

**VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION SPECIAL MEETING  
MARCH 15, 2010**

The special meeting of the Village of Barrington Hills Plan Commission was called to order at 7:35 p.m. by Chairman Stieper.

Plan Commission Members Present: David Stieper, Chairman  
Kenneth Bosworth  
Patrick Hennelly  
Peter Grande  
Lou Anne Majewski  
George Gottlieb  
Jason Elder

Absent: James O'Donnell  
Julie Joyce

**PREVIOUS MINUTES:** After review of the January 11<sup>th</sup>, 2010 minutes Commissioner Bosworth requested that they be amended to reflect that he was present at the meeting. Motion to approve the minutes carried unanimously by voice vote.

**GRADING REQUIREMENT EXEMPTION- 5 Roundstone Lane:** Chairman Stieper requested that the Plan Commission be presented a brief background on the adoption of the grading requirements for which the exemption was being applied. Village Engineer Dan Strahan of Gewalt Hamilton Associates noted that the ZBA had developed and approved a set of grading regulations in 2007 that limited the baseline increase in ground elevation to three feet above existing grade for residential structures. Mr. Strahan noted that the requirements included other criteria that would allow for additions to the three foot baseline increase.

Chairman Stieper noted that the ordinance required that the applicant submit a verified petition and asked if the applicant had provided the petition. Mr. Strahan noted that engineering plans and a letter had been received by the applicant requesting a hearing before the Plan Commission, but he was not aware of whether a formal petition had been submitted to the Building Officer. Chairman Stieper noted that proof of notification was also required by ordinance to be presented to the Plan Commission. Village Counsel Jerry Callaghan noted that the Village Clerk had sent out the notification to all contiguous homeowners, but that only one written receipt was available.

Dennis Hennessy, attorney for the applicant, asked if the petition could be filled out by the applicant and then heard later in the evening. Chairman Stieper noted that the petition is required to be available for the public to review prior to the meeting, and thus it would not be

appropriate to submit the petition at the meeting. Mike Rafferty, architect for the applicant, noted that plans and a letter requesting to be heard by the Plan Commission were submitted to Sarah Kenney on February 5, 2010.

Commissioner Bosworth suggested that based on the lack of a verified petition and proof of notification, it would not be proper to hear the application. Chairman Stieper agreed, and suggested that the applicant prepare a complete application and fulfill the public notification requirements prior to the next scheduled meeting, which is April 12, 2010.

No further action was taken.

**COMMERCIAL BOARDING- EQUESTRIAN COMMISSION FINDINGS:** Dan Lundmark, chairman of the Equestrian Commission, provided background information to the Plan Commission regarding the process that led to the “White Paper” document that was to be reviewed. Mr. Lundmark noted that in 2005 the Village Board approved the Home Occupation Ordinance, allowing commercial boarding for nine horses or fewer on a property. In 2008 the Equestrian Commission was asked to study the topic of commercial boarding (defined as ten horses or more on a single property) and they developed a list of terms and definitions common in commercial boarding. Mr. Lundmark noted that he had provided a copy of that list of terms and definitions to the Plan Commission for informational purposes.

Mr. Lundmark indicated that subsequently the Equestrian Commission was charged with holding a series of hearings and public meetings to consider the applicability of commercial boarding in the Village. Mr. Lundmark noted that commercial boarding has existed in the Village since at least 1937, and currently there are 150 horses in existing commercial boarding facilities in the Village. Upon consideration of public input and discussion the Equestrian Commission determined that it would be in the best interest of the Village to allow commercial boarding. The “White Paper” outlined the findings of the Equestrian Commission.

Mr. Lundmark noted that it would be difficult for the Village to routinely monitor the number of horses at a particular facility to evaluate whether the operations constitute commercial boarding. As a result the Equestrian Commission determined the appropriate methodology to regulate commercial boarding would be based on the size of the barn. Mr. Lundmark noted that the Equestrian Commission consulted with Morton Builders, which indicated that as a general rule of thumb the square footage of a boarding facility could be divided by 300 to determine the number of horses that could be supported. By extension, a barn with a footprint of 2,700 square feet or fewer would likely only support nine horses or fewer, which would be covered by the Home Occupation regulations. The Equestrian Commission recommended that barns greater than 2,700 square feet be subject to a special use permit.

Chairman Stieper asked what role the Plan Commission was expected to play in review of the commercial boarding issue. Mr. Lundmark noted that the Village Board had requested the ZBA initiate a public hearing process, and the intent was for the Plan Commission to review the issue concurrently. Trustee Steve Knoop noted that the Village Board had requested the Plan

Commission review the White Paper based on their knowledge of land use and future planning issues with the goal of forwarding comments to the ZBA. Trustee Knoop also noted that the Plan Commission would be expected to consider how the topic of commercial boarding fits into the comprehensive plan. Bruce Pfaff noted that the Legal Committee had reviewed the terms and definitions document, but not the White Paper currently under review. Mr. Pfaff also noted that the recommendation of the Legal Committee was for the Village to better define and regulate commercial boarding, rather than to allow commercial boarding operations to persist within a gray area of the code. Trustee Knoop noted that the zoning ordinance was adopted in 1963 and that the Village has to address the vagueness of certain elements of the code as it ages.

Commissioner Elder asked what recommendations were made in regards to existing commercial boarding facilities within the Village. Mr. Lundmark indicated that this topic was not within the purview of the Equestrian Commission's review.

A conflict was noted between the White Paper and the Terms and Definitions document regarding the number of horses to be allowed per acre. Mr. Lundmark noted that the Terms and Definitions document was older and may need to be revised. He also noted that the Equestrian Commission felt that the number of horses on private property should not be policed, but in a commercial boarding setting a limit of two horses per acre was recommended.

Commissioner Bosworth asked whether groundwater quality should be considered in terms of waste management of boarding operations, noting the presentation made to the Plan Commission by BACOG representatives. John Papas, a member of the Equestrian Commission, noted that groundwater contamination would not be an issue given the density of boarding operations in Barrington Hills. Barry Lecompte of 350 Bateman Road noted that the BACOG information includes more dense communities than Barrington Hills. Chairman Stieper requested that Kurt Thompsen provide input as to whether or not commercial boarding facilities may affect groundwater quality. Commissioner Majewski questioned whether the larger issue might be contamination of surface water.

Commissioner Majewski asked what the largest commercial boarding operation would be. Mr. Lundmark indicated that though the parcel is not in the Village, the Duchossois property would be the largest commercial boarding operation. Mr. Lundmark noted that the methods of waste management typically practiced by commercial boarders would preclude contamination of the aquifer.

Chairman Stieper asked what would prevent a larger commercial boarder from coming into the Village and taking advantage of the ordinance if it did not address contamination or treatment of animals. Mr. Lundmark noted that currently the Village depends upon the Illinois Department of Agriculture to address threats to horse safety and health. Mr. Lundmark also noted that the typical rate for boarding is \$1,000 per month, which creates self regulation as the users of the facilities don't tolerate subpar conditions or mistreatment of the animals.

Chairman Stieper then asked whether the Equestrian Commission thought that an increase in commercial enterprises may result in additional users of the trail system, making people less

likely to honor equestrian easements on their property. Paddy McKeivitt noted that most users of the existing commercial boarding facilities in Barrington Hills are Village residents, and that the greater threat to the future of the trail system is if boarding facilities relocated to another area. Commissioner Elder noted that in his experience with the riding club, people tend to object to trail clearing efforts when no one is using the trails, but it is generally considered an amenity to see an occasional rider.

Barry Lecompte addressed the Plan Commission and noted his objection to requiring a special use permit for large horse farms and boarding facilities. Mr. Lecompte noted that the comprehensive plan mentions the value of open space and the equestrian nature of the Village several times, and suggested that for large parcels (100 acres or greater) allowing commercial boarding facilities would be a way for the Village to maintain open space. Requiring a special use permit would create a disincentive to maintain this open space and may encourage owners of large properties to subdivide into five acre lots. Mr. Lecompte suggested consideration of a provision exempting large parcels from the special use permit requirement on the basis that they would be considered an agricultural use. Mr. Lecompte noted his suggested threshold was 100 acres but need not necessarily be that size. Mr. Lecompte provided suggested language for this provision and Chairman Stieper requested the language be included in the record. Mr. Lundmark voiced agreement with the concept proposed by Mr. Lecompte. Commissioner Bosworth suggested that perhaps there could be a middle ground to help maintain open space in the Village.

**TRUSTEE'S REPORT:** Trustee Knoop noted that the Village Board had approved a special use for an animal shelter at their previous meeting.

There being no further business, the meeting was adjourned at 9:45 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary