

**VILLAGE OF LAKE BARRINGTON
MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF TRUSTEES HELD SEPTEMBER 24, 2007**

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

A regular meeting of the President and Board of Trustees of the Village of Lake Barrington was held at the Village Municipal Center, 23860 Old Barrington Road, on Monday, September 24, 2007, and was called to order by President Richardson at 5:00 p.m. Village Administrator Martin was appointed Recording Secretary. In addition, Carla Letellier, CSR for Lake Cook Reporting was in attendance on behalf of the Village of Lake Barrington and provided a complete transcript, *which is attached hereto and incorporated into these minutes by reference.*

2. ROLL CALL OF MEMBERS

Upon the roll being called, the following Trustees were physically present at said location: Trustees Burke, DeJesu, Raclaw, Schaller, Struck, Vonder Haar, and President Richardson.

Absent: None.

The following Trustees were allowed by a majority of the members of the President and Board of Trustees in accordance with and to the extent allowed by rules adopted by the President and Board of Trustees to attend the meeting by video or audio conference: None.

No Trustee attended the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: None.

Staff Present: Village Administrator Martin

Others Present: Village Attorney Bateman

3. NEW BUSINESS: NORTHPOINTE DEVELOPMENT

Clerk Hoover distributed the following summary to the Board in their packets: The Subject Property consists of the Stoller Property, which is approximately 23 acres, more or less, the Styrian Property, which is approximately 4.89 acres in area, and Lots 6 and 10 as described below, which total approximately 30 acres in area. The Subject Property is located within unincorporated Lake County, located at the Northeast corner of Pepper Road, East of Kelsey Road, Lake Barrington, Illinois, 60010.

Purpose of Meeting:

- ANNEXATION HEARING
- ACCEPTANCE OF PLAN COMMISSION REPORT
- CONSIDERATION OF ANNEXATION, BUSINESS PLANNED UNIT DEVELOPMENT, REZONING, SPECIAL USES, AND FINAL PLAT

Board Action

1) Public Hearing

- i) A motion was made by Trustee Schaller and seconded by Trustee DeJesu to open a public hearing regarding an annexation agreement for the NorthPointe Development. The voice vote was unanimous and the motion carried.

Village Administrator Summary

Administrator Martin summarized the Developer's petitions, public hearings held by the Plan Commission, preliminary approval by the Village Board, and subsequent public hearings to

consider the final submission. Administrator Martin outlined the plan details, sensitivity to the Savannah neighbors, and other changes since preliminary approval. Mr. Martin stated that if an approval were made at this meeting, he recommended that the action be subject to Village Engineer approval prior to recording the documents at Lake County. Dialogue followed pertaining to the Landscaping Plan, Watershed Development Ordinance, and Annexation Agreement considerations, such as, traffic signalization at Route 14 and Pepper Road, Village fees, Lots 1 & 3 public hearing requirement, and permitted and prohibited uses.

Public Comment

Mr. **Tom Vanderpoel**, representing Citizens for Conservation (CFC), congratulated the Board for moving forward with open space acquisitions. He stated that CFC is pleased with the changes to the plan that include a buffer for the homeowners, removal of improvements within the wetland buffer, and removal of the outdoor ball field lighting. Mr. Vanderpoel asked if Lot 5 would remain as open space permanently.

Village Attorney Bateman responded that there is a proposed conservation easement to be imposed on that lot.

Petitioner Testimony

The following individuals testified on behalf of the Petitioner:

Harry Smith, Attorney
James Beers, Principal of G23

The Petitioner gave a brief introduction, thanked the Village, and touched on the berming concept and landscaping plan. The Petitioner addressed the concerns and questions of the Board relative to native plantings, tree species, and berm details, construction schedule (site access, buildings on Lot 2 – Lake Barrington Fieldhouse & Lot 4 Professional Basement Instruction), intended uses of Lots 1 and 3, facilities descriptions and operations of the Fieldhouse, zoning setbacks and variations (building height), special use permit (wetland buffer), photometric plan (street lights and security lighting), property tax exemption and SSA #3 recapture fees for Lot 2, retail sales tax, economic project viability, potential wetland mitigation in conjunction with the development of Lots 1 & 3, proposed conservation easement, and building exterior and elevations.

Mr. Beers inquired about the shared cost for the traffic signalization at Pepper Road and Route 14 and the possibility of a Letter of Credit. Attorney Bateman suggested that the Village obtain \$100,000 at the time of permit and defer \$260,000 for up to 90 days if there is a Letter of Credit to secure that amount. Discussion followed pertaining to this issue.

Public Comment

Second opportunity for Public Comment. None.

Board Action

- ii) A motion was made by Trustee Schaller and seconded by Trustee Raclaw to close a public hearing regarding an annexation agreement for the NorthPointe Development. The voice vote was unanimous and the motion carried.

Board Action

A motion was made by Trustee Vonder Haar and seconded by Trustee Struck to approve by omnibus vote to:

- 2) Accept the Plan Commission Report for the NorthPointe Development
- 3) (See Annexation Agreement for Review)
- 4) Adopt **Ordinance No. 2007-O-14**, an Ordinance approving and authorizing the execution of an Annexation and Development Agreement RE: NorthPointe Development

- 5) Adopt **Ordinance No. 2007-O-15**, an Ordinance approving and authorizing the execution of an amendment to annexation and development agreement RE: Styrian LLC and G23 Development/The Onion Parcel
- 6) Adopt **Ordinance No. 2007-O-16**, an Annexation Ordinance for the NorthPointe Development
- 7) Adopt **Ordinance No. 2007-O-17**, an Ordinance granting Final Subdivision Approval and Special Use Permits to Permit the Subject Property to be Developed as a Business Planned Unit Development and to Permit Certain Variations to the Regulations of the Village of Lake Barrington Zoning Ordinance Related to the Lowland Conservancy District (Re: NorthPointe Development)
- 8) Adopt **Resolution No. 2007-R-22**, a Resolution granting Approval of Final Plat of Subdivision and Final Engineering for the NorthPointe Development

Upon Roll Call, the vote was:

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| Yeas: | Trustees Burke, DeJesu, Raclaw, Schaller, Struck, Vonder Haar, and President Richardson |
| Nays: | None |
| Abstain: | None |
| Absent: | None |

6. **ADJOURNMENT**: Motion to adjourn. The voice vote was unanimous, the motion carried, and the meeting was adjourned at approximately 8:14 p.m.

Respectfully submitted,

Christopher A. Martin
Village Administrator
Recording Secretary

Cynthia L. Hoover
Village Clerk