



**Zoning Board of Appeals  
AGENDA & NOTICE OF MEETING  
MONDAY, AUGUST 19, 2024 6:30 PM  
Village Hall  
112 Algonquin Road  
Barrington Hills, IL 60010**

**Audio Options:**

- Dial: 312-626-6799 and enter meeting ID 889-5617-0602
- Link: [Zoom Meeting ID 889-5617-0602; Passcode: 849920](#)

**1. Call to Order & Roll Call**

**2. Public Comment**

*Be advised public comment is limited to three (3) minutes per person. If you are unable to attend, send your comment to [clerk@vbhil.gov](mailto:clerk@vbhil.gov) and it will be forwarded to the ZBA members.*

**3. Minutes**

- 3.1 [Vote] Minutes - July 15, 2024  
[07-15-2024 ZBA Minutes - Draft.pdf](#)

**4. Public Hearing**

*For those unable to attend and wish to submit comment, may do so by emailing [clerk@vbhil.gov](mailto:clerk@vbhil.gov) prior to 3:00 PM on Monday, August 19, 2024.*

- 4.1 An Application for an Amendment to an Existing Special Use, made by the Barrington Hills Polo Club for property located at 350 Bateman Road, PIN 01-07-200-001  
[Special Use Amendment Application - 350 Bateman Rd BH Polo Club.pdf](#)  
[8-19-24 Cert of Pub - Amendment to Special Use 350 Bateman Rd.pdf](#)  
[Memo-Passed & Approved Resolutions for Barrington Hills Polo Club.pdf](#)  
[Signs Posted at 350 Bateman Rd email.pdf](#)  
[Sworn Affidavit of Notice and return cards-8-19-24 ZBA hearing.pdf](#)
- 4.2 Text Amendment to Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights Initiated by the Zoning Board of Appeals (tabled from July 15, 2024)  
[Fence Code DRAFT.pdf](#)  
[Cert of Publication - Text Amendment Berm and Fence Heights.pdf](#)

**5. Public Meeting**

- 5.1 [Vote] An Application for an Amendment to an Existing Special Use, made by the Barrington Hills Polo Club for property located at 350 Bateman Road, PIN 01-07-200-001  
**See documents under 4.1.**
- 5.2 [Vote] Text Amendment to Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights Initiated by the Zoning Board of Appeals  
**See documents under 4.2.**

**6. Adjournment**

**NOTICE AS POSTED**

## **Zoning Board of Appeals Agenda Item Report**

Meeting Date: August 19, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Minutes

Agenda Section: Minutes

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**Subject:**

[Vote] Minutes - July 15, 2024

**Suggested Action:**

**Attachments:**

[07-15-2024 ZBA Minutes - Draft.pdf](#)

**VILLAGE OF BARRINGTON HILLS  
ZONING BOARD OF APPEALS MEETING**

**Village Hall, 112 Algonquin Road, Barrington Hills, IL  
July 15, 2024**

**1. Call to Order/Roll Call:**

The Meeting was called to Order at 6:31 p.m. by Chairman Dan Wolfgram.

On roll call, the following Members were present:

Dan Wolfgram, Chairman  
Arnold Cernik  
Eric Humbert  
John Gigerich  
Gina Koertner

**Absent:** Edward Carfora  
Jim Root

**Staff Present:** Anna Paul, Village Administrator  
Mary Dickson, Village Attorney

**2. Public Comment:**

No public comment was received.

**3. Public Hearing – Special Use Application for An Elementary School, 160J Bateman Road**

Chairman Wolfgram opened the Public Hearing concerning the application by the owner of 160J Bateman Road for a Special Use Permit to operate an elementary school.

All those seeking to testify were placed under oath. Administrator Paul testified to notice of the hearing being made in accordance with State law and Village code.

Applicant Dr. Kamala Diefenthaler (“Applicant”) testified that she was seeking the Special Use Permit to operate a private elementary school out of her home, located at 160J Bateman Road. The School, which she referenced as “Faithful Harvest Learning Community” would be open to a maximum of 15 students, in grades one through three, with the hope of future expansion. The Applicant provided the ZBA with a booklet of information, including the facts in support of the requirements for a Special Use Permit, and testified as to the information set forth therein.

ZBA member Gigerich questioned whether the application should be to operate a Home Occupation, rather than for a Special Use Permit. Discussion ensued, with Counsel stating that discussion of the Home Occupation provisions was not at issue, in that the matter before the ZBA was an application for Special Use Permit. Questions were also raised in regard to the dangerous intersection at Dundee and Bateman, and whether the use of the property as a school would be appropriate recognizing this. While the Application suggests construction of a barn as a complement to the School, the Applicant testified that the size of the Property does not allow for construction of a barn and that a barn is part of a future hope for the school. In response to questioning, the Applicant testified that the septic system could accommodate the number of children suggested, and that the Property has adequate ingress/egress to allow for safe pick up and drop off.



## Public Comment

David Stieper, 7 Fernwood Drive. Mr. Stieper stated he had no objection to what the Applicant seeks to do, but that it would be more appropriate for Home Occupation as the Applicant seeks to operate a business in a residential neighborhood. The Village has never had a private school secure a Special Use, and the only other applicant of this type was located on Algonquin Road, and that property ended up being rezoned for business use. R1 Zoning is overarching zoning, and Special Uses, as a disruption to the R1 Zoning, should be limited.

Dymphra Roman, 160K Bateman Road. Ms. Roman testified she had no objection to the Application. She lives next door to the Property at issue, and believes the school will not be an issue.

Dennis Galitano, 4 Fernwood Drive. Mr. Galitano testified in opposition to the Application, stating the use of a school is a Home Occupation, as the owner wants to open a private business out of her personal home. If a business operates out of a home, Home Occupation rules should apply. He also testified to concerns regarding traffic, stating this area has had a number of accidents over the years, and implored the Board to protect the R1 boundaries.

Elida Kaydo, 2 Eagle Point Drive. Ms. Kaydo testified that she knows the Applicants family, which is very well educated. They bring a lot to the community, and have seen a gap in the community and are hoping to provide a solution in opening this private school.

Bobby Ferguson, 7 Eagle Point Drive. Mr. Ferguson testified he educated himself on the Applicant and the Application, and is supportive of both as a result.

Jason Diefenthaler ("Co-Applicant"), 160J Bateman Road. Mr. Diefenthaler testified that while the Application materials suggest expansion, they cannot expand on the existing Property. There will be no more than 15 students in the School, and while traffic is an issue, the addition of 15 students will create very little impact on traffic. He also stated that the Village's Home Occupation provisions are not ideal and will limit the Applicant.

In response to questions, the Applicant stated in conclusion that the School would operate Monday-Friday, from 7 a.m. to 4 p.m., with a class size maximum of 15 students, and in grades one through three, although she thought this would be flexible given the ages of her own children who will attend the school. There will be only one employee in the event the class size exceed 8 students, otherwise she is the only one working at the School.

Member Gigerich moved, seconded by Member Cernek, to close the public hearing.

On a roll call vote:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfgram, Chairman	X			
Arnold Cernik	X			
John Gigerich	X			
Justin Pawlik	X			
Gina Koertner	X			
Jim Root			X	
Edward Carfora			X	

The Motion Carried.

## **4. Public Meeting**

Chairman Wolfram sought a motion concerning the Application for Special Use. Member Gigerich moved, seconded by Member Cernik to deny the Application. The Motion was later amended on approval of both members, to be a motion to approve the Application.

In discussion, Member Gigerich stated the Applicant failed to meet standard #6, principally because having a school in a private home is not compliance with the Village Code which specifies dwelling units in the R1 zoning district. Further, #4 and 5 are not met, as he recommends a traffic turn lane for safety of the School. Last, #2 is not met, as he believes the use of a school in the R1 will impair property values. It will set a precedent to allow this.

Member Cernik stated he was impressed with the Applicant, but does not believe that the School is appropriate as part of the dwelling.

Member Koertner questioned whether there are any other schools in the R1 district. Director Paul responded that the Board had approved a daycare at the former Kinder Care building, but it did not open. It was also not a dwelling unit. Member Koertner stated she believed the Applicant met all the required standards.

Member Humbert stated he agreed that the Applicant did not meet standard #6 as a school should not be operated out of a private home.

Chairman Wolfram stated he is not comfortable with #5, given the location of the Property and concerns over traffic.

On a roll call to adopt the response to the Findings of Fact set forth by the ZBA Members:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfram, Chairman	X			
Arnold Cernik	X			
John Gigerich	X			
Eric Humbert	X			
Gina Koertner		X (initially voted aye but later changed to No)		
Jim Root			X	
Edward Carfora			X	

The Motion Carried.

On the main motion to recommend the approval of the Special Use Permit,

On a roll call:

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
Dan Wolfram, Chairman		X		
Arnold Cernik		X		
John Gigerich		X		
Eric Humbert		X		
Gina Koertner	X			
Jim Root			X	
Edward Carfora			X	

The Motion Failed.

## **5. Public Hearing – Text Amendment Berm, Fence Height**

Chairman Wolfram opened the Public Hearing concerning the application for text amendment concerning berm and fence height. Member Gigerich moved, seconded by Member Cernick to continue

this Hearing to the August 2024 regular meeting. On a voice vote, all members voted “aye.” The Hearing is continued.

**6. Approval of Minutes – June 10, 2024 Meeting**

Member Gigerich moved, seconded by Member Cernik, to approve the Minutes of the June 10, 2024 meeting, as presented.

On a voice vote to approve the minutes, all members present voted “aye.” The minutes are approved.

**7. Adjournment**

Member Gigerich moved, seconded by Member Koertner to adjourn the meeting.

On a voice vote, all members present voted “aye.”

The meeting stands adjourned at 8:21 p.m.

## **Zoning Board of Appeals Agenda Item Report**

Meeting Date: August 19, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Public Hearing

Agenda Section: Public Hearing

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### **Subject:**

An Application for an Amendment to an Existing Special Use, made by the Barrington Hills Polo Club for property located at 350 Bateman Road, PIN 01-07-200-001

### **Suggested Action:**

### **Attachments:**

[Special Use Amendment Application - 350 Bateman Rd BH Polo Club.pdf](#)

[8-19-24 Cert of Pub - Amendment to Special Use 350 Bateman Rd.pdf](#)

[Memo-Passed & Approved Resolutions for Barrington Hills Polo Club.pdf](#)

[Signs Posted at 350 Bateman Rd email.pdf](#)

[Sworn Affidavit of Notice and return cards-8-19-24 ZBA hearing.pdf](#)



# MESSER STRICKLER BURNETTE

**Joseph S. Messer**  
**Messer Strickler Burnette, Ltd.**  
**142 W. Station Street**  
**Barrington, IL 60010**  
**Phone: (312) 334-3469**  
**jmesser@messerstrickler.com**

June 5, 2024

**Via Hand Delivery**

Barrington Hills Village Clerk  
112 Algonquin Road  
Barrington Hills, IL 60010-5199

**Re: Petition for Amended Special Use Permit**



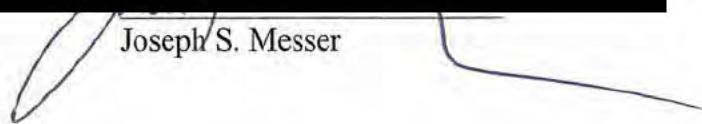
Dear Village Clerk:

This firm represents the Barrington Hills Polo Club ("BHPC"). Enclosed is BHPC's Petition for Amended Special Use Permit for the polo field located at 350 Bateman Road, Barrington Hills, IL ("the petition"). Also enclosed are the following documents in support of the petition:

- (a) VBH Resolution 11-07 (2011)
- (b) VBH Ordinance 15-06 (amending Resolution 11-07; 2015)
- (c) Google Earth Photo of the Polo Field
- (d) Zoning Map 2021 (most recently published by VBH)
- (e) Zoning Map 2015 (included because it is clearer than the 2021 version)
- (f) Declaration of Easements re: 350 Bateman Road
- (g) Mailing List with Addresses and PINs (neighbors within 250 feet who will receive notice)
- (h) Affidavit of Ownership from Benjamin LeCompte II (signed version forthcoming)
- (i) Tax Bill for 350 Bateman Road (addressed to Benjamin LeCompte II)
- (j) BHPC Articles of Incorporation
- (k) BHPC Amendment to Articles of Incorporation
- (l) BHPC Certificate of Good Standing

Also being tendered are 9 copies of a plat survey of 350 Bateman Road. A check in the amount of \$1000 was previously submitted as a filing fee for the petition on May 10, 2024.

We request that the petition be put on the Zoning Board of Appeals' agenda for the meeting date of July 15, 2024. Should you have any questions regarding this matter please contact me at (312) 334-3440 or [jmesser@messerstrickler.com](mailto:jmesser@messerstrickler.com).

  
  
  
Joseph S. Messer

**Before the Zoning Board of Appeals  
Village of Barrington Hills, Illinois  
July 15, 2024**

**PETITION FOR AMENDED SPECIAL USE PERMIT**

The Petitioner, the Barrington Hills Polo Club (“BHPC”), hereby respectfully requests that the Zoning Board of Appeals of the Village of Barrington Hills issue an amendment to an existing Special Use Permit for Oakwood Farms Polo Field located at 350 Bateman Road, Barrington Hills, Illinois 60010 (please see attached Resolution 11-07, granted on March 28, 2011, and amending Ordinance 15-06, dated March 30, 2015) to allow the BHPC to: 1) utilize the field for practice and/or matches on Sundays; 2) extend the polo season to October 31<sup>st</sup>; and 3) permit the BHPC to print and sell 3,500 adult tickets for the yearly public event.

In support of its petition, the BHPC submits the following:

**Petitioner Information:** The Barrington Hills Polo Club is an Illinois not-for-profit corporation managed by volunteers with a 2024 membership roster of approximately 50 members and a mailing address in Barrington Hills Village. The BHPC is a private, non-commercial club dedicated to the playing of polo and social interaction.

The polo playing members are all of amateur status. Joseph Messer of Barrington Hills is the current president. Many of the members are residents of or property holders in Barrington Hills.

BHPC’s Special Use Permit (Resolution 11-07) grants the right to use the Polo Field subject to the following restrictions, in pertinent part:

7. Polo Club practices may be held on any day other than Sunday and there shall be no more than three (3) practices per week, provided, however, there shall only be two (2) practices per week in any week where a Match or a Public Event is held.

8. The Polo Season shall be from June 1<sup>st</sup> to September 15<sup>th</sup>, inclusive.

\* \* \* \*

10. The Polo Club may hold one Public Event per year, subject to the following:

(iv). No more than 2,000 adult tickets may be printed and sold for the Public Event.

**Property Owner Information:** Dr. and Mrs. Benjamin LeCompte, 350 Bateman Road, Barrington Hills, are the owners of the Oakwood Farms Polo Field (“the Polo Field”). The owners also hold easements which allow access to the Polo Field to the east of the field on

Deepwood Road and along the west edge of the field on Deepwood Court. (See attached Plat of Survey and Easement Agreement).

**Relief Requested:** An amended Special Use Permit to allow: **1)** the BHPC to utilize the field for practice and/or matches on Sundays; **2)** to extend the polo season to October 31<sup>st</sup>; and **3)** to permit the BHPC to print and sell 3,500 adult tickets for its yearly public event.

**Summary of Existing Conditions:** Pursuant to Resolution 11-07 granted on March 28, 2011, and amended by Ordinance 15-06, dated March 30, 2015, BHPC has the right to operate a recreational polo club on the Oakwood Farms Polo Field under specified conditions as long as the property owner permits and, until December 31, 2035, is allowed to hold one public event (known as “the Kalaway Cup”) each year under specific conditions. BHPC does not request changes in these conditions other than to ask for: utilization of the field on Sundays (currently prohibited), an extension of the polo season from its proscribed end date of September 15<sup>th</sup> through October 31<sup>st</sup> instead, and permission to print 3,500 tickets for the Kalaway Cup event rather than the currently allotted 2,000 tickets. BHPC plans to abide by all other previous conditions.

#### **Standards for a Special Use Permit:**

BHPC states that the requested amendments to Resolution 11-07 and Ordinance 15-06 will meet all the standards for Special Use as follows:

- 1) That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.**

The use of the field on Sundays and until October 31<sup>st</sup> will not interfere with the adjacent property owners’ use and enjoyment of their land, nor will it threaten anyone’s health, comfort, or safety. BHPC has been using the field for practices and tournaments since the issuance of the Special Use Permit on March 28, 2011. Since that time neither the Village of Barrington Hills nor any residents of the Village have raised any concerns regarding public health, safety, morals, comfort or general welfare in connection with BHPC’s use of the field. Further, the use of the field is consistent with the neighborhood since the neighborhood in general is equestrian-friendly.

Increasing the number of tickets to 3,500 for the Kalaway Cup event (once per year) will similarly not disturb adjacent property owners or threaten their health, comfort, or safety. Public events have taken place on the polo field at 350 Bateman Road since 1996 without incident. Additionally, the size of the field will safely accommodate an increase in attendance at the Kalaway Cup.



- 2) **That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish property or impair property values within the neighborhood.**

Petitioner's proposed changes to the Special Use will not affect adjoining property owners' use and enjoyment of their land, nor will it affect their property values. Equestrian uses are already permitted on every property adjacent to the polo field. Again, the Kalaway Cup is a once-a-year event and has never raised complaints. The proposed changes to the Special Use will have no discernable effect on the adjoining neighbors.

- 3) **That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Development in the vicinity of the polo field is limited to minimum 5-acre zoning. Every property adjacent to the polo field is at least 5 acres or larger and all of them have facilities for equestrian purposes. The polo field itself is used solely for equestrian purposes. Accordingly, the Special Use would have no effect on the normal and orderly development and/or improvement of surrounding properties for uses permitted in the district. The requested changes to the Special Use will have no bearing on these factors at all.

- 4) **That adequate utilities, access roads, drainage and/or other facilities have been or are being provided.**


BHPC polo activities at the 350 Bateman Road polo field are temporary in nature and restricted to certain months of the year. Adequate utilities, access roads, drainage, and other necessary facilities are either already in place or provided. Access roads are in place. No permanent fixtures are affixed to the field during the polo season. The only public event held at the field, the Kalaway Cup, is also a temporary, once-a-year event. The event does not necessitate additional electrical service or drainage. Clean-up crews keep the area clean and traffic is controlled on the day of the event. None of the amendments requested by petitioner would affect utilities, access roads, drainage, or other facilities.

- 5) **That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and roads.**

Two easements on Deepwood Road and Deepwood Court allow the owners of 350 Bateman Road and their tenants and guests to access the polo field. The BHPC has consistently taken measures to minimize traffic congestion in the public streets and roads on the day of the Kalaway Cup event. Otherwise, traffic is not affected by the petitioner's Special Use or the amendments they request.

- 6) That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Board of Trustees pursuant to the recommendations of the Zoning Board of Appeals.

The BHPC already has a Special Use Permit to use the polo field. None of the amendments or changes requested will affect uses contemplated by any Village Zoning Ordinances. The BHPC intends to comply with all village regulations and with the conditions set forth in the Resolution and amending Ordinance.

  
Respectfully submitted,

Joseph Messer  
President, Barrington Hills Polo Club  
208A Braeburn Road  
Barrington Hills, Illinois 60010  
(312) 446-3693  
jmesser@messerstrickler.com

STATE OF ILLINOIS     )

COUNTY OF Cook     )

I, Jessica White, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Joseph S. Messer, President of the Barrington Hills Polo Club, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the Barrington Hills Polo Club and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 5<sup>th</sup> day of June, 2024.



NOTARY PUBLIC



**Sworn Affidavit of Benjamin LeCompte II**

I, Benjamin LeCompte II, am the beneficial owner of 350 Bateman Road, Barrington Hills, Illinois, 60010 (see attached tax bill). I support the Barrington Hills Polo Club's petition for amended special use of 350 Bateman Road and the proposed changes to Resolution 11-07 specified therein.

Sworn this 25<sup>th</sup> day of June, 2024,

A large black rectangular redaction box covering the signature of Benjamin LeCompte II.

  
Benjamin LeCompte II

**PAY YOUR TAXES ONLINE**  
at [cookcountytreasurer.com](http://cookcountytreasurer.com) from your bank account or credit card

### TAX CALCULATOR

2022 TOTAL TAX		40,949.84
2023 ESTIMATE	X	55%
2023 TOTAL TAX		22,522.41

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

### IMPORTANT MESSAGES

#### PROPERTY LOCATION

350 BATEMAN RD  
BARRINGTON HILLS IL 60010

#### MAILING ADDRESS

BENJAMIN LECOMPTE II  
350 BATEMAN  
BARRINGTON IL 60010-7614

### TOTAL PAYMENT DUE

**\$ 22,522.41**

By 03/01/24 (on time)  
If paying later, refer to amounts above.

### IMPORTANT PAYMENT MESSAGES

Use of this coupon authorizes the Treasurer's Office to reduce the check amount to prevent overpayment. Include only one check and one coupon per envelope.

Property Index Number (PIN)  
01-07-200-001-0000  
Amount Paid

Pin  
Volume  
001

\$

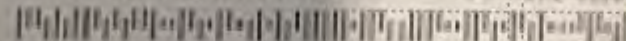
SN 0020230100 RTN 500001075 AN (see PIN) TC8911

Include name, PIN, address, phone and email on the payable to "Cook County Treasurer."

Coupon use only

002023010060107200000100009006911200022522413000226913360002286025200023029175

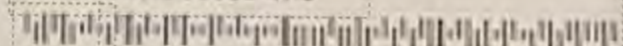
20-01-07 200-001-0000 0 270 008M41 MAIN 292-85584



BENJAMIN LECOMPTE II  
OR CURRENT OWNER  
350 BATEMAN  
BARRINGTON IL 60010-7614



COOK COUNTY TREASURER  
PO BOX 805438  
CHICAGO, IL 60680-4116



01072000010000/0/23/E/0002252241/1

# State of Illinois

## Office of The Secretary of State

Whereas, ARTICLES OF INCORPORATION OF  
LAKEWOOD ACRES POLO CLUB, INC.  
INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN  
FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE  
GENERAL NOT FOR PROFIT CORPORATION ACT OF ILLINOIS, IN FORCE  
JANUARY 1, A.D. 1987.

Now Therefore, I, George H. Ryan, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, at the City of Springfield, this 19TH day of MAY A.D. 19 98 and of the Independence of the United States the two hundred and 22ND .



*George H. Ryan*

Secretary of State



ARTICLES OF INCORPORATION

(Do Not Write In This Space)

**SUBMIT IN DUPLICATE**

Payment must be made by Certified Check, Cashier's Check, Illinois Attorney's Check, Illinois C.P.A.'s Check or Money Order, payable to "Secretary of State."

**DO NOT SEND CASH!**

Date 5-19-98

Filing Fee \$50

Approved [Signature]

PAID

MAY 21 1998

TO: **GEORGE H. RYAN, Secretary of State**

Pursuant to the provisions of "The General Not For Profit Corporation Act of 1986," the undersigned incorporator(s) hereby adopt the following Articles of Incorporation.

Article 1. The name of the corporation is: LAKEWOOD ACRES POLO CLUB, INC.

Article 2. The name and address of the initial registered agent and registered office are:

Registered Agent Stuart K. Taussig  
First Name Middle Name Last Name  
Registered Office 444 N. Michigan Ave., Suite 2500  
Number Street (Do Not Use P.O. Box)  
Chicago IL 60611  
City Zip Code Cook County

Article 3. The first Board of Directors shall be 3 in number, their names and residential addresses being as follows: (Not less than three)

Director's Names	Number	Street	Address City	State
<u>Greg Keller</u>				
<u>John Rosene</u>				
<u>Kellie Treveiler</u>				

EXPEDITED

MAY 19 1998

Article 4. The purposes for which the corporation is organized are:

(40)

SECRETARY OF STATE

to operate as a social and athletic club exclusively for pleasure and recreational purposes.

**Other Provisions:**

The corporation will operate as a nonprofitable organization under Section 501(c)(7) of the Internal Revenue Code of 1986, as amended, and any corresponding provisions of any future United States Internal Revenue Law. The corporation is not organized as a club as defined in Section 1-3-24 of the Liquor Control Act of 1934.

The corporation will comply with the State and local laws and ordinances relating to alcoholic liquors.

Is this corporation a Condominium Association as established under the Condominium Property Act?  
☐ Yes ☒ No (Check one)

Is this corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? ☐ Yes ☒ No (Check one)

Is this a Homeowners' Association which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? ☐ Yes ☒ No


Article 5. Other provisions (please use separate page):

## NAMES &amp; ADDRESSES OF INCORPORATORS

The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated May 18, 19 98.

## SIGNATURES AND NAMES

1.	
	Signature _____
	Name (please print) <u>Paul T. Jenson</u>
2.	Signature _____
	Name (please print) _____
3.	Signature _____
	Name (please print) _____
4.	Signature _____
	Name (please print) _____
5.	Signature _____
	Name (please print) _____

## POST OFFICE ADDRESS

1.	<u>444 N. Michigan Ave., Suite 2500</u>
	Street _____
	<u>Chicago, IL 60611</u>
	City/Town _____ State _____ Zip _____
2.	Street _____
	City/Town _____ State _____ Zip _____
3.	Street _____
	City/Town _____ State _____ Zip _____
4.	Street _____
	City/Town _____ State _____ Zip _____
5.	Street _____
	City/Town _____ State _____ Zip _____

(Signatures must be in **BLACK INK** on original document. Carbon copy, xerox or rubber stamp signatures may only be used on the true copy.)

- If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by its President or Vice-President and verified by him, and attested by its Secretary or an Assistant Secretary.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in this State, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation which is to function as a club, as defined in Section 1-3.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that it will comply with the State and local laws and ordinances relating to alcoholic liquors.

FOR INSERTS - USE WHITE PAPER - SIZE 8 1/2 x 11

File No. \_\_\_\_\_

FORM MFP-102.10

ARTICLES OF INCORPORATION

under the

GENERAL NOT FOR PROFIT

CORPORATION ACT

of

**FILED**

MAY 19 1998

GEORGE H. RYAN  
SECRETARY OF STATE

SECRETARY OF STATE  
DEPARTMENT OF BUSINESS SERVICES  
CORPORATION DIVISION  
SPRINGFIELD, ILLINOIS 62756  
TELEPHONE (217) 782-9522  
782-9523

(These Articles Must Be Executed and Filed  
in Duplicate)

Filing Fee \$50

C-157.9



Form **NFP-110.30****ARTICLES OF AMENDMENT  
GENERAL NOT FOR PROFIT  
CORPORATION ACT**

File #

5996-006-7

(Rev. Jan. 2003)

Jesse White  
Secretary of State  
Department of Business Services  
Springfield, IL 62756  
www.cyberdriveillinois.com  
Telephone: (217) 782-6961

This space for use by Secretary of State

**FILED****FEB 3 - 2004**JESSE WHITE  
SECRETARY OF STATE

Submit in Duplicate

Date

2-3-04

Filing Fee \$ 25.00

Approved:

JC

Remit payment by check or money  
order payable to "Secretary of  
State".

CP0542406

1. Corporate name (Note 1): Lakewood Acres Polo Club, Inc. ✓
2. Manner of adoption of amendment:  
The following amendment of Articles of Incorporation was adopted on February 2, 2004 in the manner ✓  
indicated below (Check one only): (Month, Day & Year)

- ☐ By affirmative vote of a majority of the directors in office, at a meeting of the board of directors, in accordance with Section 110.15. (Note 2)
- ☒ By written consent, signed by all the directors in office, in compliance with Sections 110.15 and 108.45 (Note 3) ✓
- ☐ By members at a meeting of members entitled to vote by the affirmative vote of the members having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation or the bylaws, in accordance with Section 110.20. (Note 4)
- ☐ By written consent signed by members entitled to vote having not less than the minimum number of votes necessary to adopt such amendment, as provided by this Act, the articles of incorporation, or the bylaws, in compliance with Sections 107.12 and 110.20. (Note 5)

## 3. Text of amendment

(a.) When an amendment effects a name change, insert the new corporate name below. Use 3 (b) below for all other amendments. \*Article 1: The name of the corporation is:

Barrington Hills Polo Club, Inc. ✓ JC  
(New Name)

(b) All amendments other than name change.

(If amendment affects the corporate purpose, the amended purpose is required to be set forth in its entirety.) If there is not sufficient space to add the full text of the amendment, add one or more sheets of this size.

(COMPLETE ITEM 4 OR, IF APPLICABLE, ITEM 5.) ALL SIGNATURES MUST BE IN BLACK INK.

**PAID**

FEB 04 2004

**EXPEDITED  
SECRETARY OF STATE**



4. The undersigned corporation has caused these articles to be signed by duly authorized officer, who affirms, under penalties of perjury, that the facts stated herein are true. (All signatures must be in **BLACK INK**.)

Dated

February 2 2004

Lakewood Acres Polo Club, Inc.

(Exact Name of Corporation)

(Any Authorized Officer's Signature)

STUART K. TAVISIL

(Print Name and Title)

5. If there are no duly authorized officers, then the persons designated under pSection 101.10(b)(2) must sign below and print name and title.

The undersigned affirms, under penalties of perjury, that the facts stated herein are true.

Dated \_\_\_\_\_ (Month, Day & Year)

Signature

Print Name and Title

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### NOTES

**Note 1:** State the true and exact corporate name as it appears on the records of the Secretary of State, BEFORE any amendment herein reported.

**Note 2:** Directors may adopt amendments without member approval only when the corporation has no members, or no members entitled to vote pursuant to §110.15

**Note 3:** Director approval may be (1) by vote at a director's meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.

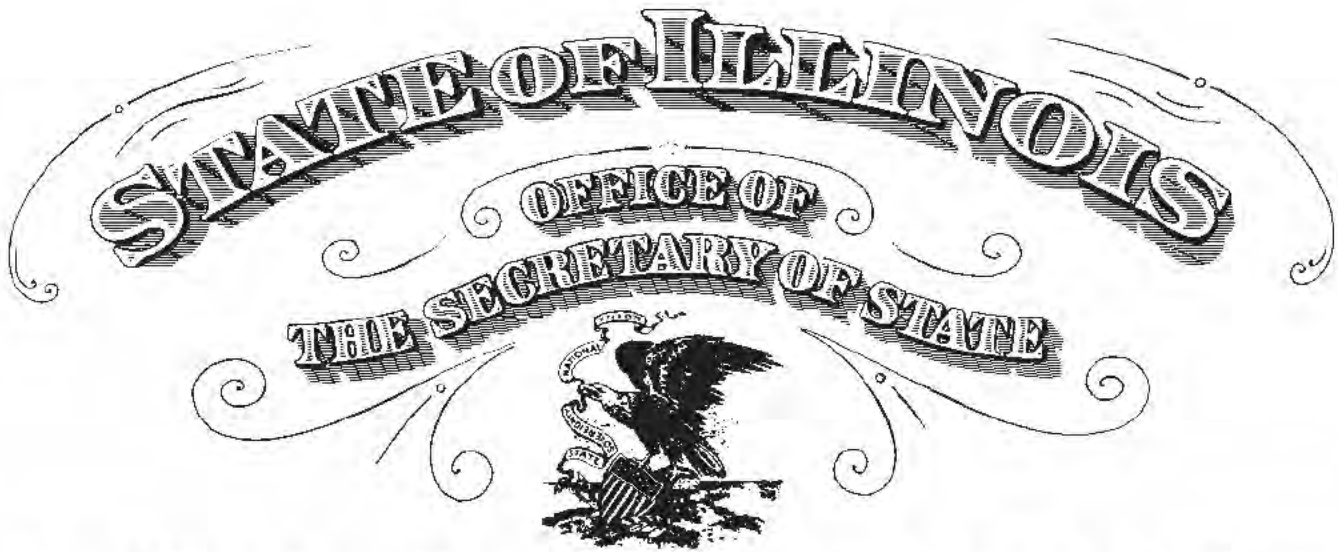
**Note 4:** All amendments not adopted under Sec. 110.15 require (1) that the board of directors adopt a resolution setting forth the proposed amendment and (2) that the members approve the amendment.

Member approval may be (1) by vote at a members meeting (*either annual or special*) or (2) by consent, in writing, without a meeting.

To be adopted, the amendment must receive the affirmative vote or consent of the holders of at least 2/3 of the outstanding members entitled to vote on the amendment, (*but if class voting applies, then also at least a 2/3 vote within each class is required*).

The articles of incorporation may supersede the 2/3 vote requirement by specifying any smaller or larger vote requirement not less than a majority of the outstanding votes of such members entitled to vote and not less than a majority within each when class voting applies. (Sec. 110.20)

**Note 5:** When a member approval is by written consent, all members must be given notice of the proposed amendment at least 5 days before the consent is signed. If the amendment is adopted, members who have not signed the consent must be promptly notified of the passage of the amendment. (Sec. 107.10 & 110.20)



***To all to whom these Presents Shall Come, Greeting:***

*I, Alexi Giannoulis, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

BARRINGTON HILLS POLO CLUB, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON MAY 19, 1998, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



***In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 4TH day of JUNE A.D. 2024 .***

325388A

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\$ 22.25

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS, made as of this  
8th day of May, 1965, by LAWRENCE F. BATEMAN  
and CHARLOTTE H. BATEMAN, his wife, and PAUL M. CORBETT, as  
Trustee under the Last Will and Testament of Barbara Bateman Corbett,  
Deceased,

WITNESSETH:

WHEREAS, the parties hereto are the owners and holders  
of legal title to the following described lands located in the Counties of  
Cook and Kane, State of Illinois, to wit:

That part of Section 6, Township 42 North, Range 9  
East of the 3rd Principal Meridian, part of Section 7,  
Township and Range aforesaid, in Cook County,  
Illinois, and part of the East 1/2 of the East 1/2 of  
Section 1, Township 42 North, Range 8 East of the  
3rd Principal Meridian in Kane County, Illinois,  
described as follows: commencing at the intersection  
of the East line of the West 1/2 of said Section 6 with  
a line 33.0 feet South of and parallel with the North  
line of the Northeast 1/4 of the Southwest 1/4 of said  
Section 6; thence West parallel with said North line  
of the Northeast 1/4 of the Southwest 1/4 a distance  
of 409.99 feet; thence North 38 degrees, 00 seconds,  
30 minutes West 306.4 feet; thence South 76 degrees,  
12 minutes, 30 seconds West 212.26 feet to the point  
of beginning of the tract of land herein described;  
thence South on a line parallel with the East line of  
said West 1/2, 175.44 feet to a point 33 feet South of  
the North line of the Southwest 1/4 of said Section 6;  
thence South 26 degrees, 30 minutes, 15 seconds West  
353.66 feet; thence South 8 degrees, 18 minutes, 20  
seconds East 87.84 feet; thence South 13 degrees,  
32 minutes West, a distance of 403.20 feet; thence

Name: DON A. BANTA

Address: [REDACTED]

City: [REDACTED]

533

19 495 896

South 14 degrees, 23 minutes, 20 seconds East 302.39 feet; thence North 79 degrees, 38 minutes, 50 seconds East a distance of 57.3 feet; thence South 3 degrees, 58 minutes, 15 seconds East 370.04 feet; thence Southeasterly along a curved line having a radius of 403.0 feet and concave Southerly a distance of 170 feet, chord measure, said chord having a bearing of South 63 degrees, 09 minutes, 50 seconds East; thence Southeasterly along a curved line concave Northeasterly and having a radius of 403 feet and having a common tangent with the last described curved line a distance of 35.88 feet, chord measure; continuing thence along the last described curved line a distance of 205.51 feet, chord measure; thence South 85 degrees, 38 minutes, 10 seconds East along a line tangent to the last described curve a distance of 192 feet; thence Northeasterly along a curved line having a radius of 196 feet concave Northerly and tangent to the last described line, a distance of 173.19 feet, chord measure; thence East at right angles to the East line of the Southwest 1/4 of said Section 6 a distance of 161.37 feet to the East line of said Southwest 1/4; thence South along the East line of said Southwest 1/4 a distance of 418.85 feet; thence East parallel with the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 6 a distance of 1312.04 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 6; thence South along the center line of Bateman Road and along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, the East line of the West 1/2 of the Northeast 1/4 of said Section 7, and the East line of Northwest 1/4 of the Southeast 1/4 of said Section 7, to the Northerly line of Algonquin Road; thence Northwesterly along the Northerly line of Algonquin Road to a point 1963.0 feet (as measured along said Northerly line) Southeasterly of the West line of said Section 7; thence North in a straight line to a point in the North line of said Section 7, 1753.40 feet (as measured along the North line of said Section 7) East of the Northwest corner of said Section 7; thence North in a straight line 500.0 feet to a point 1755.0 feet East of the West line of said Section 6 (as measured to a point in said West line 500.0 feet North of the Southwest corner of Section 6); thence West in a straight line 1755.0 feet to a point in the West line of said Section 6, 500.0 feet North of the Southwest corner of said Section 6, said point being also 460.40 feet North of the Southeast corner of said Section 1; thence West in a straight line (toward a point on the original Easterly right-of-way

19 495 896

line of the Public Service Company of Northern Illinois as said right-of-way line was established by document No. 284909 recorded December 17, 1926; said point being 489.90 feet, Northwesterly of the South line of said Section 1, as measured along said Easterly right-of-way line) to a point on the present Easterly right-of-way line of the Public Service Company of Northern Illinois; thence Northwesterly along said Easterly right-of-way line a distance of 1440.0 feet, more or less, to an angle point in said right-of-way line; thence Northeasterly along said Easterly right-of-way line 2780.0 feet, more or less, to a line drawn North 89 degrees, 39 minutes West from a point on the East line of said Section 1 which is 723.0 feet South of the Northeast corner of said Section 1; thence South 89 degrees, 39 minutes East 98 feet, more or less, to said point on the East line of Section 1 which is 723.0 feet South of the Northeast corner thereof; thence South 89 degrees, 39 minutes East 337.68 feet; thence South 0 degrees, 02 minutes East parallel with the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 6, 166.38 feet; thence South 89 degrees, 42 minutes East parallel with the North line of said Section 6, 324.81 feet to the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 6; thence South along said East line 1396.09 feet, more or less, to the North line of the South 20 acres of the East 3/4 of the Northwest 1/4 of said Section 6; thence East along the North line of said South 20 acres to a point 780.09 feet (as measured along said North line of the South 20 acres) West of the East line of the Northwest 1/4 of said Section 6; thence South 4 degrees, 52 minutes, 10 seconds West 297.32 feet to the point of beginning;

and

WHEREAS, parcels of the lands hereinabove described may hereafter from time to time be devoted to use or sold as dwelling sites, said parcels being hereinafter referred to as "dwelling parcels", and

WHEREAS, the parties hereto desire to create and establish perpetual easements for a system of private roadways over, across and upon the hereinabove described premises for the use and

benefit of any such dwelling parcels and to provide for ingress and egress thereto and therefrom, all as depicted on the plat attached hereto and made a part of this Declaration, and identified as Exhibit A hereof; and

WHEREAS, the parties hereto intend to sell and will sell, convey or mortgage dwelling parcels, and desire and intend that the several purchasers, owners, mortgagees thereof, and all persons acquiring any interest in any of the hereinabove described land- now or hereafter shall at all times enjoy the benefits of and shall hold their said individual parcels subject to the rights, easements, burdens, uses and privileges hereinafter set forth;

NOW, THEREFORE, the parties hereto do hereby declare that the following rights, easements, covenants, burdens, uses and privileges shall and do exist at all times hereafter among the several owners, purchasers or mortgagees of the lands in this instrument described, or any part of parts thereof, in the manner and to the extent herein set forth, and that the declarations contained herein shall be binding upon and inure to the benefit of all of the lands in this instrument described, and any part or parts thereof.

1. Easements for ingress and egress and for the installation, use, maintenance, repair and replacement of public utilities including sewer, gas, electricity, telephone and water lines for the use and benefit of any and all dwelling parcels lying or situated within the lands described in this instrument, and of any other part of parts of said lands, are hereby created over, across, on and along the following described real estate in the Counties of Cook and Kane, State of Illinois:

19 495 896

The North 66.0 feet of the East 200.0 feet of that part of the Southwest 1/4 of Section 6, Township 42 North, Range 9 East of the 3rd Principal Meridian lying South of a line drawn at right angles to the East line of said Southwest 1/4, through a point on said East line 1120.06 feet (as measured along said East line) North of the Southeast corner of said Southwest 1/4; ALSO: That part of the Southwest 1/4 of said Section 6, falling within a 66.0 feet strip of land the centerline thereof being described as follows:- (Except any part thereof called for in the first course of the following legal description falling within the above described 200.0 feet or falling North of the North line and said North line extended of said 200.0 feet). Beginning at a point West 161.31 feet from a point on the East line of the Southwest 1/4 of said Section 6, which is North 1120.06 feet from the Southeast corner of said Southwest 1/4; thence Southwesterly along a curved line having a radius of 195.0 feet, concave Northerly, a distance of 173.19 feet chord measure, said chord having a bearing of South 68 degrees, 08 minutes, 40 seconds West, thence Westerly along a line tangent to the last described curve a distance of 192.0 feet; thence Westerly along a curved line concave Northerly, having a radius of 403.0 feet and tangent to the last described line a distance of 240.0 feet chord measure; thence Northwesternly along a curved line having a radius of 403.0 feet concave Southerly and having a common tangent with the last described curve, a distance of 170.0 feet chord measure; thence North 75 degrees, 20 minutes, 20 seconds West along a line tangent to the last described curve, a distance of 120.55 feet; thence South 85 degrees, 36 minutes, 40 seconds West, 389.35 feet; thence North 82 degrees, 53 minutes, 30 seconds West, 328.18 feet; thence North 64 degrees, 13 minutes West, 173.35 feet; thence South 85 degrees, 57 minutes, West 626.40 feet; thence North 67 degrees, 10 minutes, 30 seconds West 159.30 feet to the West line of the Southwest 1/4 of said Section 6, and a point on said West line 1419.06 feet (as measured along said West line) South of the Northwest corner of the Southwest 1/4 of said Section 6; ALSO, beginning on the West line of said Southwest 1/4 389.80 feet (as measured along said West line) South of the Northwest corner of said Southwest 1/4; thence North 71 degrees, 25 minutes, 30 seconds East, 34.46 feet; thence North 78 degrees, 10 minutes, 10 seconds East, 270.95 feet; thence South

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73 degrees, 33 minutes, 55 seconds East, 163.67 feet; thence South 52 degrees, 06 minutes, 30 seconds East, 97.55 feet; thence South 6 degrees, 22 minutes, 30 seconds West 212.69 feet; thence South 47 degrees, 55 minutes East, 269.0 feet; thence South 77 degrees, 42 minutes East, 195.0 feet; thence North 80 degrees, 29 minutes, 30 seconds East, 306.37 feet; thence South 54 degrees, 36 minutes, 30 seconds East, 116.40 feet; thence South 10 degrees, 10 minutes, 30 seconds East, 156.74 feet; thence South 27 degrees, 36 minutes West, 369.30 feet; thence South 0 degrees, 03 minutes, 30 seconds East, 179.20 feet; ALSO; beginning on the West line of said Southwest 1/4, 389.80 feet (as measured along said West line) South of the Northwest corner of said Southwest 1/4; thence North 71 degrees, 25 minutes, 30 seconds East, 34.46 feet; thence North 78 degrees, 10 minutes, 10 seconds East, 270.95 feet; thence South 73 degrees, 33 minutes, 55 seconds East, 163.67 feet; thence South 52 degrees, 06 minutes, 30 seconds East, 97.55 feet; thence South 6 degrees, 22 minutes, 30 seconds West 212.69 feet; thence South 47 degrees, 55 minutes East, 269.0 feet to the point of beginning of this portion of the easement; thence North 85 degrees, 44 minutes West, 337.48 feet; thence South 63 degrees 57 minutes, 30 seconds West, 219.90 feet to a point on the West line of said Southwest 1/4, 735.75 feet (as measured along said West line) South of the Northwest corner of said Southwest 1/4; ALSO; that part of the North 1/2 of Section 7 and the South 1/2 of Section 6, Township 42 North, Range 9 East of the 3rd Principal Meridian lying within a 66.0 foot strip of land the center line thereof being described as follows:- Beginning at a point on the East line of the Southwest 1/4 - Southeast 1/4 of said Section 6 a distance of 162.0 feet (as measured along said East line) North of the South line of said Section 6; thence North 89 degrees, 03 minutes, 30 seconds West, parallel with said East line a distance of 275.0 feet; thence South 55 degrees, 41 minutes, 05 seconds West, 280.58 feet to the South line of said Section 6; thence Westerly along said South line 1362.93 feet to a point, said point being the center of a circle having a radius of 50.0 feet forming the Western terminus of this portion of the easement. ALSO; that part of the West 54.28 feet of the Southeast 1/4 of said Section 6, lying South of a line making an angle with the West line of said Southeast 1/4 of 91 degrees, 35 minutes, 40 seconds

*describes that part of easement*

19 495 896



(as measured from North to East) said line being drawn thru a point on said West line, 701.21 feet North of the South line of said Southeast 1/4. ALSO:- the East 11.72 feet of that part of said Southwest 1/4 lying South of a line, drawn thru a point on said East line of said Southwest 1/4 635.18 feet North of the South line of said Section 6, and making an angle therewith of 88 degrees, 24 minutes, 20 seconds as measured from West to North. ALSO:- The East 66.0 feet of that part of the Southwest 1/4 of said Section 6 lying North of a line drawn thru a point on the East line of said Southwest 1/4 635.18 feet North of the South line of said Section 6, and making an angle with said East line of 88 degrees, 24 minutes, 20 seconds as measured from West to North, and lying South of a line drawn at right angles to said East line thru a point on said East line 1054.06 feet North of the South line of said Section 6, all of the above described property being in Cook County, Illinois.

That portion of the easement falling in Kane County is described as follows:- That part of the East 1/2 of Section 1, Township 42 North, Range 8 East of the 3rd Principal Meridian falling within a 66.0 foot strip of land the center line thereof being described as follows:- Beginning on the East line of said Section 1, a distance of 775.45 feet South of the North line of the Southeast 1/4 of said Section 1, thence South 63 degrees, 57 minutes, 30 seconds West 42.22 feet to a point, said point being the center of a circle having a radius of 50.0 feet forming the Westerly terminus of this portion of the easement. ALSO:- That part of the Southeast 1/4 of said Section 1 falling within a 66.0 foot strip of land the center line thereof being described as follows:- Beginning on the East line of said Section 1 at a point 1458.76 feet South of the North line of said Southeast 1/4; thence North 67 degrees, 10 minutes, 30 seconds West 253.10 feet; thence North 39 degrees, 59 minutes, 30 seconds West 440.10 feet; thence North 19 degrees, 34 minutes East 271.95 feet; thence North 40 degrees, 36 minutes, 30 seconds East 361.0 feet; thence North 71 degrees, 25 minutes, 30 seconds East 199.63 feet to a point on the East line of said Section 1 429.50 feet South of the North line of the Southeast 1/4 of said Section 1; ALSO:- That part of the East 1/2 of Section 1, Township 42 North, Range 8 East of the 3rd Principal Meridian falling within a 66.0 foot strip of land the center line thereof being described as follows:- Beginning on the

19 495 896

East line of said Section 1, 429.50 feet South of the North line of the Southeast 1/4 of said Section 1; thence South 71 degrees, 25 minutes, 30 seconds West 199.63 feet; thence South 40 degrees, 36 minutes, 30 seconds West 66.0 feet to the point of beginning of this portion of the easement, thence North 12 degrees, 42 minutes, 30 seconds West 476.66 feet; thence North 11 degrees, 21 minutes, 30 seconds West 392.61 feet to the intersection of the Westerly Right-of-Way line of the Public Service Company of Northern Illinois with the North line of the Southeast 1/4 of said Section 1.

all of said easements being in accordance with the plat hereto attached and made a part hereof as Exhibit A. Said easements shall be used in common by the present and future owners, occupants and mortgagees of, and all persons now or hereafter acquiring any interest in, any dwelling parcel or other part or parts of the lands described in this instrument.

2. All easements herein described are easements appurtenant, running with the land; they shall at all times inure to the benefit of and be binding upon the undersigned, all of their grantees and their respective heirs, successors, personal representatives or assigns, perpetually, in full force and effect.

3. Reference in the respective deeds of conveyance, or in any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described, shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of any part or parts of the lands described in this instrument as fully and completely as if those said easements and covenants were fully recited and set forth in their entirety in such documents.

4. It is intended that the private roadways as depicted

19 495 896

in Exhibit A, attached hereto and made a part hereof, shall be maintained as passable roadways suitable for travel by automobile, and they shall be kept in repair and maintained by the parties hereto and by their respective heirs, devisees, grantees or assigns of each dwelling parcel or other part or parts of said lands which shall abut upon any part of said private roadways, in accordance with the following provisions:

(a) The persons who from time to time shall be the owners of all dwelling parcels or other part or parts of said lands abutting upon any part of said private roadways depicted in said Exhibit A may select one of their number by a majority vote (the owners of each such separate dwelling parcel or part, if more than one, to have one vote which shall be cast by unanimous agreement) to supervise the upkeep and maintenance of said private roadways, and the person so selected shall be vested with full power and authority in his or her sole discretion, to determine the extent and cost of all repair work that may be required, from time to time, in order to maintain the said private roadways in a passable condition for travel by automobile, and to enter into contracts for the procurement of such work and materials as may be necessary and proper for the repair and maintenance of said private roadways, including the removal of snow, debris or obstructions which may render them impassable.

Such person shall serve until his successor shall have been duly selected. A successor may be selected at any time by a majority vote in the same manner provided above in this subparagraph (a), who shall have the same power and authority herein specified.

19 495 895

(b) The cost and expenses of all such work and materials for the repair or maintenance of the said private roadways shall be assessed and paid pro-rata by the persons who at the time of the ordering or contracting therefor shall be the owners of the respective dwelling parcels or other part or parts of said lands abutting upon said private roadways; and such costs and expenses shall be prorated by dividing the total amount thereof by the total number of all such parts and parcels (the owner or owners of each part or parcel to bear one such share); provided, however, that the pro-rata assessment upon and for a single part or parcel shall not exceed the sum of \$100 per calendar year. Any excess cost or expense remaining after proration hereunder shall be paid by the person ordering or contracting for such work and/or materials.

(c) The decision of the person selected in the manner aforesaid to supervise the maintenance and repair of the said private roadways shall be final and binding and the owner or owners of each part or parcel shall pay his, her or their said pro-rata assessment of the costs and expenses immediately upon the receipt of a statement therefor.

(d) Anything herein contained to the contrary notwithstanding, no person shall be liable under this paragraph 4 for any assessment, cost or expense for repair or maintenance of the private roadways depicted in Exhibit A, attached hereof (except repair or maintenance ordered or contracted for by such person). If such person is the

19 495 896



owner of a dwelling parcel or other part or parts of said lands which also abuts upon a public road or highway, and at the time of ordering or contracting for such repair or maintenance there is no driveway passable by motor vehicles on said parcel, part or parts owned by such person which is connected with any portion of the private roadways depicted in said Exhibit A.

5. If the parties hereto, or their heirs personal representatives, successors or assigns, of any part or parts of the lands described in this instrument, shall create and establish from time to time by agreement or by further written declaration of easement any additional private roadways over, across, and upon strips or parcels of said lands or any lands abutting thereon (whether or not now owned by said parties and included in the lands described in this instrument) and shall construct, complete and connect such additional private roadways with the private roadways depicted in Exhibit A, attached hereto, then and in each such event said additional roadways shall be deemed to be and become a part of the system of roadways herein provided for, and the easements herein created shall extend and afford ingress and egress to and from such additional roadways as fully as if the same were herein created; provided, however, that no ingress and egress to and from any such additional roadway shall be afforded hereunder unless by the written agreement or declaration creating such additional roadway the same is made and declared to be a part of the system of roadways herein created, subject in all respects to the covenants, obligations and provisions for

19 495 895

repair and maintenance of said system set forth in paragraph 4 of this instrument.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 8th day of May, 1965.

[REDACTED]  
LAWRENCE F. BATEMAN

[REDACTED]  
CHARLOTTE M. BATEMAN

[REDACTED]  
PAUL M. CORBETT, as Trustee  
under the Last Will and Testament  
of Barbara Bateman Corbett,  
Deceased

CONSENT OF MORTGAGEE

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation of New York, as Mortgagee under that certain Mortgage dated September 8, 1964 and recorded September 24, 1964 as Document No. 19253579 in the Office of the Recorder of Deeds of Cook County, Illinois and September 24, 1964 as Document No. 1031738 in the Office of the Recorder of Deeds of Kane County, Illinois, made by the parties to the above and foregoing Declaration of Easements, and as the owner and holder of the Note secured by said Mortgage, does hereby consent and agree to the creation and establishment of the Easements described in said Declaration of Easements and to the other terms and

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conditions in said Declaration set forth; and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DOES HEREBY COVENANT AND AGREE that its interest as Mortgagee under the aforesaid Mortgage dated September 8, 1964, shall be subject to the Easements and Agreements created and contained in the above and foregoing Declaration of Easements.

IN WITNESS WHEREOF said Mortgagee has caused its corporate seal to be hereunto affixed and has caused this Consent to be executed by its 2nd Vice President and attested by its Assistant

this 2nd day of June, 1965.



(Seal)

EQUITABLE LIFE ASSURANCE SOCIETY  
OF THE UNITED STATES, a New York  
corporation.

By:

W. B. Penn-2nd Vice President



R. L. Enochs-Asst. Secretary

19 495 896



STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Shirley Bunzick, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
LAWRENCE F. BATEMAN and CHARLOTTE H. BATEMAN, his wife,  
personally known to me to be the same persons whose names are subscribed  
to the foregoing instrument, appeared before me this day in person, and  
acknowledged that they signed, sealed and delivered the said instrument  
as their free and voluntary act for the uses and purposes therein set forth,  
including the release and waiver of homestead rights.

Given under my hand and notarial seal this 24th day



May, A.D. 1965.

Notary Public

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Shirley Bunzick, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
PAUL M. CORBETT, AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT  
OF BARBARA BATEMAN CORBETT, DECEASED, personally known to me,  
to be the same person whose name is subscribed to the foregoing instrument,  
appeared before me this day in person, and acknowledged that he signed,  
sealed and delivered the said instrument as his free and voluntary act for  
the uses and purposes therein set forth, including the release and waiver  
of homestead rights.

Given under my hand and notarial seal this 24th day of



May, A.D. 1965.

Notary Public



STATE OF NEW YORK )  
COUNTY OF NEW YORK ) SS

I, Maria O'Neill, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY

that W. B. Penn personally known to me to be the 2nd Vice

President of The Equitable Life Assurance-Society of the United States

R. L. Enochs  
and personally known to me to be the Assistant Secretary of said

corporation, and personally known to me to be the same persons whose

names are subscribed to the foregoing Consent of Mortgagee, appeared

before me this day in person and severally acknowledged that as such

2nd Vice President and Assistant Secretary, they signed  
and delivered the said Consent as 2nd Vice President and

Assistant Secretary of said corporation, and caused the corporate  
seal of said corporation to be affixed thereto, pursuant to authority,

given by the Board of Directors of said corporation as their free

and voluntary act, and as the free and voluntary act and deed of said

corporation, for the uses and purposes therein set forth.

- GIVEN under my hand and notarial seal this 2nd day

of June A.D. 1965.



PLAT

Notary Public

MARIA O'NEILL  
Notary Public, State of New York  
Qualified In Kings County No. 24-2965950  
Gert. Filed New York County Clerk Office  
Commission Expires March 30, 1967.

*Maria O'Neill*  
Notary Public

\*19495896

19 495 896

DOCUMENT

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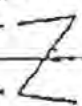
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BOOK OF PLATS PAGE 21

15

PLAT OF EASEMENT

SCALE CHANGED BY RECORDER



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PLAT BOOK 199 PLATS PAGE 27

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459-25-540

SUPPLEMENTAL DECLARATION OF EASEMENTS

21.035.921

THIS SUPPLEMENTAL DECLARATION OF EASEMENTS, made as of this 5th day of December, 1969, by LAWRENCE F. BATEMAN and CHARLOTTE H. BATEMAN, his wife, and PAUL M. CORBETT, as Trustee under the Last Will and Testament of Barbara Bateman Corbett, Deceased.

WITNESSETH:

WHEREAS, on or about May 8, 1965 the parties hereto made and executed that certain Declaration of Easements which is recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 19 495 896, and in the office of the Recorder of Deeds of Kane County, Illinois as Document No. 1047958 in Book 2291 at Page 179; and

WHEREAS, by said Declaration of Easements the parties hereto created and described certain perpetual easements for a system of private roadways and for the installation, use, maintenance, repair and replacement of public utilities including sewer, gas, electricity, telephone and water lines, for the use and benefit of any and all dwelling parcels lying or situated within certain lands then owned by the parties hereto and located in the Counties of Cook and Kane in the State of Illinois, such lands of the parties hereto being more fully described in said Declaration; and

WHEREAS, by paragraph 5 of said Declaration of Easements the parties hereto have reserved the right to create and establish from time to time by agreement, or by further written declaration, additional private roadways and to construct the same upon said

21.035.921

16



lands or any lands abutting thereon (whether or not then owned by the parties hereto and included in the lands described in said declaration), which additional roadways shall be deemed to be and become a part of the system of roadways provided for in said Declaration as fully as if such additional roadways were created therein, provided the same are made and declared by the written agreement or declaration creating them to be a part of such system of roadways, subject in all respects to the covenants, obligations and provisions for repair and maintenance of such system set forth in paragraph 4 of said Declaration of Easements, and

WHEREAS, the parties hereto desire to create, construct, complete and connect to such system of private roadways as a part thereof an additional private roadway in the manner contemplated by paragraph 5 of said Declaration of Easements over, across and upon certain of the lands owned by such parties and described in said declaration and intend that the additional roadway easement hereinafter created shall be binding upon and inure to the benefit of all of the lands described in said Declaration of Easements, or any part or parts thereof;

NOW, THEREFORE, the parties hereto do hereby declare that the following additional rights, easements, covenants, burdens, uses and privileges shall and do exist at all times hereafter among the several owners, purchasers or mortgagees of the lands described in said Declaration of Easements, and that the additional declarations contained herein shall be binding upon and inure to the benefit of all of the lands described in said Declaration of Easements, or any part or parts thereof:

21 035 921



1. An additional easement for ingress and egress and for the installation, use, maintenance, repair and replacement of public utilities including sewer, gas, electricity, telephone and water lines for the use and benefit of any and all dwelling parcels (as defined in said Declaration of Easements) lying or situated within the lands described in said Declaration of Easements, and of any other part or parts of said lands, are hereby created over, across, on and along the following described real estate in the County of Cook, State of Illinois:

That part of the Southwest 1/4 of Section 6, Township 42 North, Range 9 East of the Third Principal Meridian, falling within a 66.0 foot strip of land the centerline of which is described as follows:  
Beginning at a point on the Northerly line of Algonquin Road, 1963.0 Ft. (as measured along said Northerly line) Southeasterly of the West line of Section 7, Township 42 North, Range 9 East of the Third Principal Meridian, thence North in a straight line to a point in the North line of said Section 7, 1753.40 Ft. (as measured along the Northerly line of said Section 7), East of the North West corner of said Section 7, thence North in a straight line 500.0 Ft. to a point 1755.0 Ft. East of the West line of said Section 6 (as measured to a point in said West line 500.0 Ft. North of the Southwest corner of Section 6) thence West in a straight line toward said point on the West line of said Section 6, 500.0 Ft. North of the Southwest corner thereof, 822.57 Ft. to the Southerly terminus of this legal description, thence West to said point on the West line of said Section 6, 500.0 Ft. North of the Southwest corner of said Section 6: thence North 0°-01'-30" West along the West line of said Section 6, 740.31 Ft., thence South 67°-10'-30" East 159.30 Ft., thence North 85°-57' East, 626.40 Ft., thence South 64°-13" East 173.35 Ft. thence South 82°-53'-30" East, 243.72 Ft. to the point of beginning of this legal description, thence South 38°-12'-15" West 133.39 Ft., thence South 64°-21'-15" West 179.85 Ft. thence South 0°-59'-15" East 479.97 Ft. to the Southerly terminus of this legal description.

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all of said additional easement being as shown by crosshatch marking on the plat hereto attached and made a part hereof as Exhibit A. Said additional easement shall be used in common by the present and future owners, occupants and mortgagees of and all persons now or hereafter acquiring any interest in any dwelling parcel or other part or parts of the lands described in said Declaration of Easements.

2. The additional easement herein described is an easement appurtenant, running with the land; it shall at all times inure to the benefit of and be binding upon the undersigned, all of their grantees and their respective heirs, successors, personal representatives or assigns, perpetually, in full force and effect.

3. Reference in the respective deeds of conveyance, or, in any mortgage or trust deeds or other evidence of obligation, to the easements and covenants described in that certain Declaration of Easements dated May 8, 1965 and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 19 495 896, shall be sufficient to create and reserve the additional easement and covenants herein provided for to the respective grantees, mortgagees or trustees of any part or parts of the lands described in said Declaration as fully and completely as if the said additional easement and covenants herein provided for were fully recited and set forth in their entirety in such documents.

4. The additional easement herein described is hereby made and declared to be a part of the system of roadways created by said Declaration of Easements dated May 8, 1965 by the parties hereto subject in all respects to the covenants, obligations and

21 035 921



provisions for repair and maintenance of said system set forth in paragraph 4 of said Declaration.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 5th day of December, 1969.

[REDACTED]  
LAWRENCE F. BATEMAN

[REDACTED]  
C. LOTTE H. BATEMAN

[REDACTED]  
PAUL M. CORBETT, as Trustee  
under the Last Will and  
Testament of Barbara Bateman  
Corbett, Deceased.

CONSENT OF MORTGAGEE

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES,  
a corporation of New York, as Mortgagee under that certain  
Mortgage dated September 8, 1964 and recorded September 24, 1964  
as Document No. 19253579 in the Office of the Recorder of Deeds  
of Cook County, Illinois and September 24, 1964 as Document  
No. 1031738 in the Office of the Recorder of Deeds of Kane County,  
Illinois, made by the parties to the above and foregoing  
Supplemental Declaration of Easements, and as the owner and  
holder of the Note secured by said Mortgage, does hereby consent  
and agree to the creation and establishment of the Easements  
described in said Supplemental Declaration of Easements and to  
the other terms and conditions in said Supplemental Declaration  
set forth; and in consideration of the sum of Ten Dollars (\$10.00)

21 035 24



and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged.

DOES HEREBY COVENANT AND AGREE that its interest as Mortgagee under the aforesaid Mortgage dated September 8, 1964, shall be subject to the Easements and Agreements created and contained in the above and foregoing Supplemental Declaration of Easements.

IN WITNESS WHEREOF said Mortgagee has caused its corporate seal to be hereunto affixed and has caused this Consent to be executed by its Vice President ~~and authorized by~~  
~~the undersigned~~ this 5th day of December, ~~1965~~ 1969.

(Corporate Seal)

EQUITABLE LIFE ASSURANCE COMPANY  
OF THE UNITED STATES, INC.  
corporation,

By: E. E. McLean  
E. E. McLean Vice



~~ENTRUSTED~~

21. US 5 94

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, Ernest Keel, a Notary Public in and  
for said County, in the State aforesaid, DO HEREBY CERTIFY that  
LAWRENCE F. BATEMAN and CHARLOTTE H. BATEMAN, his wife, personally  
known to me to be the same persons whose names are subscribed to  
the foregoing instrument, appeared before me this day in person  
and acknowledged that they signed, sealed and delivered the said  
instrument as their free and voluntary act for the uses and  
purposes therein set forth, including the release and waiver of  
homestead rights.

Given under my hand and notarial seal this 5th day  
of December, A.D. 1969.

Notary

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Ernest Keel, a Notary Public in and  
for said County, in the State aforesaid, DO HEREBY CERTIFY that  
PAUL M. CORBETT, AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF  
BARBARA BATEMAN CORBETT, DECEASED, personally known to me to be  
the same person whose name is subscribed to the foregoing instrument,  
appeared before me this day in person, and acknowledged that he signed,  
sealed and delivered the said instrument as his free and voluntary  
act for the uses and purposes therein set forth, including the  
release and waiver of homestead rights.

Given under my hand and notarial seal this 5th day  
of December, A.D. 1969.

Notary


21 035 921



COUNTY OF New York )

I, Ida Welsh, a Notary Public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY  
that E. E. McLean personally known to me to be the  
Vice President of The Equitable Life Assurance  
Society of the United States ~~and personally known to me to be the~~  
~~Secretary of said corporation~~, and  
personally known to me to be the same persons whose names ~~are~~ <sup>is</sup>  
subscribed to the foregoing Consent of Mortgagee, appeared before  
me this day in person and <sup>singly</sup> ~~separately~~ acknowledged that as such  
Vice President ~~and~~ Secretary  
~~he~~ signed and delivered the said Consent as Vice  
President ~~and personally known to me to be the~~ of said corporation,  
and caused the corporate seal of said corporation to be affixed  
thereto, pursuant to authority, given by the Board of Directors  
of said corporation as <sup>his</sup> ~~their~~ free and voluntary act, and as the  
free and voluntary act and deed of said corporation, for the uses  
and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day  
of December A.D. 1969.

  
Ida Welsh  
Notary Public, State of New York  
My Comm. Expires 12/31/71  
Notary Public  
Commission Expires 12/31/71

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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*E. E. McLean*  
RECORDED BY CLERK

\*21035828

END OF RECORDED DOCUMENT

SCALE CHANGED BY RECORDER

BOOK 2 OF PLATS PAGE 2



CHANGED BY RECORDER

BOOK 2/2 OF PLATS PAGE 5

# Oakwood Farms Mailing List

PIN	Owner Name	Mail Address	Mail City	Mail Zip	Site Address
0106401014	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	362 BATEMAN RD
0107100002	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107200001	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107200002	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	362A BATEMAN RD
0107400001	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107401006	COLLEEN WEINSTEIN	160 BATEMAN RD	BARRINGTON IL	60010	160 BATEMAN RD
0106402006	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	363 BATEMAN RD
0107201002	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	254 BATEMAN RD
0107201003	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	
0107202001	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	BATEMAN RD
0107402006	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	158 ALGONQUIN RD
0107402007	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	158 ALGONQUIN RD
0106401013	DRURY TRUST NA	15 TERRA VITA DR	S BARRINGTON IL	60010	5 DEEPWOOD RD
0106300005	GEORGE L BACHNER	154 ALGONQUIN RD	BARRINGTON IL	60010	154 ALGONQUIN RD
0107100001	GEORGE L BACHNER	154 ALGONQUIN RD	BARRINGTON IL	60010	154 ALGONQUIN RD
0107401007	GEORGE P GASPAR	158 B ALGONQUIN RD	BARRINGTON IL	60010	158B ALGONQUIN RD
0107401009	GEORGE P GASPAR	PO BOX 0181	ALGONQUIN IL	60102	98 ALGONQUIN RD
0107301013	GORDON GILLEN	103 HELM RD	BARRNGTN HLS IL	60010	103 HELM RD
0106300040	GUSTAV SCHMID	223 DEEPWOOD CT	BARRINGTON IL	60010	223 DEEPWOOD CT
0106401009	JAMES D MEISTER	365 BATEMAN RD	BARRINGTON IL	60010	365 BATEMAN RD
0107102003	JOHN F WATTERS	157J HELM RD	BARRNGTN HLS IL	60010	157J HELM RD
0107102002	MAHMOUD SHABEHPOUR	158 ALGONQUIN RD # C	BARRINGTON IL	60010	158C ALGONQUIN RD
0106300041	MICHAEL MC LAUGHLIN	2 DEEPWOOD RD	BARRINGTON IL	60010	2 DEEPWOOD RD
0106300039	NICHOLAS ROBINSON	123 DEEPWOOD CT	BARRINGTON IL	60010	123 DEEPWOOD CT
0106401007	TRUST DRURY PEGGY D DL NA	7 DEEPWOOD RD	BARRNGTN HLS IL	60010	7 DEEPWOOD RD

Pietro Console  
Pietro Console

Tomasz Helenowski

**ORDINANCE AMENDING RESOLUTION 11-07 TO GRANT AN AMENDMENT TO A  
SPECIAL USE PERMIT FOR THE BARRINGTON HILLS POLO CLUB  
AT 350 BATEMAN ROAD FOR THE CONDUCT OF THE KALAWAY CUP**

WHEREAS, the Board of Trustees of the Village of Barrington Hills ("Board") adopted Resolution 11-07 granting an amendment to a special use permit ("Permit") to the Barrington Hills Polo Club ("Club") for the operation of a Recreational Club-Non-Commercial on the polo field at 350 Bateman Road, Barrington Hills, Illinois, amended and previously approved by Resolutions 09-04 and 08-16; and

WHEREAS, in February 2015, the Club filed a petition to further amend the Permit, specifically as it allows the Club to host the annual Kalaway Cup, to allow for the elimination of the expiration date set forth in Resolution 11-07 and to amend the conditions set forth in the Permit as the pertains to conduct of the Kalaway Cup; and

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on the application to amend the Permit, and following said hearing voted 6-0, with one member absent, to approve and adopt Findings of Fact relative to the Application, as set forth in the Findings and Recommendations attached hereto and incorporated herein by reference as Exhibit "A;" and

WHEREAS, following adoption of the Findings and the Recommendations, the ZBA voted to approve the application for amendment to the permit, with specific conditions to attach thereto, on a vote of 3 – 2 in favor, which vote failed, pursuant to application of the Illinois Municipal Code's vote requirements for such purposes, resulting in a recommendation of denial to the Board; and

WHEREAS, to support a zoning application which has come before the Board on a vote to deny for failure to secure the requisite number of affirmative votes before the ZBA, the vote of the Village Board required for passage is a super-majority vote of the membership.

NOW, THEREFORE, BE IT RESOLVED, by the President and the Board of Trustees of the Village of Barrington Hills, Cook, Kane, Lake and McHenry Counties, Illinois as a Home Rule municipality, that the Permit granted in Resolution 11-07 be amended, solely as set forth in paragraph 10 of Resolution 11-07, to state as follows:

Section 1: The Special Use Permit granted in Resolution 11-17 is hereby amended to state, in paragraph 10, as follows:

10. The Polo Club may hold one Public Event per year, subject to the following:
  - i. Sanitary facilities shall be located at the four corners of the Polo Field and shall be delivered no sooner than two (2) days prior to the Public Event and shall be removed not later than three (3) days following the Public Event.
  - ii. Attendees must vacate the event premises no later than 7:30 p.m.
  - iii. Live music must cease no later than 6:00 p.m.

- iv. No more than 2,000 adult tickets may be printed and sold for the Public Event.
- v. During the Public Event, the Polo Club shall keep records of attendance and a summary of incidents related to the activities of the Polo Club.
- vi. Sound amplification and air horns must be kept to a minimum in order to limit the negative impact on surrounding properties.
- vii. The Polo Club shall engage traffic control personnel and devices for the Public Event to ensure that no parking shall be permitted on Deepwood Road and Deepwood Court.
- viii. The Special Use Permit for the Public Event only shall expire on December 31, 2035.
- ix. The Polo Club shall provide an acceptable Insurance Certificate to the Village, from an acceptable carrier, naming the Village of Barrington Hills as an additional insured, on a non-primary and non-contributing basis.

SECTION TWO: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Barrington Hills, Illinois, this 30th day of March, 2015.

APPROVED:

[Redacted Signature]

Village President

ATTEST:

[Redacted Signature]

Village Clerk

Ayes: 7

Nays: 0

Absent: 0



March 25, 2015

To: President and Board of Trustees  
Village of Barrington Hills

RE: Application for Amendment to  
Special Permit Granted Pursuant to  
Resolution 11-17 to Allow BHPC to  
conduct the Kalaway Cup at 350  
Bateman Road

This is to advise you that at a public hearing of the Zoning Board of Appeals (ZBA) held at 7:30 P.M. on Wednesday, March 15, 2015, in the MacArthur Room of the Village Hall, where a quorum was present, the ZBA considered the application of the Barrington Hills Polo Club (BHPC) for the amendment to an existing special use permit granted for use of the property at 350 Bateman Road ("Property") pursuant to Resolution 11-17, to allow the BHPC to conduct the special event known as the Kalaway Cup so long as the owner of the host property permits, and to allow BHPC to use Deepwood Road and Deepwood Court to access the far west entrance of the Polo Field practice area for parking horse trailers and related polo personnel vehicles.

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

The BHPC was represented at the public hearing by its President, John Rosene, who provided testimony supporting the amendment to the special use permit, which information was also provided as part of the application for the amendment. The ZBA also heard testimony from the Property owner, Dr. Benjamin LeCompte, and from neighboring residents in support of the amendment.

#### **FACTS**

The Village Board of Trustees granted a Special Use Permit, pursuant to adoption of Resolution 11-07, which amended prior Resolutions regarding the same permit, to allow, among other uses set forth therein, the BHPC to host one annual public event, known as the Kalaway Cup, at the Property, subject to various terms and conditions set forth therein. The BHPC has filed an application for Amendment to the Special Use Permit to remove two of the conditions on approval of the Special Use Permit: to remove the expiration date set forth in paragraph 10 viii., to allow the operation of the special event so long as the owner of the Property permits, and to amend paragraph 1 vii. to allow BHPC to use Deepwood Road and Deepwood Court to access the far west entrance of the Polo Field practice area for parking horse trailers and related polo personnel vehicles.

The BHPC was represented by its President, John Rosene, who presented facts in support of the amendment, and the reasoning therefore. To avoid any appearance of a conflict of interest, ZBA Member Karen Rosene, who is the wife of John Rosene, provided notice in advance of the public hearing that she would recuse herself from any participation as a member of the ZBA in the hearing or consideration of the application.

Questions during the public hearing centered on the following issues: (1) the need for filing the application at this time, considering that the Special Use Permit does not expire until December 31, 2015, (2) whether the Village could restrict or allow use of Deepwood Road or Deepwood Court, which are both private roads, (3) whether the BHPC provided insurance to the Village to protect it against liability for the conduct of the Kalaway Cup on the Property, (4) whether it is proper to place any restrictions on the number of tickets which can be printed and sold for the event, and (5) whether the BHPC provided the records of attendance and summary of incidents related to the activities of the BHPC, as required by Resolution 11-07. Mr. Rosene responded in kind to all questions raised.

Dr. Benjamin LeCompte, spoke on behalf of the Property owner, and several residents spoke in favor of the application. There was no resident who spoke in opposition.

### **FINDINGS**

The ZBA, after having examined the facts as presented, and taking in consideration the testimony set forth during the public hearing, voted 5 – 0, with one member having recused herself from voting, and one member absent, to find that the facts set forth in the application for the amendment are sufficient for the amendment to the Special Use, those facts being:

#### **Standards for Special Use Permit:**

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

Public events have taken place on the polo field at 350 Bateman Road since 1996. The Kalaway Cup has taken place once a year since 2005. Until 2008, the entire length of Deepwood Court) and then on Deepwood Road (from Bateman Road to where Deepwood Road connects with Deepwood Court) and then on Deepwood Court to the westernmost easement into the polo field was used for polo traffic on a weekly basis during the polo season without problems or comments. Petitioner is seeking use of these roads for only one day a year. The adjacent neighbors are the Meisters, Drurys, McLaughlins, Yetarians and Robinsons, all of whom are equestrians and use these roads for equestrian purposes.

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

Equestrian uses are permitted uses on every adjoining property of the polo field. Public events have taken place on the polo field almost every year since 1996. The BHPC has hosted Kalaway Cup for 10 years without complaints.

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

Development in the vicinity of the polo field is limited to minimum 5-acre zoning. 100 percent of the properties immediately adjacent to the polo field are 5-acre properties or larger (Google Earth photo provided), all of which have facilities for equestrian purposes. The polo field is used solely for equestrian purposes. The public event is, in fact, a celebration of the equestrian lifestyle and character of Barrington Hills. Accordingly, the special use would have no effect on the normal and orderly development and improvement of surrounding properties for uses permitted in the district.

**4) That adequate utilities, access roads, drainage and/or other facilities have been or are being provided.**

Adequate utilities, access roads, drainage and other necessary facilities are either already in place or provided. BHPC polo activities at the 350 Bateman Road polo field are temporary in nature, from June 1 thru September 15 each year. The public event is also temporary, being one day only. Other than a scoreboard and an announcer stand, both erected by BHPC's predecessor club who operated the field between 1999 and 2003, there are no permanent fixtures added to the field. No permanent electrical service or drainage is required. Access roads are in place. Sufficient portable toilets are provided for the public event and removed as soon as possible following the event. Traffic is controlled with the help of off-duty police hired for the event. Clean-up crews police the area the evening of the event and the following day. The use of the roads requested by petitioner would have no effect on utilities, access roads, drainage and/or other facilities.

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

Two easements on Deepwood Road and Deepwood Court allow the owners of 350 Bateman Road and their tenants and guests to access the polo field. The BHPC has consistently taken measures to minimize traffic congestion in the public streets and roads. Police records and lack of complaints demonstrate that impact on local residents is minimal. However, BHPC continues to be willing to engage off-duty police officers to address traffic concerns.

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

The BHPC already has a special use permit to use the polo field. As part of that special use, the BHPC has been allowed to hold a public event on the field each year. Said use(s) are clearly contemplated as permitted by Village Zoning Ordinance. The BHPC intends to comply with all village regulations.

### **RECOMMENDATIONS**

After careful consideration of the aforementioned findings, the application for amendment to paragraph 10 of Resolution 11-07, amending the special use permit for purposes of the conduct of the Kalaway Cup, was moved, and seconded, for approval, subject to the following conditions:

10. The Polo Club may hold one Public Event per year, subject to the following:
  - i. Sanitary facilities shall be located at the four corners of the Polo Field and shall be delivered no sooner than two (2) days prior to the Public Event and shall be removed not later than three (3) days following the Public Event.
  - ii. Attendees must vacate the event premises no later than 7:30 p.m.
  - iii. Live music must cease no later than 6:00 p.m.
  - iv. No more than 2,000 adult tickets may be printed and sold for the Public Event.
  - v. During the Public Event, the Polo Club shall keep records of attendance and a summary of incidents related to the activities of the Polo Club.
  - vi. Sound amplification and air horns must be kept to a minimum in order to limit the negative impact on surrounding properties.

- vii. The Polo Club shall engage traffic control personnel and devices for the Public Event to ensure that no parking shall be permitted on Deepwood Road and Deepwood Court.
- viii. The Special Use Permit for the Public Event only shall expire on December 31, 2035.
- ix. The Polo Club shall provide an acceptable Insurance Certificate to the Village, from an acceptable carrier, naming the Village of Barrington Hills as an additional insured, on a non-primary and non-contributing basis.

When the motion to approve was called for a vote, the vote was 3 – 2; thus failing to secure the necessary four votes for approval. As such, this matter comes before the Village Board on a denial of the application for amendment of the special use permit.

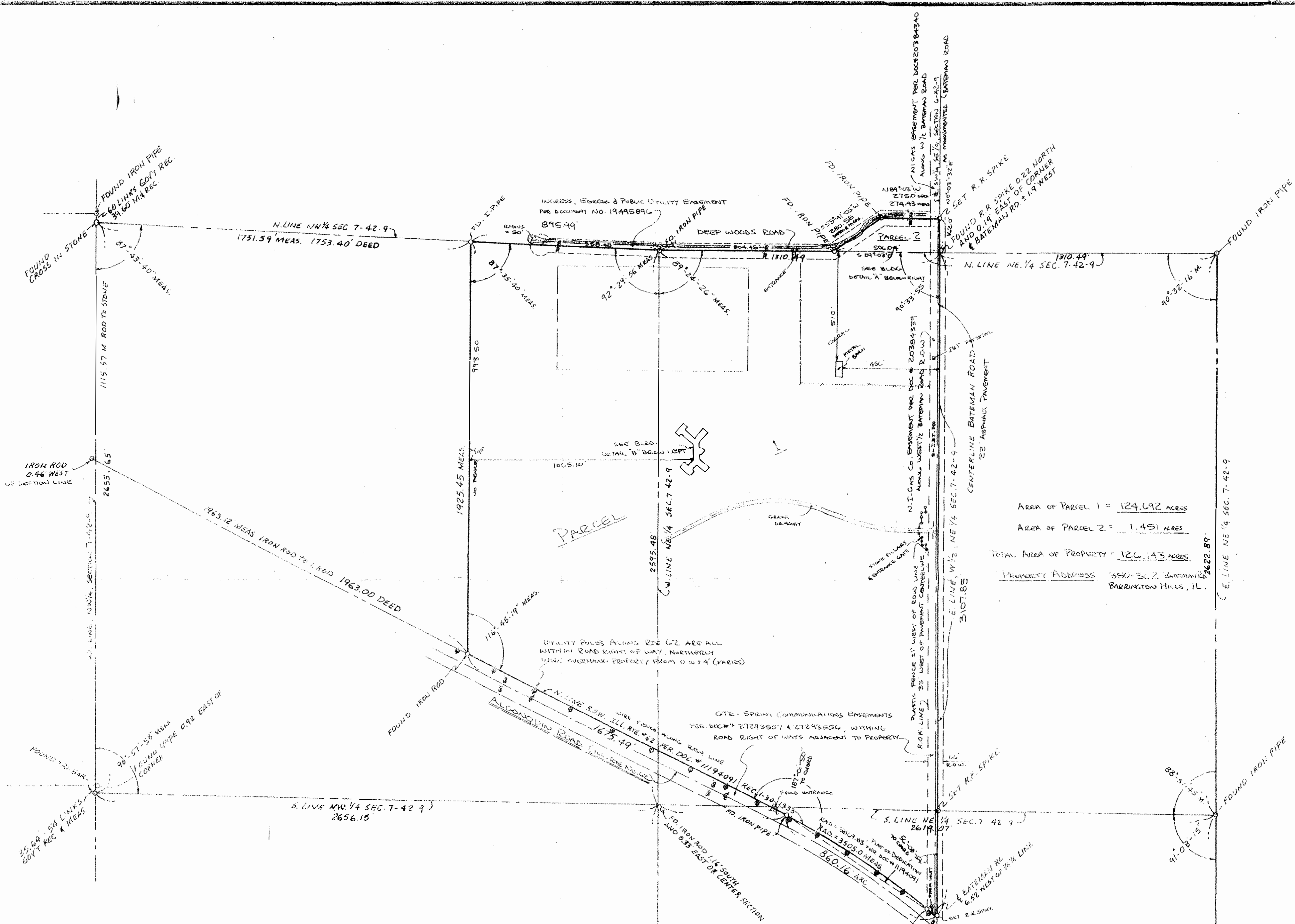
Respectfully submitted,



*Chair*

Zoning Board of Appeals  
Village of Barrington Hills





# Land Title Survey

OF PROPERTY DESCRIBED AS:

PARCEL 1: THAT PART OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF ALCONQUIN ROAD, 1963.0 FEET (AS MEASURED ALONG SAID NORTHERLY LINE) SOUTHEASTERLY OF THE WEST LINE OF SAID SECTION 7; THENCE NORTH IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID SECTION 7, 1753.40 FEET (AS MEASURED ALONG THE NORTH LINE OF SAID SECTION 7, EAST OF THE NORTHEAST CORNER OF SAID SECTION); THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 7, TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHERLY LINE OF ALCONQUIN ROAD; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF ALCONQUIN ROAD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ALSO

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 162.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 03 MINUTES WEST, 275.0 FEET; THENCE SOUTH 54 DEGREES 41 MINUTES 05 SECONDS WEST, 280.58 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AND THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AFORESAID, 142.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS  
COUNTY OF KANE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREIN AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO SUCH SURVEY; AND, THAT (A) THE SURVEY HAS BEEN DRAWN IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN LAND TITLE ASSOCIATION, (ALTA) (B) THE SURVEY SHOWS THE CORRECT LOCATION OF ALL IMPROVEMENTS AND ANY OTHER MATTERS ON THE PROPERTY, (C) THE SURVEY SHOWS ALL MATTERS OR SERVITUDES WHICH MAY AFFECT TITLE TO OR USE OF THE PROPERTY INCLUDING SETBACK LINES, RIGHT-OF-WAYS, AND EASEMENTS, (D) THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY EXCEPT AS SHOWN HEREON, (E) NONE OF THE EXISTING IMPROVEMENTS ENCRUCH ONTO ADJOINING PROPERTY, EXCEPT AS SHOWN HEREON, (F) THE SURVEY SHOWS THE AVERAGES OF INGRESS AND EGRESS TO THE PROPERTY.

Engineering Enterprises, Inc.  
ONE GEORGE & LAND SURVEYORS  
300 North River Street  
East Dundee, Illinois 60118  
Phone: (847) 426-1229

DATE: 04/20/07  
SCALE: 1"=300'  
ORDER: Lecompte  
OWNER: Lecompte  
DRAWN: SPARKS  
ATLAS: 429507  
JOB #: 732261NS

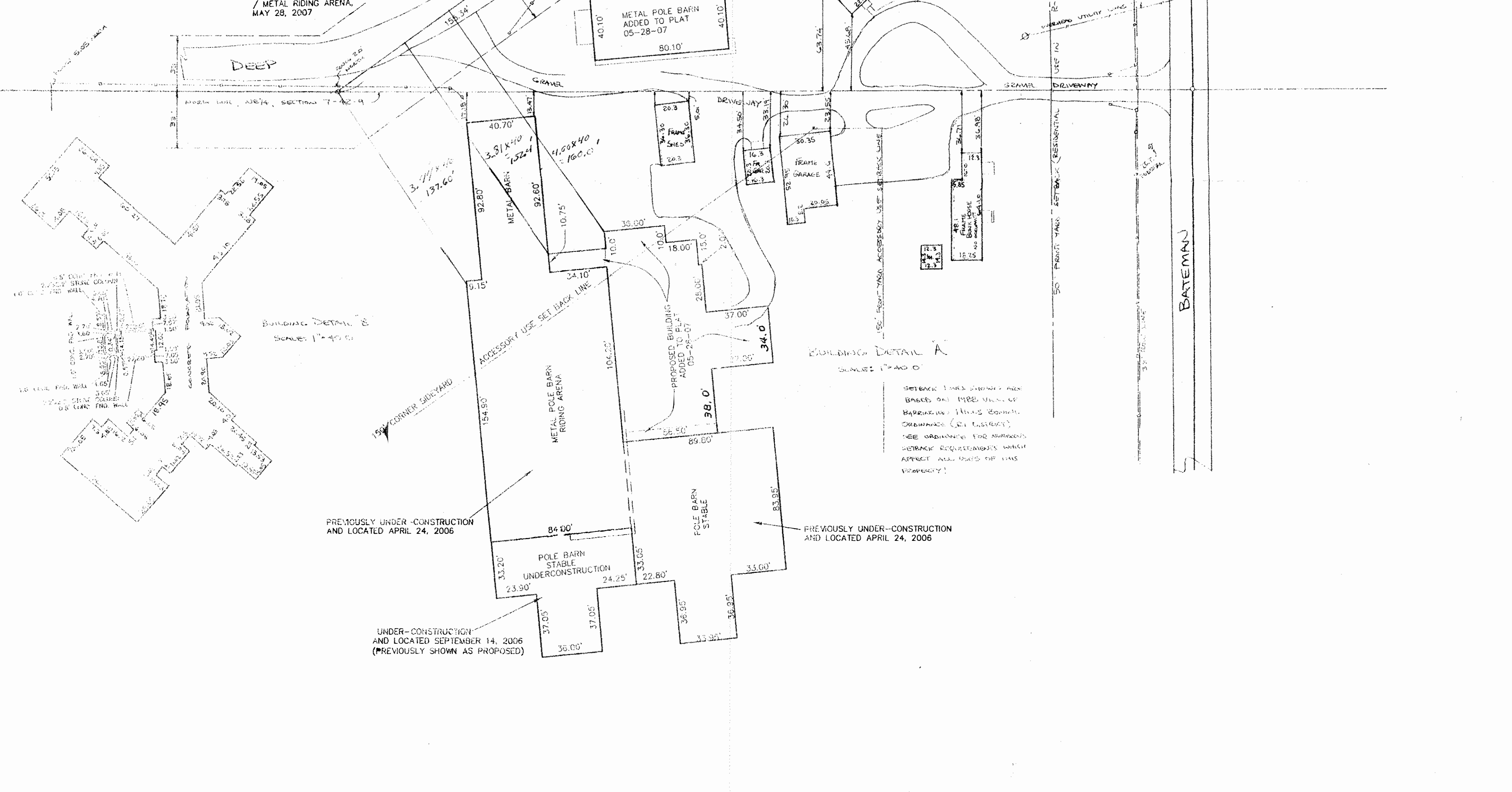
SCALE: 1"=300'  
ORDER: Lecompte  
OWNER: Lecompte  
ATLAS: 42-03-07A  
JOB #: 82070 SPOT NEW FOUNDATION

REVISED TO SHOW LOCATION OF NEW CONCRETE FOUNDATIONS AT ENTRY TO EXISTING RESIDENCE AUGUST 4, 2003 NO OTHER REVISIONS SEE DETAIL "B"



John T. Whitehouse  
ILLINOIS REGISTERED LAND SURVEYOR NO. 2724

JOB: 82562  
REVISED TO SHOW RIDING ARENA, STABLE UNDER CONSTRUCTION AND PROPOSED BUILDING APRIL 24, 2006  
REVISED TO SHOW ADDITIONAL ATTACHED STABLE UNDER CONSTRUCTION SEPTEMBER 14, 2006  
JOB NO. P06055  
REVISED TO SHOW NEW POLE BARN WHICH REPLACES FIRE DESTROYED FRAME SHED AND PROPOSED ADDITION TO METAL BARN / METAL RIDING ARENA, MAY 28, 2007



**RESOLUTION 11-07**

**RESOLUTION GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT  
FOR GROUNDS FOR RECREATIONAL CLUBS - NONCOMMERCIAL  
FOR THE BARRINGTON HILLS POLO CLUB AT 350 BATEMAN ROAD**

**WHEREAS**, the Board of Trustees of the Village of Barrington Hills ("Board of Trustees") granted a special use permit (the "Permit") to the Barrington Hills Polo Club (the "Club") for the operation of a Recreational Club-Non-Commercial on the polo field at 350 Bateman Road, Barrington Hills, Illinois pursuant to Resolution 08-16; and

**WHEREAS**, the Board of Trustees granted an amendment to the Permit to extend the expiration date of the Permit and to amend the conditions to the Permit pursuant to Resolution 09-04; and

**WHEREAS**, the Club filed a petition to further amend the Permit to allow for the elimination of an expiration date and to amend the conditions to the Permit; and

**WHEREAS**, the Zoning Board of Appeals ("ZBA") has made a recommendation to approve the amendment to the Permit as requested by the Club, subject to the new conditions and restrictions contained in the ZBA's Findings and Recommendations dated March 25, 2011.

**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, that the Permit is amended, subject to the following new conditions and restrictions:

1. The following definitions shall apply to the conditions to this Special Use Permit:

"Match" means a polo match hosted by the Polo Club that is not advertised to the public in which opposing teams wear uniforms, referees enforce the rules and the official score is kept.

"Match Day" means any day on which the Polo Club hosts up to but not more than two Matches not exceeding a total of ten chukkers.

"Public Event" means an annual polo event, which is presently known as the Kalaway Cup, hosted by the Polo Club where members of the public are invited to attend a match or matches, for a fee, and where food and drink may be served and consumed on premises and where live entertainment is permitted.

2. The Polo Club shall keep a written record, including the date and time, for each Match where 20 or more players participate, of the number of players, spectators and vehicles and shall record a summary of any incidents that occur on the Polo Field or the Property that are related to the activities of the Polo Club.

3. The use of any sound amplification devise, such as air horns, loud speakers but not including whistles, shall be prohibited except during the Public Event as provided on Condition 10 below.
4. To the extent that the Polo Club members and spectators are legally permitted to use Deepwood Road to access the Polo Field, such use shall be limited to the first 720 feet beginning at the intersection of Deepwood Road and Bateman Road and in the event such use is determined to be prohibited under the existing easement agreement by a court of competent jurisdiction, this special use permit shall thereby be revoked.
5. If deemed necessary in the reasonable judgment of the Polo Club, the Polo Club shall engage personnel to ensure that no person associated with the activities of the Polo Field trespasses on any portion of any of the neighboring properties.
6. Polo Club Match Days, excluding the Public Event, shall be limited to a total of five (5) per season and all such Match Days shall be held on Saturdays.
7. Polo Club practices may be held on any day other than Sunday and there shall be no more than three (3) practices per week, provided, however, there shall only be two practices per week in any week where a Match or the Public Event is held.
8. The Polo season shall be from June 1<sup>st</sup>, to September 15<sup>th</sup>, inclusive.
9. Directional and/or promotional signage related to the Polo Club Matches and the Public Event shall be erected on the Property no sooner than one (1) day prior to such Match or Public Event and shall be removed no later than one (1) day following such Match or Public Event.
10. The Polo Club may hold one Public Event per year, subject to the following:
  - i. Sanitary facilities may be located shall be located at the four corners of the Polo Field and shall be delivered no sooner than two (2) days prior to the Public Event and shall be removed not later than three (3) days following the Public Event.
  - ii. Attendees must vacate the event premises no later than 7:30 p.m.
  - iii. Live music must cease no later than 6:00 p.m.
  - iv. No more than 2,000 adult tickets may be printed and sold for the Public Event.
  - v. During the Public Event, the Polo Club shall keep records of attendance and a summary of incidents related to the activities of the Polo Club.



- vi. Sound amplification and air horns must be kept to a minimum in order to limit the negative impact on surrounding properties.
- vii. The Polo Club shall engage traffic control personnel and devices for the Public Event to make sure that no portion other than the first 720 feet of Deepwood Road is utilized in association with the activities on the Polo Field and that no parking shall be permitted on Deepwood Road.
- viii. The Special Use Permit for the Public Event only shall expire on December 31, 2015. There shall be no expiration date for the Special Use other than aforementioned expiration date applicable to the Public Event.

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED THIS 28 DAY OF MARCH, 2011.

AYES: 7, NAYS: 0, ABSENT: 0.

ATTEST:



Village Clerk



Village President

March 25, 2011

To: President and Board of Trustees  
Village of Barrington Hills

RE: Amendment to Special Use Permit – Grounds for Recreational Club - Noncommercial  
(Resolution 08-16 as amended by Resolution 09-04)  
The Barrington Hills Polo Club Inc., an Illinois not-for-profit corporation (referred to  
herein as "Petitioner" or "Polo Club")  
Existing Polo Field (the "Polo Field") located at 350 Bateman Road (the "Property")

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, February 28, 2011, in the MacArthur Room of the Village Hall where a quorum was present (Member Rosene having recused herself), the ZBA concluded its consideration of an application of the Petitioner, to amend the special use permit to operate a Recreational Club for the purpose of playing polo on the Polo Field at the Property that was originally granted on July 28, 2008 by Resolution 08-16 and amended March 6, 2009 by Resolution 09-04 (the "Special Use").

The Application for Amendment of the Special Use Granted to the Barrington Hills Polo Club for Use of the Polo Field at 350 Bateman Road (the "Application") was submitted by the Polo Club on November 29, 2010. The Petition submitted a Supplemental Submission to the ZBA on January 18, 2011. Per the testimony of John Rosene (208A Braeburn Road), President of the Polo Club, notice of the hearing was published in a timely manner in the Barrington Daily Herald on December 1, 2010, as well as posted in the Village Hall. Individual notice was also provided to all property owners within 250 feet (excluding streets and rights-of-way) as recorded in the Cook County real estate tax records and a proper sign was posted at the Property. At the hearing, Mr. Rosene provided the ZBA with proof of service to such property owners.

The ZBA heard testimony, statements and received exhibits from John Rosene on behalf of the Polo Club. Petitioner was represented at the public hearing by Lisa Scott of Scott Immigration Law Firm, 134 N. LaSalle Street, Ste. 1618, Chicago, Illinois. The ZBA also heard testimony, statements and received exhibits from Jim Drury (7 Deepwood Road) and Mike McLaughlin (2 Deepwood Road), regarding their opposition to the amendment to the Special Use as proposed by the Polo Club. Jim Drury and Mike McLaughlin were represented at the public hearing by attorney Thomas R. Burney, of Schain Burney Banks & Kenny, 70 W. Madison Street, Ste. 4500, Chicago, Illinois. Additional testimony was provided by residents Dan Lundmark of 23 Bow Lane, Nancy Schmid of 8 Fox Hunt Road, Matt Yeterian of 13 Deepwood Road, John Pappas of 23 West County Line Road, Karen Selman of 116 Brinker Road, Megan West of 208A Braeburn Road, Mark Suppes of 235 Oak Knoll, Sal Falco of 360 Deepwood Road, Charles Meroni of 5 Bellwood and Thomas Patrick of 122 Brinker Road. Douglas E. Wambach (December 20, 2010) and then Joseph E. von Meier (January 19, 2011, February 16, 2011 and February 28, 2011) of Burke, Warren, MacKay & Serritella, P.C., were on hand in their capacity as Village Attorney.



John Rosene testified that the purpose for Application was to extend the time period of the Special Use, since the Special Use was scheduled to expire December 31, 2010 and to modify some of the conditions placed on the Special Use per Resolution 08-16 as amended by Resolution 09-04. John Rosene provided statements, testimony and Exhibits establishing that the Polo Club's practices and the Kalaway Cup event were conducted in conformance with the conditions established by Village Board in Resolutions 08-16 and 09-04. He further testified that the Polo Club received no complaints from the neighbors adjacent to the Polo Field or from the community at large. Drury and McLaughlin argued that the 2008 and 2009 conditions placed on the Special Use necessary and should not be modified. They further argued that the Special Use should only be extended for one (1) year in order to provide the neighbors with opportunity to present objections to the further extension of the Special Use if the conditions are not being adhered to.

## **FACTS**

On July 25, 2008, the Zoning Board of Appeals issued its findings and recommendations ("2008 Findings") regarding the Polo Club's June 2, 2008, Petition for Special Use pursuant to Section 5-5-5-3(A) - "Grounds for recreational clubs, noncommercial" in order to operate the Polo Club on the Polo Field (a copy of the 2008 Findings are attached as Exhibit A hereto and made a part hereof). On July 28, 2008, the Village Board passed Resolution 08-16 by a vote of four (4) Ayes and one (1) Nay (Trustee Knoop being absent and President Abboud abstaining) granting the Special Use Permit for Grounds for Recreational Clubs - Noncommercial for Barrington Hills Polo Club at 350 Bateman Road (a copy of Resolution 08-16 is attached as Exhibit B hereto and made a part hereof). On February 18, 2009 the Zoning Board of Appeals issued its findings and recommendations ("2009 Findings") regarding the Polo Club's January 28, 2009, petition to amend the Special Use that was originally granted on July 28, 2008 (a copy of the 2009 Findings are attached as Exhibit C hereto). Following the February 18, 2009 public hearing before the ZBA, Member Freeman, of the ZBA, requested a Special Meeting for the purpose of introducing a motion to amend the motion adopted by the ZBA at its February 18, 2009 meeting (the "2-18-09 Motion"). The 2-18-09 Motion, made by Member Johnson and seconded by Member Freeman, read, *"I move we extend the date on number 1 to December 31, 2010 and extend the date on number 12 to June 1st, 2010."* The ZBA adopted the 2-18-09 Motion by a vote of four (4) ayes and zero (0) nays with one (1) abstention. Following discussion at the March 2, 2009 Special Meeting, Member Freeman introduced the following motion, *"I move to amend the motion that was adopted at the February 18th, 2009 meeting of the ZBA relating to amending the Barrington Hills Polo Club special use permit as set forth in Resolution 08-16 passed July 28, 2008, to replace the words, 'extend the date on No. 12 to June 1st, 2010,' with 'delete No. 12'."* Member Mullen seconded Member Freeman's motion and the ZBA adopted the motion on a vote of five (5) ayes and zero (0) nays. On March 2, 2009, the Zoning Board of Appeals issued additional findings and recommendations ("Additional Findings") with respect to Member Freeman's March 2, 2009 Motion (a copy of the Additional Findings are attached as Exhibit D hereto and made a part hereof). On March 6, 2009, the Village Board passed Resolution 09-04 by a vote of seven (7) Ayes and zero (0) Nays Granting an Amendment to the Special Use Permit for Grounds for Recreational Clubs - Noncommercial for Barrington Hills Polo Club at 350 Bateman Road (a copy of Resolution 09-04 is attached as Exhibit E hereto and made a part hereof).

Following the testimony, statements and submission of exhibits, the ZBA made the following findings:

### **FINDINGS**

The Zoning Board of Appeals, after having examined the facts as presented, and taking into consideration the testimony of all the witnesses, and taking notice of prior testimony taken during the original Special Use Permit application in July 2008 and the amendment to the Special Use Permit in January 2009, found:

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

### **RECOMMENDATIONS**

The ZBA recommends amending the Special Use Permit for a Recreational Club operating on the Polo Field at the Property by replacing the original conditions with the following new conditions:

1. The following definitions shall apply to the conditions to this Special Use Permit:



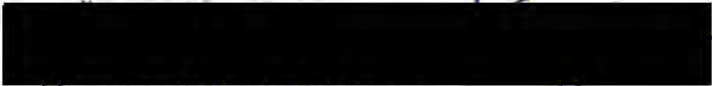
“Match” means a polo match hosted by the Polo Club that is not advertised to the public in which opposing teams wear uniforms, referees enforce the rules and the official score is kept.

“Match Day” means any day on which the Polo Club hosts up to but not more than two Matches not exceeding a total of ten chukkers.

“Public Event” means an annual polo event, which is presently known as the Kalaway Cup, hosted by the Polo Club where members of the public are invited to attend a match or matches, for a fee, and where food and drink may be served and consumed on premises and where live entertainment is permitted.

2. The Polo Club shall keep a written record, including the date and time, for each Match where 20 or more players participate, of the number of players, spectators and vehicles and shall record a summary of any incidents that occur on the Polo Field or the Property that are related to the activities of the Polo Club.
3. The use of any sound amplification device, such as air horns, loud speakers but not including whistles, shall be prohibited except during the Public Event as provided on Condition 10 below.
4. To the extent that the Polo Club members and spectators are legally permitted to use Deepwood Road to access the Polo Field, such use shall be limited to the first 720 feet beginning at the intersection of Deepwood Road and Bateman Road and in the event such use is determined to be prohibited under the existing easement agreement by a court of competent jurisdiction, this special use permit shall thereby be revoked.
5. If deemed necessary in the reasonable judgment of the Polo Club, the Polo Club shall engage personnel to ensure that no person associated with the activities of the Polo Field trespasses on any portion of any of the neighboring properties.
6. Polo Club Match Days, excluding the Public Event, shall be limited to a total of five (5) per season and all such Match Days shall be held on Saturdays.
7. Polo Club practices may be held on any day other than Sunday and there shall be no more than three (3) practices per week, provided, however, there shall only be two practices per week in any week where a Match or the Public Event is held.
8. The Polo season shall be from June 1<sup>st</sup>, to September 15<sup>th</sup>, inclusive.
9. Directional and/or promotional signage related to the Polo Club Matches and the Public Event shall be erected on the Property no sooner than one (1) day prior to such Match or Public Event and shall be removed no later than one (1) day following such Match or Public Event.

10. The Polo Club may hold one Public Event per year, subject to the following:
- i. Sanitary facilities may be located shall be located at the four corners of the Polo Field and shall be delivered no sooner than two (2) days prior to the Public Event and shall be removed not later than three (3) days following the Public Event.
  - ii. Attendees must vacate the event premises no later than 7:30 p.m.
  - iii. Live music must cease no later than 6:00 p.m.
  - iv. No more than 2,000 adult tickets may be printed and sold for the Public Event.
  - v. During the Public Event, the Polo Club shall keep records of attendance and a summary of incidents related to the activities of the Polo Club.
  - vi. Sound amplification and air horns must be kept to a minimum in order to limit the negative impact on surrounding properties.
  - vii. The Polo Club shall engage traffic control personnel and devices for the Public Event to make sure that no portion other than the first 720 feet of Deepwood Road is utilized in association with the activities on the Polo Field and that no parking shall be permitted on Deepwood Road.
  - viii. The Special Use Permit for the Public Event only shall expire on December 31, 2015. There shall be no expiration date for the Special Use other than aforementioned expiration date applicable to the Public Event.

  
Jonathan J. Knight, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills

cc: John Rosene, President, Barrington Hills Polo Club  
Robert Kosin, Director of Administration  
Douglas E. Wambach, Burke, Warren, MacKay & Serritella, P.C.



July 25, 2008

To: President and Board of Trustees  
Village of Barrington Hills

RE: Barrington Hills Polo Club, an Illinois not for profit corporation (referred to herein as "Petitioner" or "Polo Club")  
Existing Polo Field (the "Polo Field") located at 350 Bateman Road (the "Property")  
Special Use Permit - Grounds for Recreational Club - noncommercial

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, July 21, 2008, in the MacArthur Room of the Village Hall where a quorum was present, (Member Rossi being absent and Member Rosene having recused herself), the ZBA concluded its consideration of an application of the Petitioner, for a special use permit to operate a Recreational Club for the purpose of playing polo on the Polo Field at the Property.

Per the testimony of Robert Kosin, Director of Administration for the Village of Barrington Hills, Illinois (the "Village") and Nancy Harbottle with the law firm of Arnstein and Lehr, attorney for the Polo Club, notice of the hearing was published in a timely manner in the Barrington Daily Herald as well as posted in the Village Hall. Individual notice was also provided to all property owners within 250 feet (excluding streets and rights-of-way) as recorded in the Cook County real estate tax records and a proper sign was posted at the Property. At the hearing, Ms. Harbottle provided the ZBA with proof of service to such property owners.

The ZBA heard testimony from Peter Wessel (31W300 Healy Road), President of the Barrington Hills Riding Club and heard testimony, statements and received exhibits from John Rosene (208 Braeburn Road), President of the Polo Club during the presentation by the Petitioner's attorney Nancy Harbottle. The ZBA also heard testimony, statements and received exhibits from Jim and Peggy Drury (7 Deepwood Road), Mike McLaughlin (2 Deepwood Road), Sam Falco (360 Bateman Circle South), Bernadine Kargol (123 Deepwood Court), Matt Yeterian (13 Deepwood Road), Daria Sapp (375 Bateman Circle South), Cathleen Asch (361 Bateman Circle South), Joe Ahern (358 Bateman Circle South), Nancy Schmid (formerly 223 Deepwood Road, now 8 Fox Hunt Road) and Jim Meissner (365 Bateman Road), many of whom are members of the Deepwood Road Homeowner's Association and an organization referring to itself as "Concerned Residents of the Deepwood Road & Bateman Circle Neighborhood," during the presentation by Mr. Drury's and Mr. McLaughlin's attorney, Robert Best of the law firm Bell, Boyd and Lloyd. Additionally, Polo Club Member Bob McMurtry (99 Brinker Road) and Riding Club Members Dan Lundmark (23 Bow Lane), Hollie Free (366 Bateman Circle South) and Linda Fox (365 Bateman Road) and Kalaway Cup Co-Chair Karen Selman (116 Brinker) provided testimony to the ZBA. Finally, Louie Iacovelli, President of the Deepwood Road Homeowner's Association asked a series of questions of the ZBA regarding the Special Use Permit procedure. The overall consensus, other than from Drury, McLaughlin, Falco, Ahern and Schmid, was that polo should be preserved in Barrington Hills but that restrictions on use of the Polo Field were required in order to address the concerns of the adjacent residential properties. The more vocal opponents did not want polo to be played on the Polo Field under any conditions. The owner of the Polo Field and the Property, Dr. Benjamin LeCompte (350 Bateman Road) was on hand to answer



questions from the ZBA. Joe von Meier, Village Attorney from Burke, Warren, MacKay & Serritella, and George Schueppert, Village Trustee and Chairman of the Village's Building and Zoning Committee were also present on behalf of the Village.

### FACTS

Since 2004, pursuant to a "handshake" agreement with the owner of the Property, the Polo Club has been conducting polo practice, polo matches and polo events on the Polo Field. The Polo Club's typical season involves six (6) to eight (8) 2-3 hour polo matches on Saturdays with two (2) to three (3) practices per week and one (1) to two (2) public events. The major public event of the season is the Annual Kalaway Landowner's Cup, jointly hosted by the Polo Club and the Riding Club. For the Kalaway Cup, the public is charged an admission fee to watch two polo matches and food and beverage tents are set up for the spectators to enjoy. A professional sound system is utilized for the Kalaway Cup so that spectators can follow the action on the field.

The Polo Field preceded the Polo Club and is a permitted use under the code by virtue of being established prior to polo fields being considered a special use under the Village Zoning Code. The current owner of the Property testified that the Polo Field was on the Property when he purchased it in 1995. Prior to 1995 it has been used only for practice and stick and ball by the former owner, Mr. Sparks. In 1996, Mr. Drury began hosting an annual polo event known as the Tiffany Classic. The Tiffany Classic was a spectator event that drew between 200-400 people. In 1997, the Lakewood Polo Club began to use the Polo Field on a more regular basis and conducted practices and informal matches. By 2000, Tom Uskup and the Barrington Polo Club had negotiated a lease with the owner of the Property to permit a more intensive use. The Barrington Polo Club upgraded the quality of the Polo Field and used it three (3) to four (4) times per week. By 2004, Tom Uskup and the Barrington Polo Club had moved on and John Rosenc and the Barrington Hills Polo Club took over use and control of the Polo Field. Up until 2007, the Barrington Hills Polo Club operated on the Polo Field without incident or complaints from surrounding neighbors. However, the 2007 Kalaway Landowner's Cup, in conjunction with the Village's 50th Anniversary celebration, drew approximately 900 spectators and the Polo Club was unprepared for such a large turnout. Issues with parking, traffic, sanitary facilities, noise, trespassers and other safety concerns created a level of discomfort between the Polo Club and neighbors adjacent to the Polo Field. In response to written complaints from Concerned Residents of the Deepwood Road & Bateman Circle Neighborhood, the Village issued a cease and desist letter to the Polo Club with respect to operating a Recreational Club on the Polo Field without a Special Use Permit. On June 2, 2008, the Polo Club filed a Petition for Special Use pursuant to Section 5-5-3(A) - "Grounds for recreational clubs, noncommercial" in order to operate the Polo Club on the Polo Field.

Following the testimony, statements and submission of exhibits, the ZBA made the following findings:

### FINDINGS

The Zoning Board of Appeals, after having examined the facts as presented, and taking into consideration the testimony of all the witnesses, found:



1. That the establishment, maintenance or operation of the Barrington Hills Polo Club as a Recreational Club operating on the Polo Field at the Property will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

2. That the Barrington Hills Polo Club as a Recreational Club operating on the Polo Field at the Property will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

3. That the establishment of the Barrington Hills Polo Club as a Recreational Club operating on the Polo Field at the Property will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

4. That adequate utilities, access roads, drainage and/or other necessary facilities are being provided.

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

6. That the Barrington Hills Polo Club as a Recreational Club operating on the Polo Field at the Property shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulation may in this instance be modified by the Board of Trustees pursuant to the recommendations of the ZBA.

The applicant is advised by copy of this letter that he 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 site development permit or otherwise utilize the special use.

#### **RECOMMENDATIONS**

The ZBA recommends approval of the Special Use Permit for a Recreational Club operating on the Polo Field at the Property, subject to the following conditions and restrictions approved by Zoning Board of Appeals:

1. The Special Use Permit shall expire on December 31, 2010.
2. The Polo Club shall keep a written record of the number of players, spectators and vehicles for each practice, match and event and the date and time for each, and shall record a summary of any incidents that occur on the Polo Field or the Property that are related to the activities of the Polo Club.
3. The use of any sound amplification devices, such as air horns and loud speakers, but not including whistles, shall be prohibited except during the Annual Kalaway Landowner's Cup, provided, however, during the Kalaway Cup, use of such



devices shall be kept to a minimum in order to limit the negative impact on surrounding properties

4. To the extent that the Polo Club members and spectators are legally permitted to use Deepwood Road to access the Polo Field, such use shall be limited to the first seven hundred twenty feet (720') beginning at the intersection of Deepwood Road and Bateman Road and in the event that such use is determined to be prohibited under the existing easement agreement, by a court of competent jurisdiction, this Special Use Permit shall thereby be revoked.
5. The Polo Club shall engage traffic control personnel and devices on such days that matches or events are held, but not practices, to ensure that no portion other than the first 720' of Deepwood Road is utilized in association with the activities on the Polo Field and that no parking shall be permitted on Deepwood Road.
6. If deemed necessary in the reasonable judgment of the Polo Club, the Polo Club shall engage personnel to ensure that no person associated with the activities on the Polo Field trespasses on any portion of any of the neighboring properties.
7. Polo Club matches and events shall be limited to a total of five (5) per season, including the Annual Kalaway Landowner's Cup and all such matches and events shall be held on Saturdays.
8. Polo Club practices may be held on any day other than Sunday and there shall be no more than two (2) practices per week.
9. Direction and/or promotional signage related to Polo Club matches and events shall be erected no sooner than one (1) day prior to such match or event and shall be removed no later than one (1) following such match or event.
10. Sanitary facilities for the Annual Kalaway Landowner's Cup shall be located south of the Polo Field and shall be delivered no sooner than two (2) days prior to such event and removed no later than three (3) days following such event.

Respectfully submitted,

Jonathan J. Knight, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills

cc: Robert Best  
Robert Kosin  
Douglas E. Wambach, Burke, Warren, MacKay & Semitella, P.C.





## Resolution 08-16

**RESOLUTION GRANTING A SPECIAL USE PERMIT  
FOR GROUNDS FOR RECREATIONAL CLUBS - NONCOMMERCIAL  
FOR BARRINGTON HILLS POLO CLUB AT 350 BATEMAN ROAD**

**WHEREAS**, the Zoning Board of Appeals has made a recommendation approving a special use permit for the Barrington Hills Polo Club to operate a Recreational Club on the existing polo field located at 350 Bateman Road, which is owned by Dr. Benjamin and Cathleen LeCompte; and

**WHEREAS**, the Zoning Board of Appeals has included in its recommendation that the special use permit be conditioned upon the adoption of the ten conditions and restrictions stated in the Findings and Recommendations of the Zoning Board of Appeals dated July 25, 2008.

**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, that a special use permit is hereby granted for maintenance and operation of grounds for use by the Barrington Hills Polo Club, as a non-commercial Recreational Club, on the existing polo field located at 350 Bateman Road in Barrington Hills, Illinois;

**BE IT FURTHER RESOLVED** that the special use permit is hereby granted subject to the following conditions:

1. The Special Use Permit shall expire on December 31, 2009.
2. The Polo Club shall keep a written record of the number of players, spectators and vehicles for each practice, match and event and the date and time for each, and shall record a summary of any incidents that occur on the Polo Field or the Property that are related to the activities of the Polo Club.
3. The use of any sound amplification devices, such as air horns and loud speakers, but not including whistles, shall be prohibited except during the Annual Kalaway Landowner's Cup, provided, however, during the Kalaway Cup, use of such devices shall be kept to a minimum in order to limit the negative impact on surrounding properties.
4. To the extent that the Polo Club members and spectators are legally permitted to use Deepwood Road to access the Polo Field, such use shall be limited to the first seven hundred twenty feet (720') beginning at the intersection of Deepwood Road and Bateman Road and in the event that such use is determined to be prohibited under the existing easement agreement, by a court of competent jurisdiction, this Special Use Permit shall thereby be revoked.
5. The Polo Club shall engage, at its expense, traffic control personnel and devices on such days that matches or events are held, but not practices, to ensure that no portion other than the first 720' of Deepwood Road is utilized in association with the activities on the Polo Field and that no parking shall be permitted on Deepwood Road.



Res. 08-16

6. If deemed necessary in the reasonable judgment of the Polo Club, the Polo Club, at its expense, shall engage personnel to ensure that no person associated with the activities on the Polo Field trespasses on any portion of any of the neighboring properties.
7. Polo Club matches and events shall be limited to a total of five (5) per season, including the Annual Kalaway Landowner's Cup and all such matches and events shall be held on Saturdays.
8. Polo Club practices may be held on any day other than Sunday and there shall be no more than two (2) practices per week.
9. During the term of this Special Use Permit, the Polo Club shall be permitted to use the Polo Field for practices, matches and events only during the "polo season", which shall be defined as, commencing on June 1<sup>st</sup> and ending on September 15<sup>th</sup>, provided, however, the Board of Trustees of the Village may, upon good cause, authorize the polo season to commence prior to June 1<sup>st</sup> or extend beyond September 15<sup>th</sup>.
10. Direction and/or promotional signage related to Polo Club matches and events shall be erected no sooner than one (1) day prior to such match or event and shall be removed no later than one (1) following such match or event.
11. Sanitary facilities for the Annual Kalaway Landowner's Cup shall be located south of the Polo Field and shall be delivered no sooner than two (2) days prior to such event and removed no later than three (3) days following such event.
12. Access to the Polo Field by means of Deepwood Road would cease after June 1, 2009.

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED THIS 28th DAY OF July, 2008

AYES: 4, NAYS: 1 - Ramesh, ABSENT: 1 - Knoop, ABSTAIN 1 - Abboud

ATTEST:

Village Clerk

Village President



## **RECOMMENDATIONS**

The ZBA recommends amending the Special Use, as follows:

1. Condition number 1 of Resolution 08-16 shall be amended and restated as, "The Special Use Permit shall expire on December 31, 2010."
2. Condition number 12 of Resolution 08-16 shall be deleted in its entirety.
3. Conditions 2 - 11 of Resolution 08-16 shall remain in full force and effect.

Respectfully submitted,

Jonathan J. Knight, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills

cc: Pamela R. Dorries, Messer & Stilp, Ltd.  
Robert Kosin  
Douglas E. Wambach, Burke, Warren, MacKay & Serritella, P.C.



February 18, 2009

To: President and Board of Trustees  
Village of Barrington Hills

RE: Amendment to Special Use Permit – Grounds for Recreational Club - noncommercial  
(Resolution 08-16)  
Barrington Hills Polo Club, an Illinois not for profit corporation (referred to herein as  
"Petitioner" or "Polo Club")  
Existing Polo Field (the "Polo Field") located at 350 Bateman Road (the "Property")

This is to advise you that at a public hearing of the Zoning Board of Appeals (ZBA) held at 7:30 p.m. on Wednesday, February 18, 2009, in the MacArthur Room of the Village Hall where a quorum was present, (Member Rossi being absent and Member Rosene having recused herself), the ZBA concluded its consideration of an application of the Petitioner, to amend the special use permit to operate a Recreational Club for the purpose of playing polo on the Polo Field at the Property that was granted on July 28, 2008 as Resolution 08-16 (the "Special Use").

Per the testimony of Sarah Kenney, Planning and Zoning Coordinator for the Village of Barrington Hills, Illinois (the "Village"), Joseph Messer (21 Oakdene), a Member of the Polo Club and John Rosene (208A Braeburn Road), President of the Polo Club, notice of the hearing was published in a timely manner in the Barrington Daily Herald as well as posted in the Village Hall. Individual notice was also provided to all property owners within 250 feet (excluding streets and rights-of-way) as recorded in the Cook County real estate tax records and a proper sign was posted at the Property. At the hearing, Mr. Messer provided the ZBA with proof of service to such property owners.

The ZBA heard testimony from Joseph Messer and John Rosene as well as Patrick McKevitt (9 Porter School Road), Polo Club Member Bob McMurtry (99 Brinker Road) and Riding Club Member Dan Lundmark (23 Bow Lane) regarding the Kalaway Cup held on September 6th, 2008 at the Polo Field. In addition, Mr. Messer submitted new evidence in the form of written documentation of the number of vehicles accessing the Polo Field by means of Deepwood Road during the 2008 polo season up to but not including the Kalaway Cup. The ZBA also heard testimony, statements and received exhibits from Jim Drury (7 Deepwood Road) and Mike McLaughlin (2 Deepwood Road), members of the Deepwood Road Homeowner's Association and an organization referring to itself as "Concerned Residents of the Deepwood Road & Bateman Circle Neighborhood," regarding their opposition to the proposed amendment to the Special Use. Jim Drury and Mike McLaughlin were represented at the public hearing by attorney Mark Daniel of Rathje and Woodward, LLC (300 East Roosevelt Road, Suite 300, Wheaton, Illinois). Mr. Daniel made statements in opposition to the proposed amendment, cross-examined Joseph Messer and presented expert testimony through Joseph H. Abel (200 Forest Avenue, Glen Ellyn, Illinois). Mr. Abel spoke on behalf of Jim Drury and Mike McLaughlin in his capacity as an expert in city and regional planning and a former member of the Team of Planners for the City of Oak Brook, Illinois particularly with respect to urban planning of recreational activities and the Oak Brook Polo Club. Lastly, Benjamin (Berry) LeCompte (350 Bateman Road), owner of the Property, spoke about his right to use and to



March 2, 2009

To: President and Board of Trustees  
Village of Barrington Hills

RE: Motion to Amend Something Previously Adopted regarding ZBA motion adopted 2-19-09 on Petition for Amendment to Special Use Permit - Grounds for Recreational Club - noncommercial (Resolution 08-16) by Barrington Hills Polo Club, an Illinois not-for-profit corporation (referred to herein as "Petitioner" or "Polo Club")

This is to advise you that at a properly noticed Special Meeting of the Zoning Board of Appeals (ZBA) held at 7:30 p.m. on Monday, March 2, 2009, in the MacArthur Room of the Village Hall, which was open to the public and where a quorum was present, (Member Johnson being absent and Member Rosene having recused herself), the ZBA amended its recommendation adopted February 18, 2009 regarding Petitioner's January 28, 2009 petition to amend the Special Use Permit to Operate a Recreational Club (the "Special Use") for the purpose of playing polo on the polo field located at 350 Bateman Road, Barrington Hills ("Polo Field"), seeking that "(a) [Special Use] Permit condition number 1 be amended to cause the Permit to expire on December 31, 2010 as opposed to December 31, 2009, and (b) [Special Use] Permit condition number 12 be removed."

In attendance at the Special Meeting were George Schneppert, Village Trustee and Chairman of the Building and Zoning Committee, Robert Kosin, Director of Administration for the Village and Joseph von Meier of Burke, Warren, MacKay & Serritella, P.C., in his capacity as Village Attorney.

#### FACTS

On February 18, 2009, the Zoning Board of Appeals issued its findings and recommendations regarding the Polo Club's January 28, 2009, petition to amend the Special Use (grounds for recreational clubs, noncommercial) that had been granted on July 28, 2008 by the Village Board (Resolution 08-16). A copy of the ZBA's February 18, 2009 findings and recommendations are attached as Exhibit A hereto and made a part hereof.

Following the February 18, 2009 public hearing before the ZBA, Member Freeman, of the ZBA, requested a Special Meeting for the purpose of introducing a motion to amend the motion adopted by the ZBA at its February 18, 2009 meeting (the "2-18-09 Motion"). The 2-18-09 Motion, made by Member Johnson and seconded by Member Freeman, read, "I move we extend the date on number 1 to December 31, 2010 and extend the date on number 12 to June 1st, 2010." The ZBA adopted the 2-18-09 Motion by a vote of four (4) ayes and zero (0) nays with one (1) abstention. Following discussion at the March 2, 2009 Special Meeting, Member Freeman introduced the following motion, "I move to amend the motion that was adopted at the February 18th, 2009 meeting of the ZBA relating to amending the Barrington Hills Polo Club special use permit as set forth in Resolution 08-16 passed July 28, 2008, to replace the words, 'extend the date on No. 12 to June 1st, 2010,' with 'delete No. 12'." Member Mullen seconded



Member Freeman's motion and the ZBA adopted the motion on a vote of five (5) ayes and zero (0) nays.

Following the testimony, statements and submission of exhibits, the ZBA made the following findings:

#### FINDINGS

The Zoning Board of Appeals, after having examined the facts as presented, and taking into consideration the testimony of all the witnesses, through notice of prior testimony taken during the original Special Use Permit application in July 2008, found:

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

The applicant 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, as amended, to six months unless certain action is taken to obtain a site development permit or otherwise utilize the Special Use.



**RECOMMENDATIONS**

The ZBA recommends amending the Special Use, as follows:

1. Condition number 1 of Resolution 08-16 shall be amended and restated as, "The Special Use Permit shall expire on December 31, 2010."
2. Condition number 12 of Resolution 08-16 shall be deleted in its entirety.
3. Conditions 2 - 11 of Resolution 08-16 shall remain in full force and effect.

Respectfully submitted,

Jonathan J. Knight, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills

cc: Pamela R. Dorries, Messer & Stilp, Ltd.  
Robert Kosin  
Douglas E. Wambach, Burke, Warren, MacKay & Serritella, P.C.

## EXHIBIT A

February 18, 2009

To: President and Board of Trustees  
Village of Barrington Hills

RE: Amendment to Special Use Permit – Grounds for Recreational Club - noncommercial  
(Resolution 08-16)  
Barrington Hills Polo Club, an Illinois not for profit corporation (referred to herein as  
"Petitioner" or "Polo Club")  
Existing Polo Field (the "Polo Field") located at 350 Bateman Road (the "Property")

This is to advise you that at a public hearing of the Zoning Board of Appeals (ZBA) held at 7:30 p.m. on Wednesday, February 18, 2009, in the MacArthur Room of the Village Hall where a quorum was present, (Member Rossi being absent and Member Rosene having recused herself), the ZBA concluded its consideration of an application of the Petitioner, to amend the special use permit to operate a Recreational Club for the purpose of playing polo on the Polo Field at the Property that was granted on July 28, 2008 as Resolution 08-16 (the "Special Use").

Per the testimony of Sarah Kenney, Planning and Zoning Coordinator for the Village of Barrington Hills, Illinois (the "Village"), Joseph Messer (21 Oakdene), a Member of the Polo Club and John Rosene (208A Braeburn Road), President of the Polo Club, notice of the hearing was published in a timely manner in the Barrington Daily Herald as well as posted in the Village Hall. Individual notice was also provided to all property owners within 250 feet (excluding streets and rights-of-way) as recorded in the Cook County real estate tax records and a proper sign was posted at the Property. At the hearing, Mr. Messer provided the ZBA with proof of service to such property owners.

The ZBA heard testimony from Joseph Messer and John Rosene as well as Patrick McKevitt (9 Porter School Road), Polo Club Member Bob McMurtry (99 Brinker Road) and Riding Club Member Dan Lundmark (23 Bow Lane) regarding the Kalaway Cup held on September 6th, 2008 at the Polo Field. In addition, Mr. Messer submitted new evidence in the form of written documentation of the number of vehicles accessing the Polo Field by means of Deepwood Road during the 2008 polo season up to but not including the Kalaway Cup. The ZBA also heard testimony, statements and received exhibits from Jim Drury (7 Deepwood Road) and Mike McLaughlin (2 Deepwood Road), members of the Deepwood Road Homeowner's Association and an organization referring to itself as "Concerned Residents of the Deepwood Road & Bateman Circle Neighborhood," regarding their opposition to the proposed amendment to the Special Use. Jim Drury and Mike McLaughlin were represented at the public hearing by attorney Mark Daniel of Rathje and Woodward, LLC (300 East Roosevelt Road, Suite 300, Wheaton, Illinois). Mr. Daniel made statements in opposition to the proposed amendment, cross-examined Joseph Messer and presented expert testimony through Joseph H. Abel (200 Forest Avenue, Glen Ellyn, Illinois). Mr. Abel spoke on behalf of Jim Drury and Mike McLaughlin in his capacity as an expert in city and regional planning and a former member of the Team of Planners for the City of Oak Brook, Illinois particularly with respect to urban planning of recreational activities and the Oak Brook Polo Club. Lastly, Benjamin (Berry) LeCompte (350 Bateman Road), owner of the Property, spoke about his right to use and to



confer his rights to the Polo Club to use the private easement known as Deepwood Road, his unwillingness to permit the Polo Club to establish an alternate means of ingress and egress to the Polo Field over his property and the Kalaway Cup. George Schueppert (97 Otis Road), Village Trustee and Chairman of the Building and Zoning Committee, addressed the ZBA regarding the Village Board's July 2008 meeting. Douglas E. Wambach of Burke, Warren, MacKay & Serritella, P.C., was on hand in his capacity as Village Attorney.

Messrs. Messer, Rosene, McKevitt, McMurtry, Lundmark and LeCompte all testified that Polo Club practices and the Kalaway Cup event were conducted in conformance with the conditions established by the Village Board in Resolution 08-16. They further testified that the Polo Club received no complaints from the members of Deepwood Road Homeowner's Association or Concerned Residents of the Deepwood Road & Bateman Circle Neighborhood before, during or after the Kalaway Cup. It was these parties' contention that due to the orderly nature of the Kalaway Cup and the lack of attendance at Polo Club practices, the ZBA should recommend to the Village Board that the Special Use Permit be extended by one (1) year and that the termination date on the Polo Club's use of Deepwood Road should be repealed. Drury and McLaughlin disagreed with the Petitioner's account of the 2008 Kalaway Cup and stated that traffic prior to the event was backed up on Bateman Road, effectively shutting down Deepwood Road for residents of the Deepwood Road Homeowner's Association. Further, they witnessed public intoxication, public urination and speeding down Deepwood Road following the event. Jim Drury testified that he expressed these complaints directly to the Village Board. Attorney Mark Daniel and expert witness Joseph Abel argued that use of Deepwood Road for ingress and egress to the Polo Field by the Polo Club and their guests and invitees was an incompatible use of the private easement under any circumstances.

#### **FACTS**

On July 24, 2008, the Zoning Board of Appeals issued its findings and recommendations ("Findings") regarding the Polo Club's June 2, 2008, Petition for Special Use pursuant to Section 5-5-3(A) - "Grounds for recreational clubs, noncommercial" in order to operate the Polo Club on the Polo Field (a copy of the Findings are attached as Exhibit A hereto and made a part hereof). On July 28, 2008, the Village Board passed Resolution 08-16 by a vote of four (4) Ayes and one (1) Nay (Trustee Knoop being absent and President Abboud abstaining) granting the Special Use Permit for Grounds for Recreational Clubs - Noncommercial for Barrington Hills Polo Club at 350 Bateman Road (a copy of Resolution 08-16 is attached as Exhibit B hereto and made a part hereof).

Pursuant to Section 5-10-7(F) of the Village Zoning Ordinance, the ZBA recommended ten (10) conditions to the issuance of the Special Use Permit. Of those ten conditions, the Village Board modified one (1) condition and added two (2) new conditions. The Village Board reduced the term of the Special Use Permit from December 31, 2010 to December 31, 2009. The Village Board also defined the "polo season" for use of the Polo Field as beginning on June 1st and ending on September 15th, however, the Board retained the ability to begin the season early or end the polo season late for good cause. Finally, the Village Board prohibited the Polo Club from accessing the Polo Field by means of Deepwood Road after June 1, 2009.



Following the 2008 Kalaway Cup, which was attended by approximately 700 spectators, the Polo Club sought to amend the Special Use Permit in order to extend the term of the Special Use and remove the condition restricting accessing to the Polo Field via Deepwood Road after June 1, 2007. The Polo Club argued that it successfully ameliorated the past problems associated with parking, traffic, sanitary facilities, noise, trespassers and other safety concerns of the neighbors adjacent to the Polo Field and therefore, the modified and additional conditions imposed on the Special Use Permit by the Village Board were unnecessary. On January 28, 2009, through their attorneys Messer & Stilp, Ltd., the Polo Club filed a Request for Permit Amendment seeking that "(a) Permit condition number 1 be amended to cause the Permit to expire on December 31, 2010 as opposed to December 31, 2009, and (b) Permit condition number 12 be removed."

Following the testimony, statements and submission of exhibits, the ZBA made the following findings:

#### **FINDINGS**

The Zoning Board of Appeals, after having examined the facts as presented, and taking into consideration the testimony of all the witnesses, through judicial notice of prior testimony taken during the original Special Use Permit application in July 2008, found:

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

The applicant is advised by copy of this letter that he 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 site development permit or otherwise utilize the special use.

#### **RECOMMENDATIONS**

The ZBA recommends amending the Special Use Permit for a Recreational Club operating on the Polo Field at the Property, as follows:

4. Condition number 1 of Resolution 08-16 shall be amended and restated as, "The Special Use Permit shall expire on December 31, 2010."
5. Condition number 12 of Resolution 08-16 shall be amended and restated as, "Access to the Polo Field by means of Deepwood Road would cease after June 1, 2010."
6. Conditions 2 - 11 of Resolution 08-16 shall remain in full force and effect.

Respectfully submitted,

Jonathan J. Knight, Chairman  
Zoning Board of Appeals  
Village of Barrington Hills

cc: Pamela R. Dornies, Messer & Stilp, Ltd.  
Robert Kosin  
Douglas E. Wambach, Burke, Warren, MacKay & Serritella, P.C.





## RESOLUTION 09-04

**RESOLUTION GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT  
FOR GROUNDS FOR RECREATIONAL CLUBS - NONCOMMERCIAL  
FOR THE BARRINGTON HILLS POLO CLUB AT 350 BATEMAN ROAD**

WHEREAS, the Board of Trustees of the Village of Barrington Hills granted a special use permit (the "Permit") to the Barrington Hills Polo Club (the "Club") for the operation of a Recreational Club-Non-Commercial on the polo field at 350 Bateman Road, Barrington Hills, Illinois pursuant to Resolution 08-16; and

WHEREAS, the Club filed a petition to amend the Permit to allow for an extension of the expiration date of the Permit and the removal of a condition to the Permit regarding the use of Deepwood Road; and

WHEREAS, the Zoning Board of Appeals has made a recommendation to approve the amendment to the Permit as requested by the Club.

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, that the Permit is amended to: (i) extend the expiration date of the Permit as set forth in condition number 1 to December 31, 2010, and (ii) delete condition number 12 in its entirety.

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

APPROVED THIS 6th DAY OF MARCH, 2009.

AYES: 7 , NAYS: 0 , ABSENT: 0 , ABSTAIN: 0

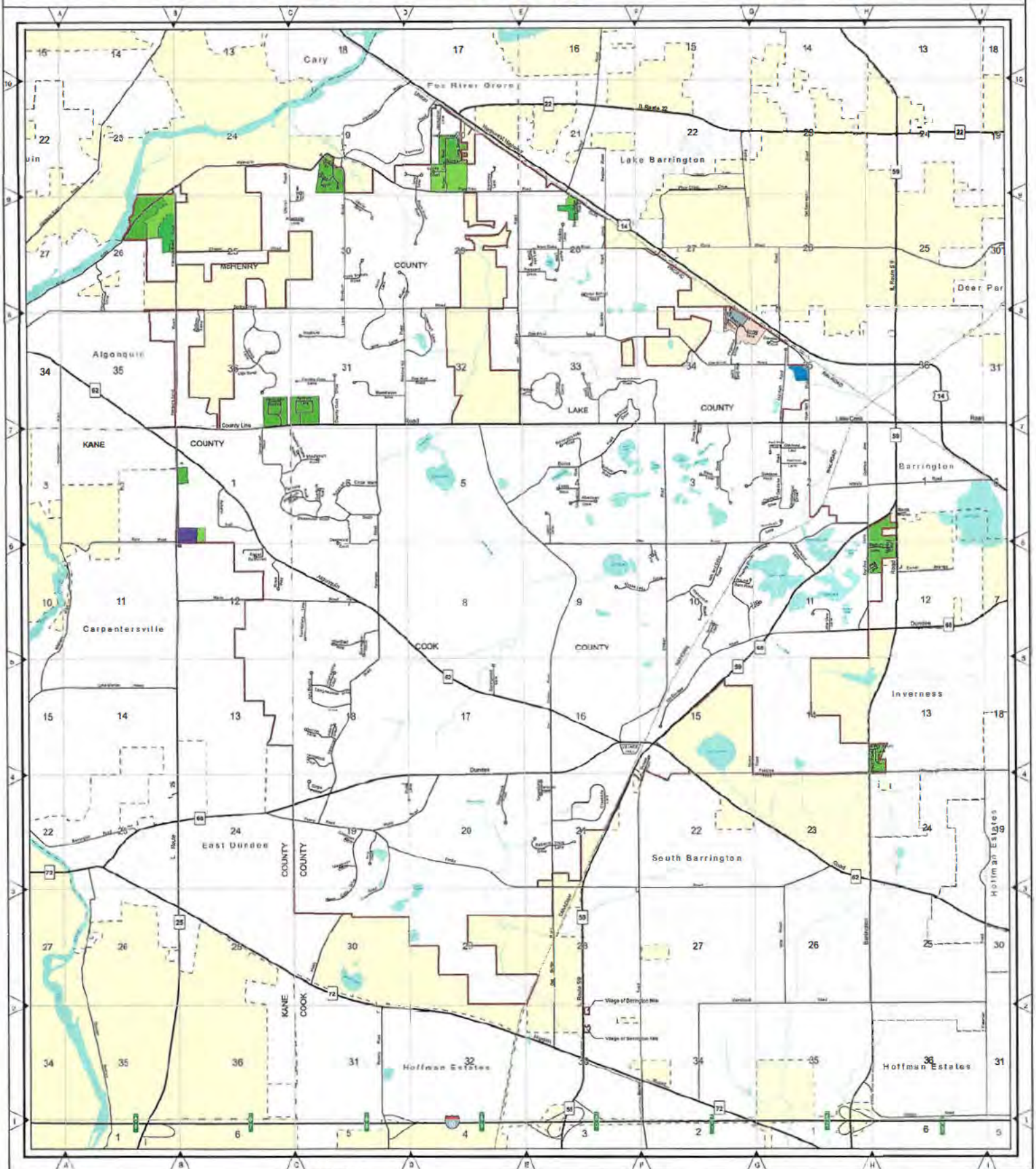
ATTEST:

Village Clerk

Village President



# VILLAGE OF BARRINGTON HILLS ZONING MAP - 2015



## LEGEND

### SINGLE FAMILY RESIDENCE DISTRICTS

- R-1 5 ACRES
- R-2 3 ACRES
- R-3 2 ACRES
- R-4 1 ACRES
- R-4 PLANNED UNIT DEVELOPMENT

### BUSINESS DISTRICTS

- B-1 RESTRICTED BUSINESS DISTRICT
- B-2 RESTRICTED SERVICE DISTRICT
- B-3 GENERAL BUSINESS DISTRICT
- B-4 GENERAL SERVICE DISTRICT
- BP BUSINESS PARK DISTRICT
- LID LIGHT INDUSTRIAL DISTRICT

### SYMBOLS

- COUNTY LINE
- SECTION LINE
- CORPORATE LIMITS - BARRINGTON HILLS
- CORPORATE LIMITS - OTHER
- STATE / INTERSTATE / MAJOR HIGHWAY
- COUNTY / LOCAL / PRIVATE ROAD
- WATERWAY
- RAILROAD

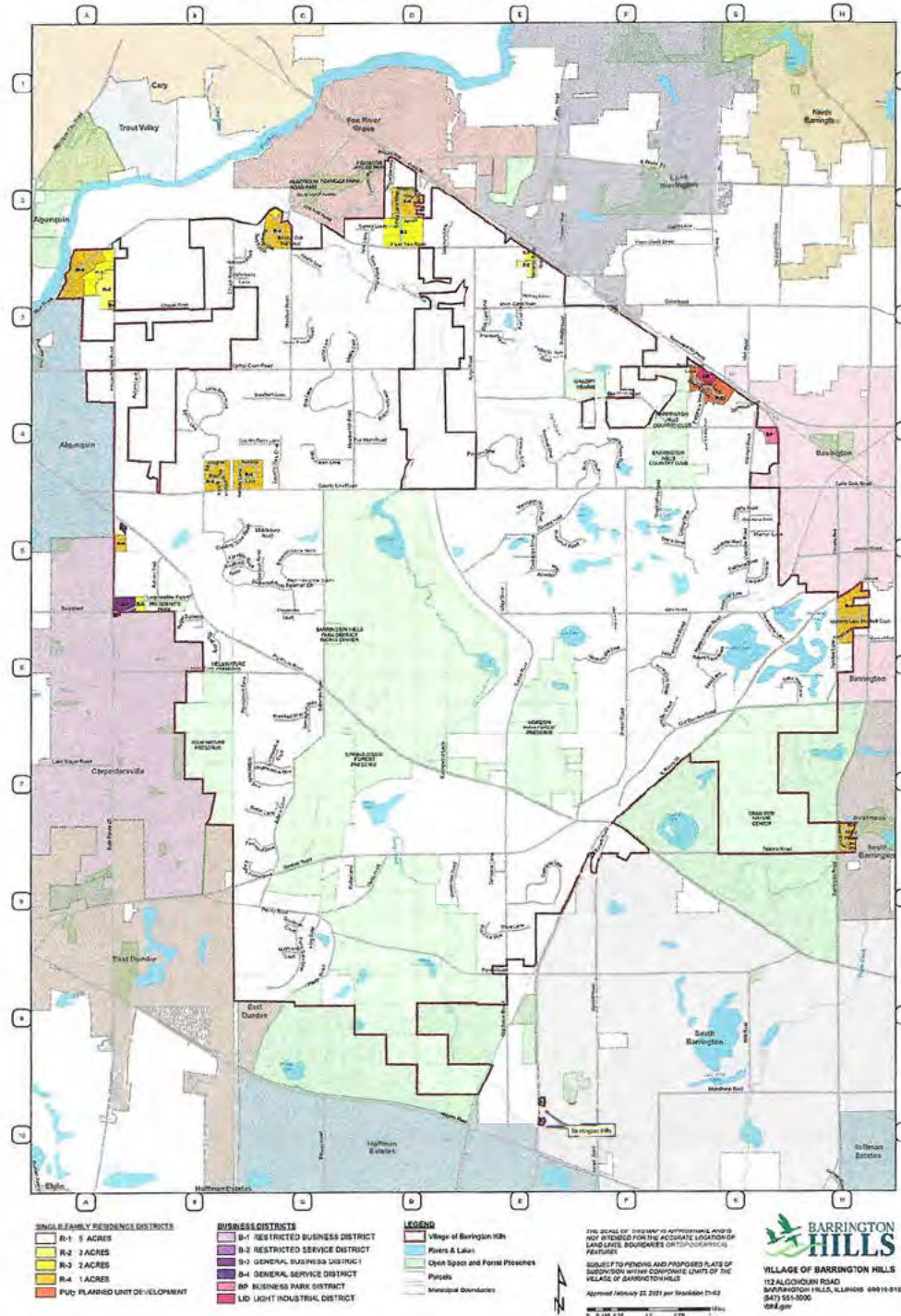


THE VILLAGE OF BARRINGTON HILLS  
115 ALONDRA ROAD  
BARRINGTON HILLS, ILLINOIS 60010-5199  
(847) 951-3300  
http://www.barringtonhills-il.gov  
Revised: March 10th, 2015  
Map Code: 2015-01

DRAFT



# VILLAGE OF BARRINGTON HILLS ZONING MAP - 2021





Google earth





Before the Zoning Board of Appeals  
Village of Barrington Hills, Re: Barrington Hills Polo Club  
– Amendment of Special Use Permit  
350 Bateman Road, Barrington Hills

Notice is hereby given that a Public Hearing will be held on August 19, 2024, at 6:30 PM by the Zoning Board of Appeals of the Village of Barrington Hills ("Village") in the MacArthur Room of the Village Hall, 112 Algonquin Road, concerning the application for an amendment to an existing special use, subject to the provisions of Section 5-10-7 of the Zoning Ordinance, for the Oakwood Farms Polo Field, located at 350 Bateman Road. The amendment is sought to: (1) allow the Barrington Hills Polo Club to use the Polo Field on Sundays, (2) extend the polo season to

October 31 each year, and (3) permit the sale of 3500 adult tickets for its yearly public event.  
The special use being amended was granted by the Village Board pursuant to Ordinance 15-06.

The location and legal description of the Subject Property, otherwise identified by Property Tax Index Number of 01-07-200-001-0000 as set forth on the plat of survey to be found on file in the office of the Village Clerk.

A copy of the application for the Amended Special Use Permit is available for examination by appointment at the office of the Village Clerk at Barrington Hills Village Hall during normal business hours, Monday – Friday, 9 AM – 5 PM. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Written comment on the application for the Amendment of Special Use Permit to be made part of the record of this proceeding will be accepted in the Office of the Village Clerk through 3:00 PM, August 19, 2024.

By: Village Clerk, Village of Barrington Hills  
clerk@barringtonhills-il.gov, 847-551-3000

Published in Daily Herald July 26, 2024 (4617776)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/26/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Danula Baltz*  
Designee of the Publisher of the Daily Herald

Control # 4617776





**Zoning Board of Appeals  
AGENDA & NOTICE OF MEETING  
MONDAY, AUGUST 19, 2024 6:30 PM  
Village Hall  
112 Algonquin Road  
Barrington Hills, IL 60010**

**Audio Options:**

- Dial: 312-626-6799 and enter meeting ID 889-5617-0602
- Link: [Zoom Meeting ID 889-5617-0602; Passcode: 849920](#)

**1. Call to Order & Roll Call**

**2. Public Comment**

*Be advised public comment is limited to three (3) minutes per person. If you are unable to attend, send your comment to [clerk@vbhil.gov](mailto:clerk@vbhil.gov) and it will be forwarded to the ZBA members.*

**3. Minutes**

- 3.1 [Vote] Minutes - July 15, 2024  
[07-15-2024 ZBA Minutes - Draft.pdf](#)

**4. Public Hearing**

*For those unable to attend and wish to submit comment, may do so by emailing [clerk@vbhil.gov](mailto:clerk@vbhil.gov) prior to 3:00 PM on Monday, August 19, 2024.*

- 4.1 An Application for an Amendment to an Existing Special Use, made by the Barrington Hills Polo Club for property located at 350 Bateman Road, PIN 01-07-200-001  
[Special Use Amendment Application - 350 Bateman Rd BH Polo Club.pdf](#)  
[8-19-24 Cert of Pub - Amendment to Special Use 350 Bateman Rd.pdf](#)  
[Signs Posted at 350 Bateman Rd email.pdf](#)  
[Memo-Regarding Passed & Approved Resolutions for Barrington Hills Polo Club.pdf](#)
- 4.2 Text Amendment to Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights Initiated by the Zoning Board of Appeals (tabled from July 15, 2024)  
[Fence Code DRAFT.pdf](#)  
[Cert of Publication - Text Amendment Berm and Fence Heights.pdf](#)

**5. Public Meeting**

- 5.1 [Vote] An Application for an Amendment to an Existing Special Use, made by

the Barrington Hills Polo Club for property located at 350 Bateman Road, PIN 01-07-200-001

**See documents under 4.1.**

- 5.2 [Vote] Text Amendment to Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights Initiated by the Zoning Board of Appeals

**See documents under 4.2.**

**6. Adjournment**

**NOTICE AS POSTED**



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## Signs Posted

---

**Sarah Zeld** <szeld@messerstrickler.com>  
To: Nikki Panos <npanos@barringtonhills-il.gov>  
Cc: Joseph Messer <jmesser@messerstrickler.com>

Fri, Aug 2, 2024 at 11:13 AM

Hello Nikki,

Attached please find photos of the notice signs for the ZBA meeting that have been posted. Times stamps:

Deepwood Rd 8/1 11:02AM

Algonquin Rd 8/1 11:06AM

Bateman Rd 8/1 11:08AM

We will have the proof of mailed notice emailed to you by the deadline next week. Thank you, and have a nice weekend.

Sarah

### Sarah E. Zeld

ASSOCIATE ATTORNEY



Main: (224) 385-3305

Email: [szeld@messerstrickler.com](mailto:szeld@messerstrickler.com)

Address: **142 W. Station Street**  
**Barrington, IL 60010**

[messerstricklerburnette.com](http://messerstricklerburnette.com)

This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let us know by e-mail reply and delete it, and any attachments, from your system. You may not copy this message or disclose its contents to anyone. The integrity and security of this message cannot be guaranteed on the Internet.

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### 3 attachments



**Notice Sign 3.jpg**  
4091K



**Notice Sign 2.jpg**  
2589K



**Notice Sign 1.jpg**  
2605K

**Sworn Affidavit of Divya Patel**

I, Divya Patel, in accordance with Barrington Hills Village Zoning Board of Appeals (“ZBA”) Rule 3(a), personally sent via United States Certified Mail notice of the ZBA’s August 19, 2024 meeting and a copy of the special use petition and all supporting documentation to the owners of all properties within 250 feet of the petitioner’s property on July 26, 2024. A copy of the owners of the properties to which I sent the foregoing is attached hereto as Exhibit A.

Sworn this 14th day of August, 2024,

Divya Patel

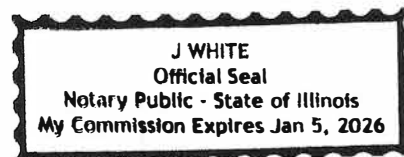
Divya Patel

STATE OF ILLINOIS       )  
                                      )  
COUNTY OF COOK       )

I, Jessica White, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Divya Patel, Legal Assistant at Messer Strickler Burnette Ltd., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said document on behalf of the Barrington Hills Polo Club and as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 14th day of August, 2024.

*J White*





# EXHIBIT

## A

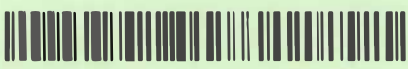
# Oakwood Farms Mailing List


PIN	Owner Name	Mail Address	Mail City	Mail Zip	Site Address
0106401014	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	362 BATEMAN RD
0107100002	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107200001	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107200002	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	362A BATEMAN RD
0107400001	BENJAMIN LECOMPTE III	350 BATEMAN	BARRINGTON IL	60010	350 BATEMAN RD
0107401006	COLLEEN WEINSTEIN	160 BATEMAN RD	BARRINGTON IL	60010	160 BATEMAN RD
0106402006	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	363 BATEMAN RD
0107201002	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	254 BATEMAN RD
0107201003	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	
0107202001	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	BATEMAN RD
0107402006	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	158 ALGONQUIN RD
0107402007	Cook County Forest Preserve	536 NORTH HARLEM AVE	RIVER FOREST IL	60305	158 ALGONQUIN RD
0106401013	DRURY TRUST NA	15 TERRA VITA DR	S BARRINGTON IL	60010	5 DEEPWOOD RD
0106300005	GEORGE L BACHNER	154 ALGONQUIN RD	BARRINGTON IL	60010	154 ALGONQUIN RD
0107100001	GEORGE L BACHNER	154 ALGONQUIN RD	BARRINGTON IL	60010	154 ALGONQUIN RD
0107401007	GEORGE D GASPAR	158 B ALGONQUIN RD	BARRINGTON IL	60010	158B ALGONQUIN RD
<del>0107401009</del>	<del>GEORGE D GASPAR</del>	<del>PO BOX 0181</del>	<del>ALGONQUIN IL</del>	<del>60102</del>	<del>98 ALGONQUIN RD</del>
0107301013	GORDON GILLEN	103 HELM RD	BARRNGTN HLS IL	60010	103 HELM RD
0106300040	<del>GUSTAV SCHMIDT</del>	223 DEEPWOOD CT	BARRINGTON IL	60010	223 DEEPWOOD CT
0106401009	JAMES D MEISTER	365 BATEMAN RD	BARRINGTON IL	60010	365 BATEMAN RD
0107102003	JOHN F WATTERS	157J HELM RD	BARRNGTN HLS IL	60010	157J HELM RD
0107102002	MAHMOUD SHABEHPOUR	158 ALGONQUIN RD # C	BARRINGTON IL	60010	158C ALGONQUIN RD
0106300041	<del>NICHOLAS ROBINSON</del>	2 DEEPWOOD RD	BARRINGTON IL	60010	2 DEEPWOOD RD
0106300039	NICHOLAS ROBINSON	123 DEEPWOOD CT	BARRINGTON IL	60010	123 DEEPWOOD CT
0106401007	TRUST DRURY PEGGY D DL NA	7 DEEPWOOD RD	BARRNGTN HLS IL	60010	7 DEEPWOOD RD


Pietro Console  
~~Pietro Console~~

Tomasz Helenowski


resident  
(unknown  
name)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> <i>[Signature]</i></span> <span><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span> </div> </p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Coxe County Forest Preserve 536 North Harlem Ave. River Forest, IL 60305</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>
<div style="text-align: center;">             9590 9402 8943 4064 4618 07         </div>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)           </div> <div style="width: 35%;"> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery           </div> </div>
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">7021 0350 0001 0381 3631</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053 <span style="float: right;">Domestic Return Receipt</span>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> <i>[Signature]</i></span> <span><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</span> </div> </p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Colleen Weinstein 160 Bateman Rd Barrington, IL 60010</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>
<div style="text-align: center;">             9590 9402 8943 4064 4618 21         </div>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)           </div> <div style="width: 35%;"> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery           </div> </div>
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">7021 0350 0001 0381 3648</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053 <span style="float: right;">Domestic Return Receipt</span>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature  <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> <i>[Signature]</i></span> <span><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</span> </div> </p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Pietro Console 158 B Algonquin Rd Barrington, IL 60010</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>
<div style="text-align: center;">             9590 9402 8943 4064 4618 14         </div>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input checked="" type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)           </div> <div style="width: 35%;"> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery           </div> </div>
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">7021 0350 0001 0381 3624</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9053 <span style="float: right;">Domestic Return Receipt</span>	



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Gordon Willen 103 Helm Rd Barrington Hills, IL 60010</p> <div style="text-align: center;">             9590 9402 8943 4064 4617 91         </div> <p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">7071 0350 0001 0381 3017</p>	<p>A. Signature  <div style="display: flex; justify-content: space-between;"> <span><i>[Signature]</i></span> <span><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</span> </div> </p> <p>B. Received by (Printed Name)  <div style="display: flex; justify-content: space-between;"> <span><i>[Signature]</i></span> <span>C. Date of Delivery 8-1-2024</span> </div> </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <input checked="" type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)           </div> <div style="width: 35%;"> <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery           </div> </div>

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

## **Zoning Board of Appeals Agenda Item Report**

Meeting Date: August 19, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Public Hearing

Agenda Section: Public Hearing

---

### **Subject:**

Text Amendment to Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights Initiated by the Zoning Board of Appeals (tabled from July 15, 2024)

### **Suggested Action:**

### **Attachments:**

[Fence Code DRAFT.pdf](#)

[Cert of Publication - Text Amendment Berm and Fence Heights.pdf](#)

Black text is the current code. ~~Red-strikethrough-text~~ is suggested deletions and Blue underlined text is suggested additions.

### 5-3-9: BULK REGULATIONS:

...

(F) Permitted Obstructions In Required Yards: The following shall not be considered to be obstructions when located in the required yards specified:

1. In All Yards: Open terraces but not including a permanently roofed over terrace or porch; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting eighteen inches (18") or less into the yard; recreational and laundry drying equipment; arbors and trellises; flagpoles; fences, walls and manmade berms not exceeding six feet (6') ~~five feet (5')~~ in height above natural grade level; and open type fence exceeding six feet (6') ~~five feet (5')~~ in height, but not more than eight feet (8') in height, provided that visibility at right angles to any surface of such fence not be reduced by more than fifty percent (50%); and containers of one cubic yard or larger in which refuse, manure or similar substances are placed but only on the day preceding, the day of, and the day after scheduled pick up or collection of the contents of the container, provided that if the container is three (3) cubic yards or larger, then the container may remain in the required yard at all times if the container is screened, for its entire height, from the view of any adjacent lot and any public or private street and right of way.



**PUBLIC HEARING**  
Before the Zoning Board of Appeals  
Village of Barrington Hills  
Text Amendment

Notice is hereby given that a Public Hearing will be held on Monday, July 15, 2024, at 6:30 p.m. by the Zoning Board of Appeals of the Village of Barrington Hills at the Village Hall, 112 Algonquin Road, Barrington Hills, Illinois, on a text amendment to section 5-3-9 Bulk Regulations relative to berm and fence heights which has been initiated by the Zoning Board of Appeals.

A copy of the proposed amendment is available for examination by appointment at the office of the Village Clerk at the Village Hall, weekdays during business hours, 9:00 a.m. to 5:00 p.m. All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Written comments on the proposed amendment to be made part of the record of this proceeding will be accepted in the Office of the Village Clerk through 3:00 PM, July 15, 2024.

By: Village Clerk  
Village of Barrington Hills  
[clerk@barringtonhills-il.gov](mailto:clerk@barringtonhills-il.gov)  
847-551-3000

Published in Daily Herald June 18, 2024 (4616813)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

### Lake County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/18/2024

in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 4616813



## **Zoning Board of Appeals Agenda Item Report**

Meeting Date: August 19, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Vote

Agenda Section: Public Meeting

---

### **Subject:**

[Vote] An Application for an Amendment to an Existing Special Use, made by the Barrington Hills Polo Club for property located at 350 Bateman Road, PIN 01-07-200-001

**See documents under 4.1.**

### **Suggested Action:**

### **Attachments:**

## **Zoning Board of Appeals Agenda Item Report**

Meeting Date: August 19, 2024

Submitted By: Nikki Panos

Submitting Department:

Item Type: Vote

Agenda Section: Public Meeting

---

**Subject:**

[Vote] Text Amendment to Section 5-3-9 Bulk Regulations Relative to Berm & Fence Heights  
Initiated by the Zoning Board of Appeals

**See documents under 4.2.**

**Suggested Action:**

**Attachments:**