

Intergovernmental Agreement (IGA) between the Villages of North Barrington and Hawthorn Woods and 1st Amendment

April 15, 1999

- Stipulation - Revenue Sharing Agreement of sales tax revenues from commercial development of the 2 parcels (owned by the Dimucci family), and the terms of how the payment of shared sales tax revenue would take place
- Exhibit A – Intergovernmental Jurisdictional boundary Line Agreement
 - Establishes the easterly right of way for US Route 12 as boundary line for planning, official map purposes, subdivision control, and annexation of unincorporated territory between the 2 villages
 - Establishes subdivision control and annexation powers within each village's jurisdictional area
 - Establishes that "if the territory (i.e. the Dimucci property)... is annexed to Hawthorn Woods any development of the property shall be subject to the development standards and land uses set forth on Exhibit B..." (Section Seven)
 - Establishes written notice to be provided to the other Village
 - Establishes sales tax revenue sharing between the villages for commercial development
 - Establishes utilization of Best Management Practices for stormwater management
 - Establishes further terms of carrying out the IGA
- Exhibit B
 - Establishes development standards for the Dimucci property, agreed upon by the 2 villages, after annexation by the Village of Hawthorn Woods, including
 - No less than 35 and no more than 50 acres to be developed pursuant to terms of a PUD for commercial development subject to permitted and prohibited uses
 - The square footage and specific types of stores to be developed
- Exhibit C
 - Authorizes any potential taxpayer doing business in Hawthorn Woods to disclose the monthly amount of retailer's occupation tax to the Village
- Exhibit D
 - Establishes the agreement for the Village of Hawthorn Woods to share 40% of its sales tax revenues with the Village of North Barrington for the period of 99 years
 - Establishes the responsibility and terms under which Hawthorn Woods would pay a portion of its sales tax
- Exhibit E
 - Dismissal of existing lawsuit

April 29, 2002 – First Amendment to the Intergovernmental Jurisdictional Boundary Line Agreement
Exhibit 1 replaces Exhibit B Development Standards

- A. Retail Development
 - Reduces developable land to 25 acres for retail purposes, only on the parcel south of Timberlake Drive
 - Limits to only 1 department or grocery store, not to exceed 65,000 sq ft, further limits the type of products to be sold
 - Limits the number of stores that can be built to 3, each not to exceed 20,000 sq ft each
 - Stores and shops must be in separate buildings
 - Further limits parking, roof materials, and building height
 - Requires streetscape improvements and pedestrian amenities
 - Again outlines the list of acceptable and unacceptable stores
- B. Residential Development
 - No more than 10 acres of townhouses or single family houses with minimal lot lines
 - No more than 40 of such dwellings and not exceed 4 dwellings per acre
 - No more than 20 acres to have lots less than 20,000 sq ft, and number of dwellings not to exceed 32
 - The remainder of the site to be developed with 1 acre lot minimums
 - Townhouses to act as buffer between the commercial and 1 acre lot houses
- C. Open Space
 - Minimum of 10 acres of continuous open space