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Lake Barrington approves ordinances for field house

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On Monday, the Lake Barrington Village Board unanimously approved the necessary ordinances for the NorthPointe Development--which will include the Lake Barrington Field House--to begin construction.

The development, proposed by Arlington Heights-based G23 Development, will sit on a 30-acre vacant lot on the northeast side of the Pepper Road Business and Industrial Park. It will include a 175,000-square-foot field house and three other buildings which can be used for office, warehouse or further sporting needs.

The board approved several annexation agreements, development agreements, a special use permit and a final plat and engineering for the development.

"The petitioner has been sensitive to the neighbors to the north by moving buildings south, adding landscaping and eliminating the outdoor batting cages and sports fields," said Village Administrator Chris Martin.

There will be a buffer on the north side of the development that will also preserve a wetland area. Also, G23 replaced the outdoor sports fields with a vacant lot on the northeast side of the development that will have a conservation easement.

"From day one through today we tried to incorporate all the comments that were made (about the development), both positive and negative," said James Beers of G23 Development.

Beers said they gathered feedback from residents in the adjacent Savannah, Pheasant Ridge and Kelsey Point subdivisions as well as Citizens For Conservation.

"I think this is a real win-win situation. We're glad to see the buildings pushed down," said CFC member Tom Vanderpoel.

Beers said the access road, NorthPointe Parkway, which connects to Pepper Road, will be built first. It will be followed by the field house and the NorthPointe 4 building, which will be an indoor baseball and softball facility on the southeast end of the development. NorthPointe 4 will be run by Professional Baseball Instruction of Illinois.

The field house will feature basketball and volleyball courts, a track, strength and conditioning facilities, party rooms and indoor turf field s to be used for soccer, football or lacrosse. The facility will be privately operated by the United Sports Organization of Barrington.

As part of the agreements, G23 will also pay \$380,000 for a stop light and turning lanes at Pepper Road and Route 14 due to the increased traffic the development will attract. The total cost for the improvements is estimated at \$750,000 and Martin said the village will work with the Illinois Department of Transportation to fund its half of the project.

Village officials expect the development to spark traffic during non-peak hours in the business park. The field house will mainly serve sports leagues, but may also have regular open hours for the general public.

"I think it's going to be a fabulous project that will benefit all of our residents," said Trustee David Raclaw.

The final two buildings -- NorthPointe 1 and NorthPointe 3 -- which will sit on either side of the field house, do not have tenants yet and will be developed as tenants are found for them.



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