?

13 MR. LUEDERS: It does, yes.

14 MEMBER BENKENDORF: Will it be maintained
15 or?

16 MS. SOOS: There is an entrance -- I'll take
17 this question. I have an engineer in the audience as
18 well. You can see that there is an access point,
19 although, it's not paved, right here off of Algonquin,
20 and my understanding is, you know, any -- I think they
21 farm the grass in here. So the farmer comes in off of
22 this entrance, egress point right here.

23 MEMBER BENKENDORF: You would just leave
24 that as it is?

1 MS. SOOS: We were going to leave it as it
2 is, yes.

3 MEMBER PFAFF: While you are still there,
4 can you show us the nearest residence to where the
5 trailers would park?

6 MS. SOOS: Nearest residence is here.

7 UNIDENTIFIED SPEAKER: It's way up in the
8 corner.

9 MS. SOOS: To where the trailers park?

10 MR. GOHL: She's right.

11 MS. SOOS: Our trailers are here. I know we
12 have one house up over here, but I actually think as
13 the crow flies, this is the shortest distance to the
14 residence.

15 MEMBER PFAFF: That's 3-, 400 yards? It's
16 hard to tell the scale.

17 MEMBER BENKENDORF: Approximately, yeah.
18 The field is 900 feet length-wise.

19 MS. SOOS: Because the field is 900 feet,
20 itself. So, yeah that's about right.

21 MEMBER PFAFF: In your estimation, would any
22 of the homeowners be affected by the trailers parking?

23 MS. SOOS: No, absolutely not.

24 MEMBER STIEPER: I just have one question.

1 In terms of elevation, is there going to be a change
2 in elevation put in the polo field or the building?

3 MS. SOOS: There will be a change in
4 elevation in order to accommodate the field, yes.

5 MEMBER STIEPER: You don't know how high
6 that elevation will be?

7 MS. SOOS: No, we don't know at this point
8 in time, but what I do know is this will most likely
9 be a midpoint of the elevation that's out there. The
10 highest point of the property is here. We have a
11 little high point here, and the property drains or
12 slopes down to the northwest corner. So what we
13 intend to do is cut and fill.

14 So what we end up grading or taking out
15 here, because this is the largest area of elevation
16 change, we will then fill the center of the property,
17 which is essentially the lowest part. Actually, this
18 is the lowest, but there's a dip here as well. So
19 this will come up while part of this comes down, and
20 we'll take some elevation out of this as well.

21 MEMBER STIEPER: I don't know if applies to
22 polo field, but any change of elevation in excess of
23 three feet requires a variance. So I don't know if
24 that applies.

1 MR. WAMBACH: I think they will be moving so
2 much dirt, Dan, they'll need a site development
3 permit, obviously, as part of that. So the Village
4 engineer will review everything, including drainage,
5 et cetera, in terms of the grading necessary.

6 MEMBER ANDERSON: I know this is just a
7 schematic, but the indoor riding arena, what's
8 approximately the distance off the property line
9 there?

10 MS. SOOS: Well, here is our hundred-foot
11 setback.

12 MEMBER ANDERSON: It's a hundred-foot
13 setback. So it's almost 200 off. Okay.

14 MS. SOOS: Almost 200, yeah.

15 MEMBER STIEPER: Is there an intent, do you
16 know, to build any other accessory buildings on the
17 property at this time?

18 MS. SOOS: No.

19 MEMBER ANDERSON: They would be bumping up
20 against the FAR.

21 MEMBER PFAFF: You are pretty close to the
22 5 percent.

23 MS. SOOS: We are, but we have been very
24 generous in our assumptions. You know, I've added

1 some area around the end of the arena because you have
2 to drag the arena. So outside of the actual playing
3 area, we have added space. You know, our stalls were
4 16 by 16 center to center. That's so generous. I
5 cannot imagine, you know, we are going to exceed that.
6 You know, in my calculations I've assumed that the
7 entire second floor of this barn is going to be loft.
8 I don't think we are ever going to do that, but I've
9 been very generous in my assumptions.

10 MEMBER STIEPER: I believe the viewing area
11 I think I read it would hold about 50 people; is that
12 right?

13 MS. SOOS: Well, okay, in our industry, in
14 our profession, the building code dictates occupancy.
15 So I can tell you that this room tonight with loose
16 tables and chairs is calculated at 15 square foot per
17 occupant. We exceed the occupancy load of this room
18 right now because you have standing space and you've
19 got people arm to arm. So the occupancy load of this
20 room is probably 15 by code. We've just packed -- I
21 don't know how many people are here, 50, 60. So when
22 we talk about the occupancy load, there's an intended
23 load and there's a design load; and you know, as a
24 professional, I have to just explain to you that the

1 code tells us in a Starbucks when you've got a cuing
2 area, you have to allow five feet per person. You
3 know, there's times when you'll have 15 people in
4 Starbucks. So we have to be really careful about this
5 50 person connotation because in the code, commercial
6 code, 50 people trigger certain life safety
7 requirements, like two egress points. I think we have
8 one here. You know what I'm saying. Doors have to be
9 designed to accommodate a certain number of occupants
10 so that people can safely get out of the building.
11 This is not going to be a commercial structure. So
12 although we can say this 3500-square-foot deck can
13 accommodate, divide that by five, we are never going
14 to have that many people standing on that deck; and
15 it's really just a wood surface put down so that you
16 can put a chair on there and not fall through the
17 grass on a wet, soggy, rain day. So I don't know if
18 that helps to understand this.

19 MEMBER STIEPER: Yeah, it does actually.

20 Thank you.

21 MEMBER BENKENDORF: Yeah.

22 CHAIRMAN FREEMAN: Other questions?

23 MEMBER STIEPER: I just have a question for
24 Mr. Wambach. On the fact that the owner is not owning

1 the property but is going to be an employee there, is
2 that in any way in terms of the R1 zoning and primary
3 use, does that in any way impact?

4 MR. WAMBACH: I think because it's a special
5 use, David, I think we are okay.

6 CHAIRMAN FREEMAN: You know, I should also
7 make sure the record reflects that after we received
8 our packets, a letter was received from Robert Reilly,
9 a letter was received from Sally Robinson -- actually,
10 Robert Reilly is 310 Algonquin Road; Sally Robinson is
11 123 Deepwood Court; and Jane Clement is 31W300 Healy
12 Road. So we did receive three letters that did not
13 make our packet.

14 MEMBER STIEPER: The other question I have
15 is certified green cards, did we get those back?

16 CHAIRMAN FREEMAN: According to Mr. Kosin on
17 Friday, we did; but, Mr. Strahan, if you want to
18 clarify.

19 MR. STRAHAN: Dan Strahan, Gewalt Hamilton.
20 Bob did give me a few things to enter into the record.
21 We did get notification or the copies of the certified
22 notice to all the property owners. The applicant did
23 submit a signed and sworn petition to pay the petition
24 fees. Sign was posted to the site in accordance with

1 our notification requirements, and a notification was
2 also published in a newspaper of general circulation
3 on October 3rd, so.

4 CHAIRMAN FREEMAN: If there aren't anymore
5 questions, is there a discussion? People have
6 thoughts, views, anything you want to discuss or if
7 you don't, otherwise, I'll call the question so.

8 MEMBER STIEPER: I think discussion in terms
9 of condition of use, we are allowed to tack conditions
10 on that use subject to approval, correct?

11 MR. WAMBACH: Correct.

12 CHAIRMAN FREEMAN: Yes.

13 MEMBER STIEPER: And so open up conversation
14 with regard to discussion some approval subject to
15 some restrictions. One that I have in mind is the
16 applicant made it clear there was no intent to use it
17 for commercial purposes. That is with regard to the
18 polo field that there will be a condition that it not
19 be used for commercial purposes; and defining
20 commercial purposes that it would be anything use of
21 the polo club, which is used in return for any type of
22 fee; and that with regard to the stable, itself,
23 probably should go without saying that it would be
24 subject to the home occupation ordinance.

1 CHAIRMAN FREEMAN: I'm sorry, what?

2 MEMBER STIEPER: That any boarding of horses
3 be subject to the conditions of the home occupation
4 ordinance.

5 CHAIRMAN FREEMAN: Well, aren't all --
6 isn't --

7 MEMBER STIEPER: I understand it is a given
8 but just.

9 CHAIRMAN FREEMAN: Question about the
10 commercial purposes, can you redefine that for me
11 again?

12 MEMBER STIEPER: Any activities which would
13 generate any type of revenue or fee.

14 CHAIRMAN FREEMAN: Revenue or fee. I guess
15 I'm trying to think through the potential unintended
16 consequences of that.

17 MEMBER STIEPER: Well, a polo match in which
18 tickets are charged or a, you know, a boarding horses
19 that are engaged in polo match for a fee; in other
20 words, subject to private use as the applicant
21 indicated was his intent.

22 MR. LUEDERS: I believe that to be too
23 narrow.

24 CHAIRMAN FREEMAN: Hang on. Hang on. You

1 guys can't talk right now. Sorry. Sorry.

2 MEMBER PFAFF: Isn't it true that any
3 commercial activity, regardless of any conditions in
4 the village, are subject to home occupation?

5 CHAIRMAN FREEMAN: Right. I think that's
6 what I'm trying to understand. I think we already
7 have an ordinance that covers this.

8 MEMBER STIEPER: Home occupation deals with
9 boarding of horses. I'm talking about, you know, in
10 addition to boarding of horses is also the condition
11 of selling any tickets or charging any admission fee.

12 CHAIRMAN FREEMAN: Well, you know, I'm a
13 little concerned about that, David, because I do know
14 that from time to time, like last May we had a large
15 private landowner open up their estate for a charity
16 event, and they charged tickets because they were
17 raising money for the charity, and he donated his
18 property to support the charitable event.

19 MEMBER BENKENDORF: There are multiple
20 events like that every week in the village.

21 CHAIRMAN FREEMAN: Right. So what, you
22 know, I'm concerned that we would have an unintended
23 consequence with restricting this and then putting him
24 in a position where it's more restrictive than any

1 other landowner.

2 MEMBER STIEPER: Well, on the converse, I'm
3 concerned about it being opened up where the neighbors
4 are going to be, you know, subject to basically a
5 public operation in which fees are being generated and
6 crowds are amassing and that's also an unintended
7 consequence.

8 MEMBER ANDERSON: I think the other issue
9 you have is across the street at this point I think
10 the forest preserve district has acquired the mortgage
11 on the Horizon Farm property, and we are going to end
12 up with effectively the forest preserve district
13 running, if you will, a commercial operation directly
14 across the street from them. So that at some point
15 are you overburdening somebody within the village when
16 directly across the street the same thing is
17 occurring.

18 MEMBER STIEPER: You are engaging in
19 speculation. You know, I'm opening it --

20 CHAIRMAN FREEMAN: Doug, can you maybe help
21 us a little bit here just to make sure we understand
22 existing code, right. So if someone today wants to
23 run a commercial operation on private property, what
24 types of regulations might govern that commercial

1 activity?

2 MR. WAMBACH: Well, in the R1 district, it
3 would have to comply with the home occupation
4 ordinance. I mean, there's no commercial use of
5 property.

6 MEMBER STIEPER: What would home occupation
7 be, Mr. Wambach? Would it be large-scale commercial
8 boarding?

9 MR. WAMBACH: Well, we've already dealt with
10 that, David, in terms of what, you know, I mean, they
11 are not asking for a boarding facility here. I guess
12 the question is would, you know, if they were renting
13 the field to the polo club every week or something,
14 would that be a commercial operation. I haven't given
15 any thought to it, Judy, so I --

16 CHAIRMAN FREEMAN: Okay. So let's pretend
17 if we go down the path that at some point an activity
18 meets the definition of a home occupation. I guess my
19 question is --

20 MR. WAMBACH: Well, if it doesn't meet the
21 home occupation, if it's a commercial activity, it
22 doesn't meet the home occupation, it's not permitted.

23 CHAIRMAN FREEMAN: It's just not permitted.
24 All right. Right. So then, so then restricting

1 commercial activity is already part of the code?

2 MR. WAMBACH: I would say so, yes.

3 CHAIRMAN FREEMAN: I don't want to put
4 something in place that's contradictory to existing
5 code. I'm trying to make sure we don't create a --

6 MEMBER STIEPER: Well, the home occupation
7 exists, and it deals with horse boarding, but with
8 regard to somebody engaging public activity, put the
9 horse boarding aside, in terms of engaging in polo on
10 an -- as defined as a commercial activity, the sale,
11 dispensing of tickets or somebody paying a fee to play
12 polo, that would be something which, you know, would
13 be, unless you got tied to special use, would be
14 prohibited.

15 MR. WAMBACH: Correct.

16 MEMBER STIEPER: Therefore, we can make that
17 as a use as a conditional use on a --

18 MEMBER ANDERSON: It's already effectively a
19 conditional use is the issue. That if you are doing
20 that, you are in violation of the code as it exists.
21 There is no reason to write an additional restriction.
22 Are you looking for belts and suspenders? I mean, I'm
23 just trying to understand where that's going because
24 it seems like you are just doubling up on the same

1 restriction.

2 MEMBER PFAFF: The petitioners made it clear
3 in the presentation with the lawyer that they are not
4 seeking to use it for commercial purposes, and the
5 petition on its terms doesn't say we want to use it
6 for commercial purposes. I don't think anything in
7 recommending that the Village approve this would be us
8 saying you can use it for commercial purposes.

9 MEMBER STIEPER: I think there was a
10 reference in there with reservation for public use,
11 and I guess that needs further exploration.

12 CHAIRMAN FREEMAN: Okay. Do you have a
13 question about public use?

14 MEMBER STIEPER: Well, I'm equating public
15 use as basically commercial use. Maybe I'm incorrect
16 as to what the applicant is seeking in using that
17 language. So can we get clarification on that.

18 CHAIRMAN FREEMAN: Would you like to ask for
19 clarification?

20 MEMBER STIEPER: I'd like to ask for
21 clarification.

22 MS. STRICKLER: Sure. Absolutely. You
23 know, as our petition states, we are using or
24 intending to use the property for, primarily, for

1 personal and family use. However, if the petition
2 were to be, you know, contingent on some type of
3 commercial restriction, you know, my client would not
4 continue with his purchase of the property; and the
5 reason for that is because one, you know, it would
6 inhibit the potential sale of the property down the
7 line; two, as Miss Freeman noted, you know, there is
8 potential that, you know, perhaps he would have one
9 charity event or, you know, down the line that he
10 would want to use that for; and so, you know, that
11 wouldn't be something that he'd be interested in.

12 This is a significant financial investment
13 on this property. So when one is making this
14 significant financial investment, you know, with his
15 clear intention of using it for personal purposes, we
16 just -- he just won't be able to make that happen if
17 there's going to be extensive restrictions on the
18 special use.

19 MEMBER PFAFF: I think many of us in this
20 room were at Lou Flannery's home for the BACT event.
21 Money was charged. It was a fundraiser for the BACT.
22 I don't think the Village considers that a commercial
23 use or that Lou was operating a business.

24 MEMBER BENKENDORF: And many, many

1 properties, many similar events are held throughout
2 the village monthly, if not weekly.

3 MEMBER PFAFF: We should encourage that.

4 MEMBER STIEPER: So the term public use in
5 your application is what I'm getting at. What is
6 public use? It says use privately, but we want the
7 reservation for public use. That's what I'm getting
8 at.

9 MS. STRICKLER: It just meant what I just
10 said basically, you know, in the event that my client
11 wants to use it for a charity event, he wants to have
12 the occasional, whatever occasion he wants to have,
13 because it's his property, that would be what he would
14 be using it for. But his intention is, you know, he
15 stated under oath very clearly that it's no intention
16 this is going to be a commercial boarding operation or
17 there's going to be continuous public use and rented
18 out to various organizations for profit. I mean,
19 that's not his intention so.

20 CHAIRMAN FREEMAN: So can you just verify to
21 us, we've been talking about the existence of other
22 Village ordinances that govern these extraneous
23 activities; one being the home occupation ordinance
24 and then one being the Village code that prohibits

1 commercial use. Are you and your client fully aware
2 of those and consider that your intended use will be
3 consistent with all of those existing restrictions?

4 MS. STRICKLER: Yes. Absolutely. Thank
5 you.

6 CHAIRMAN FREEMAN: Other discussion? What
7 else are you thinking about, David?

8 MEMBER STIEPER: Nothing.

9 CHAIRMAN FREEMAN: Put it all out there.
10 No, no, no, I'm not trying to be negative. I just
11 want to know what it is.

12 MEMBER STIEPER: No, that's it.

13 CHAIRMAN FREEMAN: Anybody else?

14 MEMBER ANDERSON: I would like to just
15 comment that it's nice for a change to have somebody
16 applying before they take the action, but that's
17 neither here nor there but.

18 CHAIRMAN FREEMAN: Yes. Yes. All right.
19 Well, right now the motion by Mr. Benkendorf is
20 unamended. So if, unless people want to propose an
21 amendment to it, I'll call it as it is. All right.
22 Would you like to call the question.

23 COURT REPORTER: Member Benkendorf.

24 MEMBER BENKENDORF: Yes.

1 COURT REPORTER: Member Anderson.

2 MEMBER ANDERSON: Yes.

3 COURT REPORTER: Member Stieper.

4 MEMBER STIEPER: Yes.

5 COURT REPORTER: Member Pfaff.

6 MEMBER PFAFF: Yes.

7 COURT REPORTER: Chairman Freeman.

8 CHAIRMAN FREEMAN: Yes.

9 The motion carries. So the recommendation
10 will be heard by the village trustees at whatever next
11 meeting it comes up on.

12 MR. WAMBACH: As soon as we can get it up
13 there.

14 CHAIRMAN FREEMAN: All right. Thank you.

15 MR. LUEDERS: Thank you.

16 MEMBER STIEPER: Motion we adjourn.

17 MEMBER ANDERSON: Second.

18 CHAIRMAN FREEMAN: All in favor?

19 (Chorus of ayes.)

20 (WHICH WAS AND IS ALL OF THE
21 MATTERS PRESENTED AT SAID MEETING.)

22

23

24

1 STATE OF ILLINOIS)

2) SS.

3 COUNTY OF C O O K)

4

5 I, CYNTHIA L. PEESEL, Certified
6 Shorthand Reporter and Notary Public doing business in
7 the City of Chicago, County of Cook, and State of
8 Illinois, state that I reported in machine shorthand
9 the matters presented at the public meeting of the
10 Barrington Hills Zoning Board of Appeals on the 21st
11 day of October, 2013, and that the foregoing is a true
12 and correct transcript of my shorthand notes so taken
13 as aforesaid, and contains all the matters presented
14 at said meeting, to the best of my knowledge and
15 ability.

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Cynthia L. Peesel
CSR License No. 084-002656
October 23, 2013

23

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