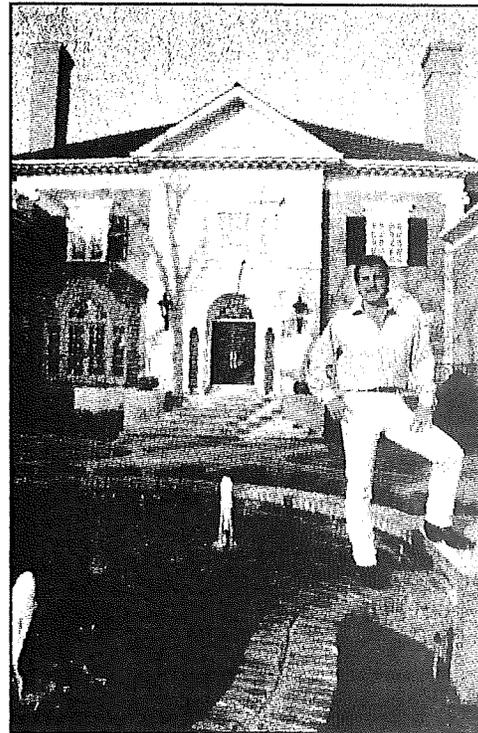


A tale of two country clubs



Tribune photos by John Handley

Wynstone (above) opened in 1987 to a buying frenzy. But its Kensington Park mansion hasn't found a buyer, says Wynstone manager Mitchell Campbell (right).



By John Handley
TRIBUNE STAFF WRITER

At home in North Barrington

Golf fits North Barrington to a tee. The country club set long ago discovered this pleasant retreat in the wooded hills of Lake County.

Golf has been the driving force here, so much so that the history of North Barrington could be called the tale of two country clubs: Biltmore, which teed off in 1926, was the original heart of the village; and Wynstone, which opened in 1987, infused new life but maintained the upper-end lifestyle.

Despite North Barrington's affluence—it boasts the eighth highest per capita income in the Chicago area—this is not a place that puts on airs.

The village government operated on the cheap in various virtually rent-free locations until 1992, when a \$640,000 village hall was built on 10 acres at the northeast corner of Illinois Highway 22 and Old Barrington Road.

The new village hall, which resembles a residence because it was designed to blend in with the bedroom community, is the home of two stray cats. They are named Wynstone and Nicklaus (as in Jack) because they were found in an old barn at Wynstone, which sports a Jack Nicklaus-designed golf course.

Not big or mean enough to be classified as guard cats, the black-and-white felines have their own room in the two-story village hall, a rustic-looking building with wood shutters and a fieldstone chimney.

The cats are the only full-time occupants. The town of about 2,000 residents is run on a daily basis by Walter Clarke, the unpaid village president, and two part-time employees—a clerk and an administrative assistant. Other part-timers include

a building officer, building inspector and health officer.

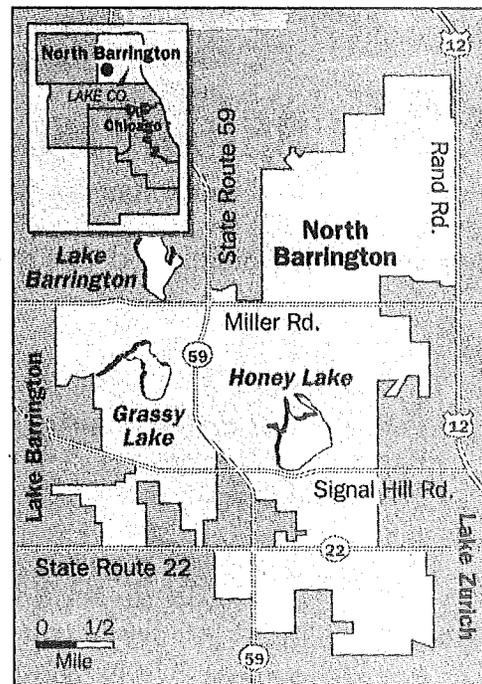
This relatively small suburb does not have its own police or fire department, but contracts for those services from the Lake County Sheriff's Police and from the fire departments of neighboring Lake Zurich and Wauconda.

While many Chicago suburbs have sprouted on flat cornfields, North Barrington's 4.3 square miles are blessed with a more interesting, rolling topography.

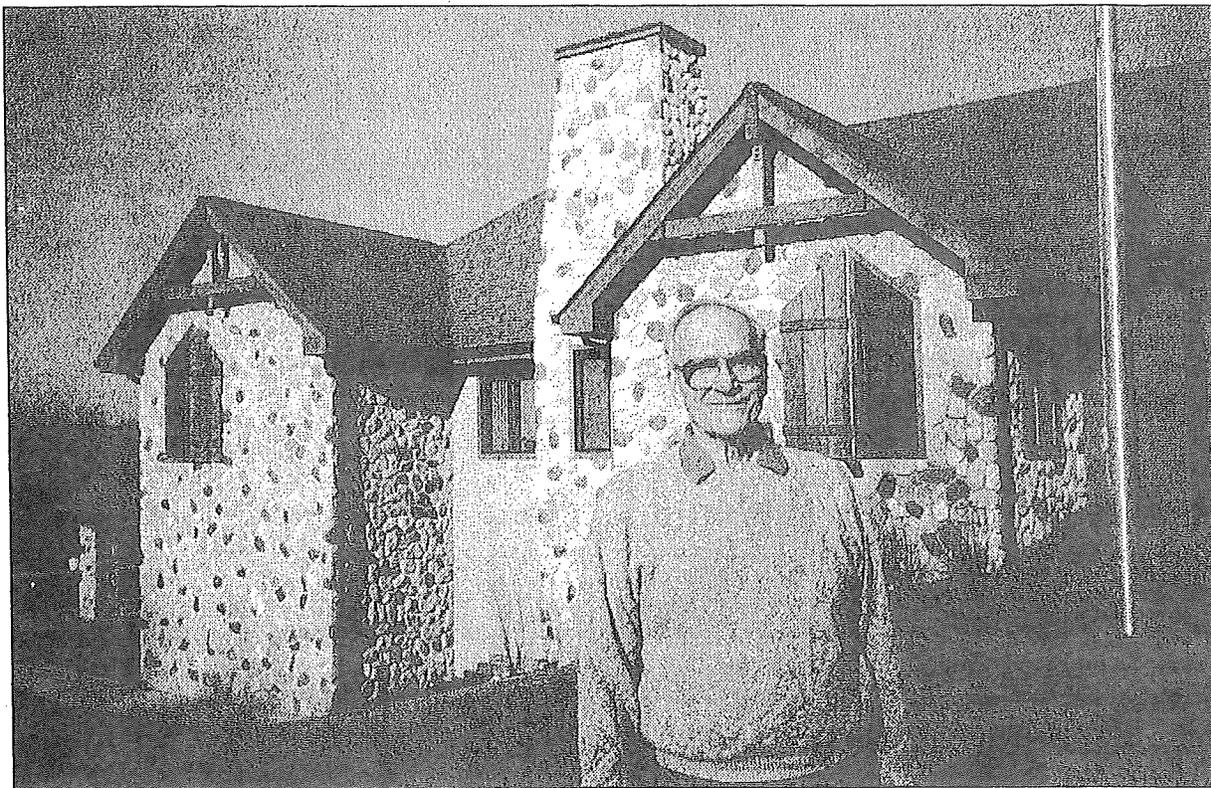
The 55 acres of Honey Lake offer swimming, boating and fishing to members of the Biltmore Country Club and homeowners on the opposite side of the lake.

And to the west of that, 50-acre Grassy

SEE AT HOME, PAGE 4



Chicago Tribune/David Jahntz



Tribune photos by John Handley

Village President Walter Clarke shows off North Barrington's village hall, which opened in 1992 and was designed to look like just another home in this upscale community.

At home

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Lake is surrounded by wetlands.

Nelson Forrest, a 42-year resident, described North Barrington as "a very enjoyable place to live, with an abundance of open space, woods, wetlands and water." Forrest, who was village president from 1973 to 1979, added: "It's not perfect, but it's better than most."

If the residents are self-satisfied, it is because they are proud that their town has resisted the increasing density of the northwest suburbs.

"We adopted an orderly development attitude with far less density than surrounding communities," Forrest said. When he moved to town in 1952, there were some gravel roads and traffic was light.

While North Barrington has controlled its density with minimum two-acre zoning, suburban sprawl outside the village have contributed to growing traffic pressures on highways that run through town, such as Illinois Highways 59 and 22.

Another problem appears to be solved. Flint Creek, which runs east-west across the village, was classified as semipolluted by the Environmental Protection Agency. Lake Zurich closed the sewage treatment plant that emptied into the creek in March, according to village president Clarke.

The wealth of North Barrington is not as visible as it is on the North Shore. This is because the village's 800-plus homes—including many in the mansion category—are on large lots, most well back from the road and shielded by trees or hidden behind walls.

Only 30 acres of the village's 2,763 acres are zoned for offices, and there is no downtown—in fact, no stores anywhere.

Despite its rural appearance, North Barrington is not isolated, according to Vince Fiduccia, president

of Barrington-based Fiduccia & Co., which is building Haverton on the Pond, a 55-acre subdivision with 18 lots in North Barrington.

"There's lots of shopping available nearby [outside the village], where you can get everything from grain for your horses to an evening gown," said Fiduccia.

The upscale image evolved slowly. An acre of land in the area in 1840 was just \$1.25, according to the Barrington Historical Society. Today the tab for an acre at Wynstone averages \$175,000 to \$180,000, with some premium land as high as \$250,000 an acre.

Residents in the 19th Century were swinging axes, not golf clubs. The first house was built in what is now North Barrington in 1857, but it wasn't until 1926 when the first subdivision was planned. Called Biltmore Country Estates, the 800-acre tract included the Biltmore Country Club.

A replica of Biltmore's historic water tower was incorporated in the 33,000-square-foot clubhouse that opened in 1992. It offers panoramic views of Honey Lake and the 18-hole course.

Back in 1934, preservation of the country atmosphere became a major concern of new residents, so they formed the North Barrington Association. But it wasn't until 1959 that North Barrington was incorporated. The population in 1960 was only 282.

The number of residents had grown to 1,475 by 1980, and by the mid-1980s, North Barrington was starting to feel boxed in by its rapidly growing neighbors.

North Barrington responded by annexing the 750-acre Wynstone property, which is northwest of the intersection of U.S. Highway 12 and Miller Road. That chunk of real estate expanded the village by more than a third.

In 1985, insurance magnate W. Clement Stone, owner of more than 370 acres of the proposed Wynstone development, and representatives of the Jack Nicklaus Development Corp. approached village officials with the concept of a signature golf course and

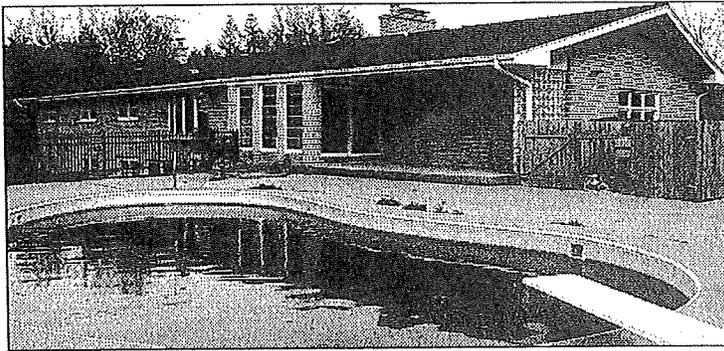
North Barrington marketplace

What—Five-bedroom, 4½-bath, brick Georgian

Where—62 S. Wynstone

Features—New construction; 12 rooms, including study overlooking golf course, living room with fireplace, two-story entry and family room; finished English basement; views of woods and pond

List price—\$1,295,000



What—Four-bedroom, three-bath ranch

Where—22075 Old Barrington Road

Features—Five-acre lot, living room with fireplace and teak flooring, second fireplace in family room, gourmet kitchen overlooking patio and pool area, pond and sweeping lawn

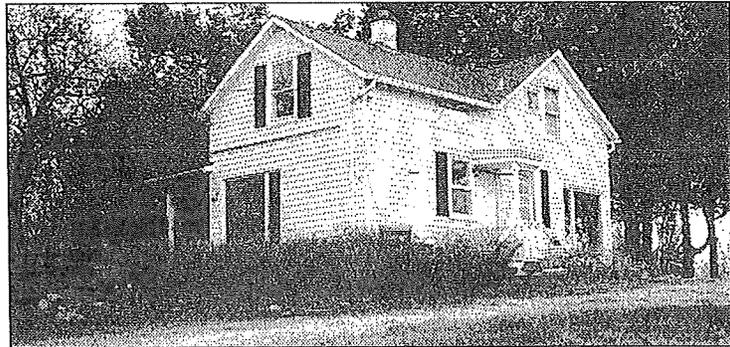
List price—\$519,000

What—Two-bedroom, 1½ bath, 2-story farmhouse with aluminum siding

Where—576 W. Signal Hill Road

Features—15- by 13-foot kitchen, dining room combined with living room, fireplace, potential to be expanded to three- or four-bedroom home

List price—\$149,500



Buying it: An approximation of what it would take to buy the Signal Hill Road home at list price.

Loan type	Down payment	Loan amount	Closing costs	Interest rate	Monthly payment	Qualifying income
30-year fixed	\$14,950	\$134,550	\$2,618.25	8.25%	\$1,264.33	\$54,200
Adjustable	\$14,950	\$134,550	\$2,618.25	4.75%	\$955.38	\$41,000

Note: Adjustable-rate mortgage statistics are for a 1-year adjustable loan, with a maximum 2 percent interval adjustment and a 5 percent lifetime cap. "Monthly payment" includes principal and interest, taxes, homeowners insurance and private mortgage insurance. "Closing costs" include points, application fee and related charges.

Source: Paul Quinn, Coldwell Banker, Barrington, 708-381-3900.

residential community. Land for Wynstone was annexed to the village in 1986. The first homes were occupied in 1988, and the golf course opened in 1989.

In a letter to residents on Jan. 3, 1986, village president Clarke, a strong proponent of the project, explained the advantages of the annexation:

"Our ability to control or even influence development on our doorstep was being limited. In recent years, your village board has recognized the need for annexations to preserve the environment and provide additional revenue....

"This concludes seven years of litigation involving your village's successful attempts to prevent the property from going into Lake Zurich with its attendant high density development and commercial sprawl. The project will provide significant future tax relief to all of us."

Clarke estimated that the annexation would more than double the tax base and provide significant real estate tax income.

He believes Wynstone has lived up to his expectations, and thinks it represents the single biggest change in North Barrington since he moved here 32 years ago.

Will there be further major annexations?

Clarke said he was involved in lengthy negotiations with surrounding suburbs—Lake Barrington, Tower Lakes, Island Lake, Wauconda, and Fox River Valley Gardens—in an effort to head off "border wars."

The agreement, concluded last November, cuts up the unincorporated pie, detailing where the communities can grow through future annexations.

North Barrington was allotted the area to the south, which, if all annexed, would increase the size of the village by about a third. "Also, we have an agreement with Barrington not to go south of Cuba Road," Clarke added.

Boundary agreements with Lake Zurich and Deer Park are being sought, he said.

Meanwhile, Wynstone continues to develop.

Although it's part of North Barrington, Wynstone seems almost a world of its own. When Wynstone's 420 lots opened for sale in early 1987, it launched a veritable land rush.

"It was a frenzy," said Mitchell Campbell, project director at Wynstone. "Speculators bought many lots, which were then sold and resold as prices soared."

But the bubble burst when the recession arrived. "The market for luxury homes turned south from 1990 to 1992," Campbell said.

Nevertheless, an average of about 50 homes a year are being built at the golf course community.

Plans call for construction of 350 Estate Homes, which are priced from \$550,000 to "the sky's the limit," according to Campbell, as well as 70 smaller Village Homes, priced from \$419,000 to \$700,000.

To date, the community is more than half sold out, with 180 Estate Homes and 50 Village Homes built.

Yet one of Wynstone's largest and most expensive mansions has remained forlornly vacant since it was built in 1991. The 14,638-square-foot Kensington Park enjoys a spectacular setting overlooking a pond, the golf course and the clubhouse in the distance.

The sprawling Georgian Baroque-style residence is a relative "bargain" at just a shade less than \$2 million, reduced from \$2.49 million. It offers 39 rooms, seven bedrooms, eight full baths, five fireplaces and a 3,800-square-foot deck.

Maybe it will sell soon. Campbell noted that a resurgence in the custom home market began last year.

At any rate, the village will continue to maintain its country ambience. That's par for the course in North Barrington.

North Barrington at a glance

Population: 1,844 (1991 estimate). **Change, 1980-91:** +25 percent. **Racial/ethnic mix:** white (non-Hispanic), 97.9 percent; Hispanic, 1.5 percent; black, 0.6 percent; other, 1.5 percent.

Area: 4.3 square miles, in Lake County. **Average household income:** \$89,166 (1991 estimate). **Per capita income:** \$51,948 (1989), 8th of 261 in six-county Chicago area.

Median price of single-family home: \$307,000 (1990). **Estimated annual tax on median-price home:** \$5,226. **Average 1993 resale price:** \$419,800.

Public schools:

District (no. of schools)	Enrollment	Pupils per teacher	Expenditure per pupil
Barrington Cons. Unit	6,474	16.7	\$6,691
School District 220			

(10)

Average American College Test scores: 23.5

Driving distances: To Loop, 40 miles; to O'Hare International Airport, 27 miles; to Midway Airport, 49 miles. **Rush-hour commute:** 56 minutes, \$110.70 for monthly pass.

Sources: Illinois State Board of Education; Donnelley Market Information Services; U.S. Bureau of the Census; Village of North Barrington; Metra.
