

MINUTES OF THE PUBLIC MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF BARRINGTON, ILLINOIS, ON JULY 23, 1973.

CALL TO ORDER

Meeting was called to order by President Voss at 8:00 P.M.  
Present at roll call: Trustee Capulli, Trustee Shultz, Trustee Wyatt, Trustee Schwemm, Trustee Pierson, Trustee Sass, Jr. Also present: Village Manager, Dean H. Maiben; Acting Village Attorney, Lawrence E. Grelle; Village Clerk, Karol S. Hartmann; Deputy Village Clerk, Doris L. Belz. Audience numbered 51.

APPROVAL OF THE MINUTES OF THE PUBLIC MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARRINGTON, ILLINOIS, ON JULY 9, 1973.

Minutes were corrected to read: Page three, sixth paragraph, "The water rates applicable to residents in discussing a rate adjustment."

The minutes were approved as corrected on motion of Trustee Capulli; second, Trustee Pierson. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

INQUIRIES FROM THE AUDIENCE

Mr. Jack Lageschulte, 245 West Lincoln Avenue, expressed concern regarding the status of filing a petition for a variation with the E.P.A. Mr. Lageschulte explained that of the five developers listed in the resolution, Blietz-Allen have withdrawn and have refiled their petition with the E.P.A. Mr. Lageschulte questioned whether this large developer would usurp permits that might become available to the Village in the near future.

The Village Manager explained that the Village was advised by our legal counsel not to file the petition for a variation with the Pollution Control Board because the Village would soon be placed on the critical review list with the E.P.A.

President Voss reiterated the policy of the Village Board as adopted at the July 9, 1973, Board meeting and suggested the other four developers refile their applications with the E.P.A.

INQUIRIES FROM THE AUDIENCE, (Continued)

Mr. Lageschulte questioned the status of the contract between the Village and St. Matthew's Church. The Village Manager explained it has been postponed until Mr. Braithwaite returns from his vacation.

Mr. Thomas Decker, Fox Valley Construction, inquired if additional information from the E.P.A. had been received by the Village. The Village Manager replied that the situation remains unchanged.

REPORTS OF VILLAGE OFFICIALSPRESIDENT'S REPORT

President Voss expressed his concern regarding the anonymity of the beneficiaries of land trusts. MOTION: Trustee Capulli moved to instruct the Village Attorney to prepare the appropriate ordinance requiring bank certified affidavits naming beneficiaries of land trusts who petition the Village Board, Plan Commission and Zoning Board of Appeals; second, Trustee Sass, Jr. Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

The following Administrative reports received and filed: Sales Tax for April, 1973, Statement of Cash Balances for May 31, 1973, First Quarter Assessment of BACOG for Fiscal Year 1973-74.

TRUSTEE'S REPORTS

Trustee Sass, Jr. announced the Fire Department is planning a parade for the last Sunday in October in observance of Fire Prevention Week.

Trustee Pierson announced the block party scheduled for July 22, on West Lincoln Avenue has been rescheduled for July 29.

ORDINANCES AND RESOLUTIONS

AN ORDINANCE AMENDING THE VILLAGE CODE, CHAPTER 13, TAXICAB LICENSING PROVISIONS.

Following discussion between the Village Board and Mr. Ben Covert, Barrington Village Taxi, the amendment was modified to read: "Waiting time to be charged at the rate of \$8.00 per hour." MOTION: Trustee Capulli moved to adopt Ordinance No. 1250 as

ORDINANCES AND RESOLUTIONS (Continued)

modified, amending the Village Code, Chapter 13, Taxicab Licensing Provisions; second, Trustee Wyatt Roll Call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

AN ORDINANCE AMENDING THE VILLAGE CODE, ADDING A NEW SECTION CONCERNING NOISE CONTROLS.

Mr. William Hunter, 413 Drury Lane, spoke for another resident concerning the whistle of the trains in the area of Jewel Park. The Village Manager explained the Noise Ordinance would not eliminate this problem.

Mrs. Hammond, 627 East Main Street, addressed the Board, voicing concern for the truck noise and the safety problems caused by the speed of trucks on East Main Street. The Village Manager explained this ordinance would help eliminate this problem.

MOTION: Trustee Capulli moved to adopt Ordinance No. 1251 amending the Village Code, adding a new section concerning Noise Control; second, Trustee Wyatt. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson abstained; Trustee Sass, Jr., aye.

AN ORDINANCE AMENDING SECTION 3 OF THE VILLAGE CODE (ALCOHOLIC BEVERAGES)

MOTION: Trustee Wyatt moved to adopt Ordinance No. 1252 amending Section 3, of the Village Code; second, Trustee Capulli. Trustee Capulli, aye; Trustee Shultz, abstained; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., naye.

ADOPTION OF AN ADMINISTRATIVE ORDINANCE, APPROPRIATING FUNDS FOR FISCAL YEAR 1973-74.

Trustee Pierson expressed concern regarding salary and legal service appropriations and recommended that these areas be carefully watched. MOTION: Trustee Wyatt moved to adopt the Appropriation Ordinance Number 1253 to defray the expense of the Village of Barrington, Cook and Lake Counties, Illinois, designated the "Annual Appropriation Ordinance" for the fiscal year commencing May 1, 1973, and ending April 30, 1974; second Trustee Shultz. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

AN ORDINANCE AMENDING THE ZONING ORDINANCE FROM R-9 to B-1 (FIRST NATIONAL BANK AND TRUST COMPANY OF BARRINGTON, DOCKET NO. PC18-73 N-1).

The Village Manager explained the zoning amendment and recommended approval of the Plan Commission recommendation. MOTION: Trustee Capulli moved to adopt Ordinance No. 1254 amending the Zoning Ordinance from R-9 to B-1 (First National Bank & Trust Company of Barrington, Docket No. PC18-73 N-1); second, Trustee Shultz. Roll

ORDINANCES AND RESOLUTIONS (continued)

call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr. aye.

AN ORDINANCE GRANTING A ZONING VARIATION (FIRST NATIONAL BANK & TRUST COMPANY OF BARRINGTON, DRIVE-IN BANKING FACILITY, LIBERTY STREET DOCKET NO. ZB 1-73 N-1)

MOTION: Trustee Capulli moved to adopt Ordinance No. 1255, rezoning variation, First National Bank and Trust Company of Barrington, Docket No. ZBA 1-73 N-1; second, Trustee Shultz. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

NEW BUSINESS:

APPOINTMENT OF A VILLAGE TREASURER FOR FISCAL YEAR 1973-74.

President Voss commended Jim Zelsdorf for his excellent work and reappointed him with the advice and consent of the Village Board. MOTION: Trustee Pierson moved to concur in the appointment of Jim Zelsdorf as Village Treasurer for fiscal year 1973-74; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

AUTHORIZATION TO MAKE AN OFFER FOR THE PURCHASE OF AN EASEMENT FOR A WATER LINE AND SIDEWALK ALONG ROUTE 59; FURTHER AUTHORIZATION TO COMMENCE EMINENT DOMAIN PROCEEDINGS IN THE EVENT OF A REFUSAL ON THE OFFER.

The Village Manager presented a visual report concerning the alternatives pertaining to the purchase of an easement for a water line and sidewalk route. It was the consensus of the Board to purchase the easement along Route 59 known as the Schlachter property and the easement between Spruce Road and Route 59 bordering the land known as the Seegers property.

MOTION: Trustee Shultz moved to adopt the resolution authorizing the purchase of an easement for a water line and sidewalk along Route 59; further authorizing eminent domain proceedings in the event of a refusal on the offer; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

CONSIDERATION OF A RECOMMENDATION OF THE PLAN COMMISSION, DOCKET NO. PC 19-73 N-1 (520 NORTH NORTHWEST HIGHWAY, THOMAS RUTH).

The Village Manager reported that remodeling took place on this property after a "Stop Work Order" was in effect and was completed

NEW BUSINESS (continued)

in violation of the Zoning Ordinance. Village Manager read the Plan Commission recommendation. MOTION: Trustee Wyatt moved to concur with the recommendation of the Plan Commission to deny the petition for rezoning; second, Trustee Pierson. Roll call: Trustee Capulli, abstained; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

## A RESOLUTION APPROPRIATING MOTOR FUEL TAX FUNDS.

Discussion involved alternatives to our street resurfacing program. Trustee Capulli felt the residents should pay their fair share of the program in advance of the repairs. Trustee Wyatt felt the residents should be asked to sign a formal agreement stating their willingness to pay upon the completion of the program. MOTION: Trustee Wyatt moved to adopt a resolution requiring residents to execute a formal agreement stating their intentions of payment to the Village; second, Trustee Shultz. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

OLD BUSINESS

## CONSIDERATION OF A RECOMMENDATION OF THE PLAN COMMISSION RELATIVE TO REZONING ON NORTHWEST HIGHWAY (GRANT MOTORS).

The Village Manager explained the current status of this petition for rezoning. MOTION: Trustee Wyatt moved to approve the escrow agreement in the amount of \$41,000.00; second, Trustee Capulli. Roll Call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

MOTION: Trustee Shultz moved to adopt the Declaration of Restrictions; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

MOTION: Trustee Wyatt moved to enter into the Indenture Agreement between Ford Leasing Company and the Village of Barrington; second, Trustee Capulli. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

The Village Manager read the Plan Commission recommendation. MOTION: Trustee Schwemm moved to adopt Ordinance No. 1256 relative to rezoning on Northwest Highway (Grant Motors) subject to adjoining property owners designated by the Village Manager signing the Declaration of Restrictions; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

OLD BUSINESS (continued)

## CONSIDERATION OF A PROPOSED UTILITY RATE INCREASE.

Trustee Pierson presented his analysis prepared in conjunction with the Finance Director which formed the basis of discussion. Mr. Randy Woodman of Baxter and Woodman, Inc. presented his analysis of Trustee Pierson's report. MOTION: Trustee Wyatt moved to instruct the Village Attorney to prepare the appropriate ordinance charging \$4.50 for water and \$4.50 for sewer as a minimum charge with water in excess of 5,000 gallons to be charged at a .60¢ per thousand gallons and sewer rate in excess of 5,000 gallons to be charged .90¢ per thousand gallons; second, Trustee Capulli. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, naye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

LIST OF BILLS

Payment was approved from funds indicated on the List of Bills. MOTION: Trustee Wyatt; second, Trustee Shultz. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

ADJOURNMENT

Meeting was adjourned at 11:25 p.m. MOTION: Trustee Capulli; second, Trustee Sass, Jr. Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.



Karol S. Hartmann  
Village Clerk

THESE MINUTES NOT OFFICIAL UNTIL APPROVED BY THE PRESIDENT  
AND BOARD OF TRUSTEES: CHECK FOR CHANGES

A G E N D A  
Village of Barrington, Illinois  
Meeting of July 23, 1973, at 8:00 P. M. 14

1. Call to Order..
2. Roll Call.
3. Approval of the Minutes of the Village Board Meeting of July 9, 1973.
4. Inquiries from the Audience
5. Reports of Village Officials:
  - a) Administrative Reports:
    1. Sales Tax Report for April, 1973.
    2. Report of the Village Treasurer.  
Statement of Cash Balances for May 31, 1973.
    3. Report from BACOG on the First Quarter of Assessment for Fiscal Year 1973-74.
6. Ordinances and Resolutions:
  - a) Ordinance Amending the Village Code, Chapter 13, Taxicab Licensing Provisions.
  - b) Ordinance Amending the Village Code, Adding a New Section re Noise Controls.
  - c) Ordinance Amending Section 3 of the Village Code (Alcoholic Beverages)
  - d) Appropriation Ordinance for Fiscal Year 1973-74.
  - e) Ordinance re Zoning Ordinance Amendment from R-9 to B-1 (First National Bank & Trust of Barrington-PC 18-73 N-1).
  - f) Ordinance re Zoning Variation (First National Bank and Trust Company of Barrington)- ZBA 1-73 N-1.
7. New Business:
  - a) Appointment of a Village Treasurer for Fiscal Year 1973-74.
  - b) Authorization for the Purchase of an Easement for Water Line and Sidewalk along Route 59 and for Eminent Domain Proceedings in the Event of a Refusal of the Offer.
  - c) Consideration of a Recommendation of the Plan Commission Docket No. PC 19-73 N-1 (Ruth-520 North Northwest Highway).
  - d) Resolution Appropriating Motor Fuel Tax Maintenance Funds.
8. Old Business:
  - a) Consideration of a Recommendation of the Plan Commission re Rezoning on Northwest Highway (Grant Motors).
  - b) Consideration of a Proposed Utility Rate Increase.
9. List of Bills.
10. Adjournment.

Posted July 23, 1973

Office of the Village Manager  
D. H. Maiben

## THE VILLAGE RUBBISH COLLECTION ORDINANCE

We have been receiving complaints about the appearance of the village. To improve this situation, let us remind you of the garbage ordinance which prohibits trash from being placed for collection prior to 24 hours before pickup.

Browning-Ferris has been contracted by the village to collect your garbage and rubbish twice a week, 52 weeks of the year. This pickup occurs on Mondays and Thursdays, or Tuesdays and Fridays, depending on your vicinity.

Excess rubbish will be collected on the last Thursday of the month for those with Monday-Thursday collection, on the last Tuesday of the month for those with Tuesday-Friday collection. Everything will be collected at this time provided that it is bundled properly or put out in such a manner as to facilitate collection. Branches and twigs must not exceed four feet in length and must be tied. Building materials will not be collected.

Lawn and garden refuse will be collected on each pickup day if placed in lawn bags sold directly by Browning-Ferris. Hours: 8 A.M. to 4:30 P.M., Monday through Friday.

Houses are billed quarterly, in advance, by the Village of Barrington. This bill is enclosed with the water bill. The quarterly rate per family unit is \$14.85. Multiple residences are billed directly by Browning-Ferris.

Additional service must be contracted directly with:

Browning-Ferris  
541 North Hough Street  
Barrington, Illinois 60010  
381 - 1720

Any questions regarding this ordinance can be answered at the Village of Barrington Service & Information Center, 381 - 2141.

If you have read this agenda, would you PLEASE so indicate and drop the agenda in the survey box at the door. Do you have any suggestions for future articles?



# Village of Barrington

COOK AND LAKE COUNTIES, ILLINOIS

206 SOUTH HOUGH STREET, BARRINGTON, ILLINOIS 60010 312/381-2141

Welcome to this meeting of the Barrington Board of Trustees. These meetings offer one of the most direct means of making our public officials aware of opinions and desires of village residents. Such information is vital to the Board members in formulating village policies.

In order to facilitate discussion, the Board requests your comments be made during:

.... INQUIRIES FROM THE AUDIENCE, which has been specifically designated for audience comments and inquiries concerning Board decisions.

.... In the course of the discussion of an agenda item.

To be recognized, please rise and address the President, stating your name and address for the official record.

*THIS EVENING'S AGENDA BEGINS ON PAGE TWO.* Should you wish to place an item on a future agenda, please contact the Deputy Village Clerk at 206 South Hough Street, 381 - 2141.

President

F. J. Voss

Trustees

D. R. Capulli      E. M. Schwemm  
P. J. Shultz      A. K. Pierson  
F. J. Wyatt      H. G. Sass, Jr.

Deputy Clerk

D. L. Beiz

Manager

D. H. Maiben

Attorney

J. William Braithwaite

9511

AGENDA MEMORANDUM  
Village of Barrington, Illinois  
Meeting of July 23, 1973 at 8:00 P. M.

- ✓ 1. CALL TO ORDER
- ✓ 2. ROLL CALL *six members present.*
- ✓ 3. APPROVAL OF THE MINUTES OF THE MEETING OF JULY 9, 1973.

Attached are copies of the minutes of the Village Board meeting of July 9, 1973.

✓ 4. REPORTS:

- a) Attached are the following administrative reports:
  1. Sales Tax Report for April, 1973.
  2. Report of the Village Treasurer on the Statement of Cash Balances for May 31, 1973.
  3. Report from the Barrington Area Council of Governments Showing the First Quarter of Assessment for Fiscal year 1973-74.

✓ 5. ORDINANCES AND RESOLUTIONS:

- a) AN ORDINANCE AMENDING THE VILLAGE CODE, CHAPTER 13, TAXICAB LICENSING PROVISIONS.

This ordinance is an amendment of the Village Code which incorporates the basic principles adopted by the Village Board and working out an agreement for future taxicab licensing provisions, fees to be charged, and performance levels to be required by the Village in order for licensing provisions to be effective. There is a copy of the ordinance attached to this memo.

*Deferred*  
*F-*

- b) AN ORDINANCE AMENDING THE VILLAGE CODE ADDING A NEW SECTION CONCERNING NOISE CONTROLS.

This ordinance will amend the new Village Code by adding a new section concerning noise controls. The ordinance has been approved in principle by the Village Board and will now be adopted and put in final full force and effect upon adoption and advertising. A copy of the ordinance which we are proposing to be adopted is attached.

As you recall, this ordinance will solve several problems which are of concern to many residents of the community, mainly noise created by vehicular traffic, particularly during sleeping hours, on major, heavily travelled streets which go through residential areas and also controlling noise which can occur that is created by various types of human endeavor that could be postponed until people are up and awake and which should not normally be considered a detriment to the normal residential neighborhood.

b) Noise Controls, (continued)

The ordinance will be enforced by the Police Department and enforcement provisions have been worked out in order that there should be an immediate reduction in the amount of noise being generated throughout the community.

✓ c) AN ORDINANCE AMENDING SECTION 3 OF THE VILLAGE CODE.

This ordinance is an amendment to the Alcoholic Beverage Licensing provisions of the Village Code and was adopted in principle at the last Board meeting. This ordinance amends the Village Code by allowing the number of licenses for a restaurant category to be increased by one. 4-1

✓ d) ADOPTION OF AN ADMINISTRATIVE ORDINANCE APPROPRIATING FUNDS FOR FISCAL YEAR 1973-74. ✓

The Appropriation Ordinance is attached. This ordinance must be passed at this Board meeting or at a subsequent Board meeting before the first day of August, 1973. The ordinance includes changes made in the budget by the Village Board and also includes adjustments which are necessary to provide adequate contingencies for expenditures which we are not certain would occur, but in order to have the authority to spend money in the event that we do have contingency items come up. Several contingencies have been placed in this ordinance.

We have included an item of the addition of a stoplight signal at Hart Road and Highway 14. That project involves no Village funds, but the Village has agreed to administer the funds and therefore must appropriate the monies. The total is \$66,000 for the project, \$41,000 of which comes from the Motor Vehicle companies along Highway 14, the remainder comes from the State Highway Department.

NEW BUSINESS:

✓ a) APPOINTMENT OF A VILLAGE TREASURER FOR THE FISCAL YEAR 1973-74.

This is a routine matter of re-appointing the Finance Director as Village Treasurer to meet requirements of Illinois Statutes, Chapter 24, Section 381, we recommend that current Village Finance Director, Jim Zelsdorf, be appointed as Village Treasurer.

b) AUTHORIZATION TO MAKE AN OFFER FOR THE PURCHASE OF AN EASEMENT FOR A WATER LINE AND SIDEWALK ALONG ROUTE 59, FURTHER AUTHORIZATION TO COMMENCE EMINENT DOMAIN PROCEEDINGS IN THE EVENT OF A REFUSAL ON THE OFFER.

b) (continued) This project is in conjunction with the annexation agreement made with Pulte Homes of Illinois Chippendale Subdivision. The agreement called for the Village to use their right of eminent domain to acquire an easement for sidewalk and water line from the project down to Roslyn Road and on into the Village proper for the water line easement. A plan has been worked out for both water line and sidewalk that will eliminate acquisition of property to a minimum. The easement acquisitions will be made basically as follows:

From the Schlachter property, immediately south of Pulte, both the water line and easement will be needed on 59. From Ernie Seeger's property, a sidewalk easement only will be required on the north property line between 59 and the center line of Spruce Road.

Finally, a water line easement will be required on the west side of 59 from properties which are outside the Village limits it is felt that these easements can be obtained for the right hookon to the water and sewer line. We have had all of these properties appraised and have an appraisal figure which we feel will be reliable if condemnation proceedings will be required. That figure will be given to you at the meeting as the basis upon which we will make our offer for the easements. As you recall from the pre-annexation agreement, Pulte has agreed to cover all of the costs of this procedure in acquiring this right-of-way; the Village has only agreed to use its power of eminent domain.

- c) CONSIDERATION OF A RECOMMENDATION OF THE PLAN COMMISSION DOCKET NO. PC19-73 N-1 (RUTH - 520 NORTHWEST HIGHWAY).

A copy of the Plan Commission recommendations and transcript of the meeting are attached.

Also attached is a copy of a letter from Mr. Ruth proposing that his original request be changed. The Plan Commission should make a recommendation on the suggested change and the petition Business Zoning should be acted upon.

- ✓ d) A RESOLUTION APPROPRIATING MOTOR FUEL TAX MAINTENANCE FUNDS. This resolution appropriates \$50,000.00 for maintenance as follows:

## NEW BUSINESS, (continued)

d) continued

Traffic Signals	\$ 4,000
Snow & Ice Control	16,000
Street Sweeping	4,000
Street Patching, Ditching & Overlays	26,000

1.10 per front foot  
1.10 Village

*DM*  
*1/27*

*Rete Ahrens.*

## OLD BUSINESS:

a) CONSIDERATION OF A RECOMMENDATION OF THE PLAN COMMISSION RELATIVE TO REZONING ON NORTHWEST HIGHWAY (GRANT MOTORS).

All provisions of the Plan Commission recommendation and the recommendation of the Village Staff have been met. A zoning ordinance has been drafted and action to adopt it can now be taken. Attached is a copy of the ordinance, a copy of the Proposed Restrictions and a memo from the Village Attorney explaining the provisions of the covenant.

b) CONSIDERATION OF A PROPOSED UTILITY RATE INCREASE.

*Declination of Vertuck*  
① You have received the latest information from the Consulting Engineer. In addition, Mr. Pierson's analysis and thoughts are attached. Representatives from Baxter and Woodman, Inc. will be available to discuss the alternatives.

② *Essex Grant Motors*

③ *Indenture - example*

Office of the Village Manager  
Dean H. Maiben

RECEIVED  
VILLAGE MANAGER

JUL 30 1973

BARRINGTON, ILLINOIS

July 25, 1973

Mrs. Jay McCune

412 South Cook

Barrington, Illinois

Mr. Fred Voss

Barrington Village Board

Barrington Village Hall

Barrington, Illinois

Dear Mr. Voss and the Barrington Village Board:

You should all be very ashamed of yourselves. You who are trying to make the town of Barrington a decent and civic place to live. What kind of patriotism do you have, anyway, that you make the people of Barrington go to some other town to witness the 4th of July Independence Day celebration? I was really horrified that I should have to do that if I wanted to see any celebration at all. This is the first time that I've had to do so, because up until now, the town that I lived in always had its own celebration. What kind of a reaction do you think this will have on our children? Wise up and do something about it, if you care at all.

Mrs. Jay McCune

*Mrs. Jay McCune*

## Edison gets power line plans OKd

By William Juneau

THE ILLINOIS Commerce Commission authorized the Commonwealth Edison Co. last week to build a controversial overhead electricity transmission line extending 9.55 miles between Cary and Barrington in the northwest suburban area.

In extended public hearings before examiner Arthur Maina, the construction was strongly opposed by Fox River Grove, Barrington Hills, and several civic associations.

They contended that 5.8 miles of the line should be built underground, which the company said would add \$8.5 million to the estimated \$1.75 million cost.

Particularly angry were residents of Fox River Grove, who said that the line, cutting thru that village of 2,000 residents, is an "esthetic monstrosity" that will reduce property values.

Still pending, and scheduled for a hearing before Maina Aug. 21, is a complaint by Fox River Grove that the company proceeded with construction work before it was authorized by the commission to do so.

THE COMPANY has conceded it shouldn't have started construction. It went ahead after petitioning last January for authorization to build the line, and no one appeared to object at a commission hearing. The complaints came in after the work started.

AGREEMENT FOR STREET PAVING

Roslyn Rd. Exmoor Ave. Cummor Ave. Waverly Rd. Bryant Ave. Prospect Ave.  
Barrington, Illinois

WHEREAS, the Village has nine (9) miles of substandard class streets; and

WHEREAS, maintenance of these streets has created an expensive and unsatisfactory condition; and

WHEREAS, the Village Board has determined that future expenditures on substandard streets should be made toward upgrading the street to a standard classification have thereby agreed to provide open drainage ditch maintenance and to pay for Partial Improvement of the Streets according to specifications established by the Public Works Director; and

WHEREAS, the Village Board has determined that if 90% of the property owners in a neighborhood agreed to participate financially in street paving, the Village will contract to execute the work and bill the residents for their proportionate share of the cost upon completion of the project.

NOW THEREFORE, the Village of Barrington will contract to install, at it's expense, adequate sized storm sewer to drain the Bryant - Waverly intersection and area and the southern Exmoor Street area in accordance with Engineering Standards for a five year storm cycle by November 30, 1974.

AND FURTHER AGREES, to accept streets paved under this agreement as standard classified streets and will provide future maintenance on an equal basis with other standard classified streets in the village.

NOW THEREFORE, we the undersigned property owners of record located at the addresses attached, agree with the Village of Barrington to pay \$3.15 per front foot of property as recorded by the Lake County Recorder of Deeds within thirty days after satisfactory completion of the paving project.

The following sheets are part of this agreement.

AUG - 2 1973

August 1, 1973



Board of Trustees  
Village Hall  
Barrington, IL 60010

Attention: Mr. F. J. Voss, President

Dear Fred:

You have before you for consideration several matters affecting conservation. These include - but are not limited to - the proper use of land and the preservation of open space, the control of erosion, and the protection of flood plain and aquifer areas.

As conservation advocates we urge you to continue your careful study of these matters. Correct decisions are important.

Your positive and prompt action in support of the proposals would be appreciated and would enable B.A.C.O.G. to round out its comprehensive plans. We hope you can act soon.

Sincerely,

William H. Miller

WHM:mw

**CITIZENS  
FOR  
CONSERVATION  
INC.**

RR 1, BOX 277  
BARRINGTON, ILLINOIS  
60010

**OFFICERS**

William H. Miller, President  
Mrs. William D. Horne, Vice President  
Wayne G. Willems, Treasurer  
Donald E. Moehling, Corporate Secretary  
Mrs. Robert G. Ost, Recording Secretary

**DIRECTORS**

C. Richard Anderson, Past President  
Barrington Area Development Council  
Ronald E. Beese, President  
Barrington Park District  
Mrs. Bruce W. Cameron, Health Officer  
Village of North Barrington  
Mrs. Robert G. Cragg, Vice President  
League of Women Voters  
Chris Kuhiman, Barrington Consolidated  
High School Ecology Club  
Mrs. William D. Horne, Conservation Director,  
Garden Club of America  
Mrs. Samuel R. Lewis, Jr., Conservationist  
William H. Miller, Conservationist  
Donald E. Moehling, Attorney for  
Universal Oil Products Company  
Mrs. Robert G. Ost, Chairman Lake County  
Land Erosion Control Committee  
Mrs. Robert H. Perkins, Teacher,  
Conservationist  
Mrs. Austin M. Zimmerman, Botanist,  
President, Garden Club of Barrington

# It's a sign of the times

By Rick Romano

Several northern suburbs are showing signs of concern about the overflow of visual commercialism.

Three municipalities are in the process of restricting business signs, the outdoor advertising that draws suburbanites into stores.

Some signs, they claim, distract motorists and are not esthetically designed.

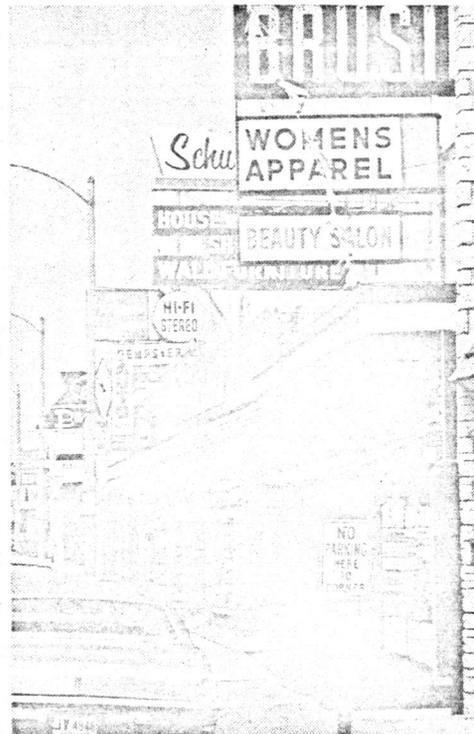
The Village of Arlington Heights has directed its legal department to study the present sign ordinance to see if any changes can be made.

"We don't want to penalize anyone," said Village President Jack Walsh. "We just want to bring them in line with what we think is right. There are some small strips that need to be controlled. It's damn near pollution in terms of the visual impact."

In Skokie, the village Improvement and Beautification Commission is studying a 1966 ordinance and apparently will make some significant changes.

Bill Stalnaker, commission chairman, said the group is working with the planning, building and legal departments in drawing some specific suggestions.

"We held six to eight public hearings throughout the spring with the Chamber of Commerce and homeowners groups.



This type of business sign clustering along strip commercial areas has been the target of several north suburban municipalities.

We got input from these people and we presented ideas the village wanted to incorporate into the new ordinance," Stalnaker added.

These changes, he said, include banning overhanging signs (perpendicular from buildings) and changing a 50-year grandfather clause that has allowed this extension for conflicting signs.

"I believe that the clause was a matter of compromise to get the whole ordinance accepted," said Stalnaker. "The problem with it is that it will be the year 2016 before anything can be changed. This is not a commitment for the better,

Jim Arnold, Skokie's planning department head, said shopping centers have made residents more aware of neighborhood business districts.

"They go out to these centers and then come back and look at the mess of Dempster Street and they say 'yuk,'" Arnold said.

An ordinance passed just last year in Morton Grove also was the result of a beautification commission effort. Its restrictions include elimination of signs that overhang, rotate or extend more than three feet above the ceiling line of any building.

# Sign of the times

continued from page 7

Bob Hajek, building commissioner, said stores with 75 feet or more frontage space are allowed a free standing sign and a limit is set as to how many square feet of sign can be erected in relation to the width of the business lot.

"This puts everything into proportion. But there hasn't been too good a reaction from the businessmen," Hajek added.

Strong criticism of such restrictions has come from the Skokie Chamber of Commerce. Karl Schmidt, executive director, said a survey of Chamber members reveals that more than 90 per cent of the respondents want to maintain the status quo.

"The two areas that the Chamber is concerned about most is the grandfather clause that still has 43 years to go and the declaration that overhanging signs illegal," Schmidt said.

We look at this very realistically. Skokie should not be confused with the bedroom communities of the North Shore. We rank fifth in the state in retail sales tax revenue (first in the suburbs) and fourth in industrial revenue (second in the suburbs.)

"Shopping centers don't have to contend with traffic going by at 35 to 50 miles per hour," Schmidt said.

"We are not being conservative. There is not one person on that beautification commission who will be directly affected by a new ordinance. I think there should be business representatives on the commission. I've brought it up to the village, but it never got anywhere," Schmidt added.

In Arlington Heights, however, the local Chamber seems to have a better

rapport with a similar environmental commission.

"During the past year, I've had several meetings with the committee and in this way we can alert our members of things that might come up. We can take a stand, but it's just as important that individual businesses point out the conditions in which they work," said Chamber director Earl Johnson.

He added that Arlington Heights has no big problem with business signs, although there are a few exceptions.

"Review is good. Without review it would be hard for our city fathers to shoot for long-range growth," Johnson said.

Through these various phases of business sign restrictions comes some light from the National Electrical Sign Assn. (NESA). The association, located in Oak Brook, has developed several pamphlets consisting of suggestions for sign ordinances.

NESA members also are available to present a slide and tape show of improving sign codes.

Mike Shank, NESA's manager of member services, said the association suggests several aspects of restriction, including elimination of visible support structures, advocacy of underground wiring and a regular maintenance requirement within 72 hours of notification.

Also, the store owner should deposit money with the village when a sign is erected so that if it is left when a store is vacated, the suburb can afford to take it down.

"As professionals, we feel it's our environmental responsibility to do this," Shank said. □

y 7 21

Village Board  
Information Memorandum 73-30  
July 27, 1973

FOR YOUR INFORMATION

THE VILLAGE MANAGER AND VILLAGE ATTORNEY MET WITH THE NORTH WESTERN RAILROAD TO FINALIZE AGREEMENT ON THE STATION RELOCATION. The agreement has been finalized except for one final paragraph which involves the repercussion on noise control enforcement. We are writing a clause which states that if the Village Board wished to have noise control at the new Storage Yard reduced to their standards, they will build the necessary facility. We estimate that cost to be not in excess of \$150,000 and perhaps much less expensive. We think the trains operating in that area will not be in violation of the ordinance in any residential zone.

This issue is complicated by the State E.P.A. rules (see Tribune article attached) which could require the Railroad to change their operating methods. In that case, the C. & N. W. would build the facilities, not the Village. The North Western is particularly sensitive as you can see from the attached "Trib" article concerning Des Plaines.

This agreement is the result of three years of hard negotiation and several years of investigation, alternative review and reconsideration. Please read it carefully. Any change at this point will cause several weeks of additional meetings. We think it is the best agreement that we can get. Total Project Cost is estimated \$225,600 for Relocation of the Coach Yard and about \$150,000 for a new station, parking improvements will be about \$15,000. For a total cost of \$380,000 this is a maximum figure based on high side projections.

ON THE SUBJECT OF NOISE CONTROL, A MR. SIRAGUSA OF BARRINGTON HILLS HAS VOLUNTEERED A DONATION OF \$1,000 TO HELP IN ANY COURT FIGHT AND TO RAISE MORE FUNDS IF NEEDED. Apparently, there is some very strong feeling. This ordinance will probably be adopted by several BACOG Villages and may further our cooperative Police Program.

OUR PRESENT GOVERNOR IS IN A BOX ON SEVERAL BILLS WHICH WERE PASSED BY THE LEGISLATURE. He's sitting on his hands. Two bills are of vital importance to BACOG and the Village of Barrington, but are very unpopular downstate. We solicit your support in writing the Governor in support of these. They are: HB369 Authorizing Revenue for the Establishment of Special Service Areas. HB1359 Provides for the Creation of Special Service Areas. This legislation would allow BACOG villages to implement Shared Services Projects on an equitable basis and not lose local autonomy and identification.

THE SECOND BILL IS HB1360 WHICH WOULD REMOVE REFERENDUM RESTRICTION ON GENERAL OBLIGATION BOND ISSUES FOR NON-HOME RULE CITIES (UNDER 25,000 POPULATION). The constitution removed referendum requirement for Home Rule Cities. This bill puts the small community on an equal basis.  $\frac{1}{2}$  of 1% of taxable property value can be issued without a referendum. Our present GO Board limit is 5%. We could issue bonds without a referendum up to \$250,000. The bill also increases bond limitation to  $7\frac{1}{2}\%$  with a referendum. We urge you to write the Governor. Stop Special Interest Groups from stopping community progress.

ADMINISTRATIVE ABSTRACTS

THE BUS TOUR SCHEDULED FOR AUGUST 14 HAS BEEN RECEIVED WITH ENTHUSIASM BY SOME GROUPS. The attached letter from Mrs. Arthur D. Moor, President, BADC. We expect it to be a highly informative event. Mark your calendar and plan to be with us.

WE HAVE WRITTEN THE FIRE-POLICE COMMISSION ASKING THAT THEY MAKE AN APPOINTMENT TO SERGEANT IF, IN THEIR OPINION, THEY HAVE MET THE REQUIREMENTS OF STATE LAW AND THEIR OWN RULES. If they feel there is a problem, we've asked them to hold another examination immediately.

THE STAFF HAS COMPLETED A STUDY ON BIKE RACKS IN THE VILLAGE CENTER. We have determined four locations where single bike racks might be placed and not be a hazard to pedestrian and motor traffic, but be in convenient locations for bike traffic. We plan to test these locations during the remainder of summer and into the fall. We've ordered a low profile type of rack which protrudes above the ground about one foot and will not be a visual problem.

THE ELM TREE PROGRAM IS PROGRESSING. To date we've lost only 37 elms compared to 90 last year and an average of 100 per year in previous years. We still plan to stay below 50 this year and reduce that by 50% next year.

YOU SHOULD KNOW

STREET MEETINGS ARE PROGRESSING. We might get a program worked out for one neighborhood this summer and perhaps two, but the Northwest Area looks doubtful for this year. South Hager Street people agreed to look at a special assessment on a full depth street. We plan to meet with people in the Lageschulte Area in August and develop a program for next year.

NEIGHBORHOOD STREET IMPROVEMENT MEETINGS

Roslyn Road School Neighborhood  
August 1, 1973 ..... Roslyn Elementary School ..... 8:00 p.m.  
Grove Elementary School District  
August 7, 1973 ..... Public Safety Building ..... 8:00 p.m.  
Middle School Neighborhood  
August 8, 1973 ..... Lines School . . . . . 8:00 p.m.

Village Board  
Information Memorandum 73-30  
July 27, 1973

Page Three

*YOU SHOULD KNOW, (continued)*

Board Meetings

8/13/73 . . . . . Regular Meeting . . . Village Hall . . 8:00 p.m.  
8/27/73 . . . . . Regular Meeting . . . Village Hall . . 8:00 p.m.

COMMUNITY LEADERSHIP ORIENTATION PROGRAM

8/14/73 . . . . . Tour of the Community

Plan Commission

8/1/73 . . . . . Pickwick on the Lake - Docket No. PC 20-72 N-2  
(Wilfred Jacobson & Michael J. Graft) Village Hall . . 8:00 p.m.

Office of the Village Manager  
Dean H. Maiben

July 27 Tribune

## State puts clamps on noise pollution

A set of noise pollution controls, the first of its kind in the nation, was adopted yesterday by the Illinois Pollution Control Board.

The regulations are the outcome of two years of public hearings. They will apply to noise emitted from residential, commercial, and industrial sources.

Regulations will be proposed later for noise from airports, construction, cars, trucks, and trains, said Samuel T. Lawton Jr., acting board chairman.

The new regulations set varying noise level limits, based on location and time of day. For instance, the noise level limit for a factory will depend on whether a home or another factory is next door. If another business is next door, the noise limits will be higher.

The board set the maximum noise an industry can inflict on a residential neighborhood during waking hours [7 a. m. to 10 p. m.] at 61 decibels [DBA], or about the noise of several typewriters going in an office at the same time.

Noise limits will be lower at night, from 10 p. m. to 7 a. m.

During those hours, the maximum noise level in a residential neighborhood will be DBAs, or about half the noise level of the daytime limit.

Board spokesman said the regulations would most drastically affect industries using such heavy equipment as drop forges, railroad engines, and electrical transformers.

The regulations will become

effective after they have been filed for 10 days with the secretary of state's office. Many of the noise sources will have one to three years to comply with the new controls.

Board action on complaints received under the new regulations could result in fines or compliance hearings.

The Illinois Chamber of Commerce yesterday called the new regulations "unworkable, premature, and inconsistent."

"These noise controls don't attack the noise problem at the source and disregard the fact that present technology simply can't do the job," said Lester W. Brann Jr., chamber president. "We feel that the noise control regulations don't fill the bill and will create more problems than they attempt to solve."

July 27 "Trib"

## Test new Des Plaines law

# Court to hear train noise fight

By RITA RICE

The Chicago & Northwestern Railroad will challenge the legality of the Des Plaines noise ordinance in the courtroom Monday.

Des Plaines filed a complaint against the railroad June 15 charging that the four C&NW diesel engines that are parked overnight in a Des Plaines train yard are violating the noise limits allowed by the city.

The case will be heard in the Des Plaines branch of Cook County Circuit Court. No time has yet been set.

Thomas E. Greenland, attorney for the railroad, predicted Thursday that the case will be continued.

His strategy, he said, will be to question the legality of the Des Plaines ordinance that sets a maximum decibel level on noise in the city.

The ordinance, which was passed by the city council in March, 1972, limits the noise level that can be generated in a residential area to 55 decibels. The ceiling in a business/commercial area is 62 decibels.

The train yard is in a primarily residential

area northeast of the Wolf Road-Thacker Street intersection and south of the railroad tracks.

Philip Lindahl, Des Plaines' environmental officer, filed the noise complaint against the railroad after tests at four locations near the train yard revealed that individual engines, when being started, consistently reach noise levels about the 55-decibel limit.

The engines are started consecutively each day between 4:45 and 6 a.m., said William Schliep, who brought the noise to Lindahl's

Please turn to page 2

### From page 1

attention. The engines continue to run until they leave the train yard sometime between 6:45 and 7:45 a.m., he said.

The decibel limits apply only to noise produced by a railroad engine while stationary. Lindahl said the city has no jurisdiction over noise levels while the engines are moving, because they are then under the authority of the Interstate Commerce Commission.

"In my motion I raised legal questions about the ordinance and about the city's authority in that respect," Greenland said. He said that Des Plaines had not responded to his motion.

The city is to be represented by its attorney, Robert J. DiLeonardi. Lindahl is also expected to attend.

Lindahl said the extensive tests and the filing of the complaint resulted from repeated complaints from two families in the vicinity of the train yard — Mr. and Mrs. Byron Smith, 419 Wolf, and Mr. and Mrs. William Schliep, 387 Woodbridge.

Lindahl said he "had no choice" but to file the complaint, because he was directed to do so by DiLeonardi and by Mayor Herbert H. Behrel. The city is seeking payment of a fine, to be set by the judge, according to DiLeonardi.

The C&NW has "cooperated" with the city in trying to cut down the noise, in Lindahl's estimation.

Mrs. Schliep circulated a petition protesting the noise and gathered 60 signatures before presenting it to the environmental control commission created by the city council.

After railroad representatives met with the commission in June, the railroad tried new parking configurations in its train yard. The noise levels were reduced, Lindahl said, but not enough to meet the 55-decibel limit.

JFH  
June  
letter for  
Green  
Steel

BARRINGTON AREA DEVELOPMENT COUNCIL, INC.

P. O. Box 72  
BARRINGTON, ILLINOIS 60010

July 23, 1973

Frederick T. Voss, President  
Village of Barrington  
236 W. Lake St.  
Barrington, Ill.

Dear Mr. Voss:

As the first President of BADC you are well aware that BADC believes that citizen participation is a necessary ingredient for the success of any governmental unit. Correlated to this is the belief that responsible citizen participation requires an informed citizenry. As you know, to achieve an informed body of citizens requires special efforts of governments to provide opportunities for citizens to acquire such knowledge.

It is for these reasons that BADC is pleased to learn that the Village of Barrington is offering a tour of its facilities and an explanation of its services to all taxpayers on August 14th. We sincerely hope that many residents will avail themselves of this unique opportunity.

Please express the appreciation of BADC to the Board of Trustees and the Village staff for initiating this activity.

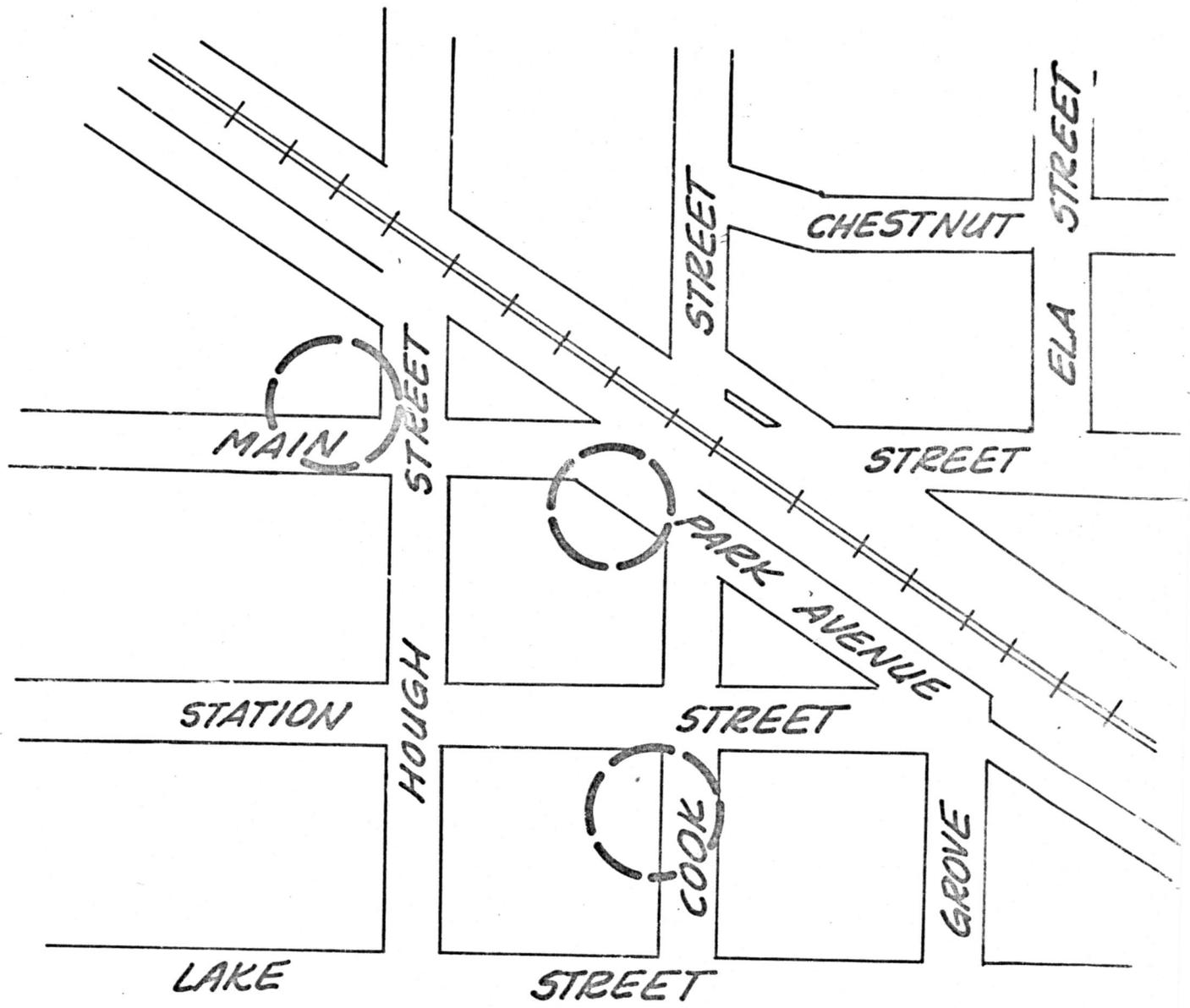
Sincerely,

*Arthur D. Moor*  
Mrs. Arthur D. Moor

President  
BADC

cc Heiben  
Courier-Review

2391



JFV

Village Board  
Information Memorandum 73-29  
July 20, 1973

FOR YOUR INFORMATION

THE STAFF IS WORKING ON A COMMUNITY LEADERSHIP ORIENTATION PROGRAM WHICH WILL INCLUDE A TOUR OF THE COMMUNITY. MAJOR POINTS OF THE PUBLIC IMPROVEMENT INVENTORY INCLUDING THOSE ITEMS ON THE BOND ISSUE WILL BE EMPHASIZED. We will also point out those projects which have been undertaken in the past two years to solve problems as well as a tour of current operations. The event is scheduled for August 14. We have contacted Homeowners Associations and other interest groups to determine the interest which might be generated.

THE VARIANCE TO THE E.P.A. HAS BEEN DROPPED. After consultation with various builders, attorneys and engineers, it was determined that the best procedure would be for each builder to re-apply for a permit. Based on progress to date, it is believed the E.P.A. will respond in an equitable manner. The resolution for distribution of permits will stand as a guideline for the Staff to follow in the event of any E.P.A. action.

*Friday 13<sup>th</sup>*

ADMINISTRATIVE ABSTRACTS

SEVERAL VILLAGE EMPLOYEES HAVE EXPRESSED SINCERE APPRECIATION ABOUT THE PAY INCREASES GRANTED. We are watching other area companies and municipalities to determine where we stand. A complete review of the pay situation will be made in December prior to any recommendation concerning Phase B of our Pay Plan.

ATTACHED IS AN ARTICLE FROM THE SUNDAY TRIBUNE CONCERNING THE CONVERSION OF OLD APARTMENTS TO CONDOMINIUMS AND THE PROBLEMS CREATED. This appears to be additional testimony that the PUD should be required in the case of all multi-family units as it is the only way the Village could control future use of the property and insure that proper covenants were included for property maintenance and homeowner protection as well as ownership of common space.

YOU SHOULD KNOW

NEIGHBORHOOD STREET IMPROVEMENT MEETINGS

1. South Hager Street; South Lageschulte Street  
July 24, 1973 ..... Village Hall ..... 8:00 p.m.
2. Roslyn Road School Neighborhood  
July 25, 1973 and  
August 1, 1973 .... Roslyn Elementary School ..... 8:00 p.m.
3. Middle School Neighborhood  
August 8, 1973 .... Lines School ..... 8:00 p.m.

Village Board  
Information Memorandum 73-29  
July 20, 1973

Page Two

YOU SHOULD KNOW, (continued)

Board Meetings

7/23/73 ..... Regular Meeting ..... Village Hall - 8:00 p.m.  
8/13/73 ..... Regular Meeting ..... Village Hall - 8:00 p.m.  
8/27/73 ..... Regular Meeting ..... Village Hall - 8:00 p.m.

Plan Commission

8/1/73 ..... Pickwick on the Lake  
Docket No. PC 20-72 N-2  
(Wilfred Jacobsen & Michael J. Graft) Village Hall - 8:00 p.m.

COMMUNITY LEADERSHIP ORIENTATION PROGRAM

8/14/73 .... Tour of the Community

Office of the Village Manager  
Dean H. Maiben

# Condominiums in older building can be trouble

By Gary Washburn  
Real Estate Editor

CONVERTING apartment buildings to condominiums has become common in recent months, but prospective buyers should beware of pitfalls that may lurk after the contract is signed.

The unsuspecting purchaser who is lured into ownership in a converted building by visions of tax benefits, carefree living, and the other pluses that have made condominiums the hottest thing in the housing market, could find himself faced with this situation:

He gets his financing, comes up with the down payment, and signs on the dotted line. But he lives the good life only a short time before things start going sour. The building has seen better days, and first the boiler goes. Then it's discovered that the roof needs major repairs. And if that's not enough, the chagrined owner finds that those tax bills and condominium assessments are running considerably higher than he was told they would.

To top it off, he gets the news of a special assessment for paving the alley—something that had been in the works before he bought, tho he never was told about it.

FORTUNATELY, such a bleak case isn't the rule, but reputable converters and real estate authorities point out that not every building that's turned into a condominium is suited for conversion and they urge anyone who is interested in buying to do some very careful and detailed checking first.

"All of a sudden, especially in the last year, this whole condominium thing has busted wide open," said Mel Luster, a principal in Luster, Friedman, and Co., a firm that has dealt heavily in conversions. "Some people feel all they have to do is say 'poof' and they have a condominium."

"I think many apartment building owners are passing on their mistakes to others," said Eugene Ross, president of Seay & Thomas, Inc. Perhaps, for example, owners are faced with operating costs that are more than they bargained for because of poor planning and they want to get out from under a marginal investment, he said.

Besides mistakes by the owner, conversions are being spurred by high real estate taxes that contribute to an inadequate return on his investment.

Luster says there are some people who are handling conversions who shouldn't. "A lot of guys are jumping in and they don't know what they're doing," he said. "They're not professionals." He added that his firm gets "a couple of calls a week" from people who've started converting buildings, gotten stuck, and want advice.

BRUCE FREY, president of Downs, Mohl & Co., which now is converting 622 rental units in Park Forest to condominiums, agrees that some unqualified people are handling changeovers. His firm has turned down a number of conversions because they have involved unsuitable buildings, he says. But he has no doubt there were many others standing in line to do the jobs.

Frey contends that the "whole basis of condominium conversion revolves around analysis of the property." The

converter must examine each property on its merits, he says, conducting a thoro preliminary study that considers location, physical condition, and amenities among other things. Consultants who should be brought into play in the study include lawyers, engineers, marketing specialists, and accountants, he said.

One mark of a competent converter, according to Clarence Bruckner of C. A. Bruckner & Associates, is the physical improvements he makes to upgrade a building and put it in first-class shape before selling units. Perhaps new hallway carpeting and lights should be put in, windows recaulked, heating systems checked and replaced if necessary, and hot water facilities made more than adequate.

"IN OTHER WORDS," Bruckner said, "everything should be done for the common element to assure unit owners they won't have a major capital expenditure within the first few years of ownership."

Assume that a converter hasn't upgraded his property or analyzed its pluses and minuses—including the very important question of its desirability for a second and third owner. Assume he's out to make a few cosmetic changes, sell out the units, and run. How can a buyer know what kind of deal he's getting?

A common piece of advice by competent real estate men is to check on the seller. Check with title companies and savings and loans. Find out what his track record has been. Double back and talk to people who've bought from him before and see if they're satisfied with their converted apartments.

AND, CONDOMINIUM converter Joseph Moss says, be cautious if a converter is handling his first job. He may turn out to be both competent and trustworthy but special scrutiny is warranted.

An important ally in any condominium purchase, Bruckner says, is a lawyer. He can study the declaration of condominium ownership and pin down the converter on specifics about assessments and taxes. What is the janitor's salary? How much are insurance premiums? How much has it cost to operate the swimming pool or exercise room?

Most reputable people in the conversion field will be willing to provide copies of records because they've done their homework and they know the property they're handling lends itself to conversion.

THE PROSPECTIVE buyer of a condominium in a converted building does have someone looking out for him, at least indirectly. Frey points out—the lender. Mortgage lenders who finance both conversion and unit purchases do some investigation on their own before they make a loan.

In the final analysis, tho, the decision to buy or not to buy is made by the condominium purchaser and he literally has to live with his decision.

Says Bruckner, "There are many fine buys, but go into a condominium purchase like any real estate venture and know exactly what you're buying when you buy."

4-part, \$20-million

PRESS RELEASE

July 5, 1973.

At Monday night's Barrington Village Board Meeting JACK LAGESCHULTE stated that he recently received a letter from ALTHEIMER, GRAY, NAIBURG & STRASBURGER attorneys for BLIETZ-ALLEN Developers in which all other developers were summarily informed that BLIETZ-ALLEN had unilaterally withdrawn from a previous agreement announced by the Village Board on the meeting of July 9, 1973 wherein all the developers were solicited and agreed to submit a joint petition and finance it with joint funds.

Conveniently, notice of their intention to file a separate petition was given to the other developers several days after BLIETZ-ALLEN filed their own petition leaving the other developers high and dry without a hearing.

At the last Board Meeting a formula was developed for allocation of permits. 4 of the 5 Developers felt the formula to be extremely one-sided towards BLIETZ-ALLEN and the owners of the property Mr. Borah and Mr. Schrecht.

I would like to inquire of Mr. Voss, Mr. Braithwaite and or Mr. Maiben if they had prior notice of this action and if so why was it not passed on to the other developers. And what does the Village Board propose to do about this arbitrary breaking of the agreement.

# planners notebook

Volume 3 Number 2/April 1973

published by the American Institute of Planners

RECEIVED

MAY 31 1973

LAKE COUNTY REGIONAL  
PLANNING COMMISSION



## Barrington Area Plans for Controlled Growth Preservation of Unique Environmental Attributes Key

Editorial Board  
Vice President  
Barrington Area Council of Governments  
Chicago, Illinois

**EDITOR'S NOTE:** *The Barrington Area in Illinois lies within the Chicago metropolitan area, but it is environmentally distinctive within the area. About eight years ago, local civic leadership in Barrington realized that the area was within the path of encroaching development and began efforts to study the impacts of future growth on the region. Barton-Aschman Associates was retained to help the community analyze these potential impacts, and later to help it evaluate growth alternatives and prepare a comprehensive plan. These efforts led to the voluntary creation two and one-half years ago of the locally-financed Barrington Area Council of Governments (BACOG), as well as other governmental reforms which underly the area's ability to control the quality of future growth.*

*Since that time, the COG has adopted the land use and environmental elements of a comprehensive plan and has successfully, to date, fended off undesirable development. Four of the seven villages in the BACOG have prepared and adopted their own plans in conformance with the overall BACOG plan.*

*The two major concepts underlying the regional plan and the efforts to implement it are: (1) preservation of the considerable natural environmental attributes of the area; and (2) to control future growth through selective development which honors the environmental and recreational considerations, preserves a balanced ratio of population to all types of jobs and preserves a heterogeneous housing stock.*

*The entire program to date has been locally financed, much of it through contributions of individuals and organizations. Because of the obvious commitment of the region and the strong leadership which it has exerted, it has achieved excellent working relations with the Northeast Illinois Planning Commission and the Lake County Regional Planning Commission as well as with a variety of state and Cook County agencies and special districts. The Barrington area has become a model of local planning and civic commitment within the larger Chicago metropolitan area. The experience offers some effective ideas to urbanizing and suburban areas across the country.*

At least three notable experiments have been conducted in the past decade dealing with natural resource conservation and the accommodation of suburban development. The first two of these, the Brandywine Project near Philadelphia<sup>1</sup> and the Plan for the Valleys near Baltimore,<sup>2</sup> have received considerable national recognition for creative approaches to planning and high levels of citizen participation. Yet frank appraisals by the consultants involved in both indicate only limited actual success resulting primarily from the unwillingness of individual residents to subordinate their interests to those of the community as a whole.

Perhaps the most successful of these experiments will be the Barrington, Illinois, area where a citizen inspired planning program begun in 1965 is reaching maturity

in 1973. Unlike the Baltimore experiment where a consultant was retained to prepare a plan for the area and unlike the Brandywine Project where a similar plan was based on a particular implementation technique, the residents of the Barrington area specifically subordinated the preparation and implementation of any given plan to the importance of establishing an effective and continuing planning program based on local initiative and widespread participation.

The Barrington area lies roughly 35 miles northwest of the Chicago loop. It encompasses about 80 square miles within which there are eight major villages, all but one of which are now members of BACOG. All the villages, except the Village of Barrington, were incorporated since 1950. The population of the area is about 19,000 today, about 8,000 of which is in the Village of Barrington. Barrington is the major commercial and employment center of the Barrington area; and it was the initiator of the program described here and has provided leadership throughout.

Barrington also is the only village of the area which has a tradition of professional full-time staff, including a village manager. Most of the villages do not have full-time professional staff.

The Barrington area lies within four counties in Illinois—Cook, Lake, Kane and McHenry. In Illinois, the county has planning and zoning jurisdiction for unincorporated areas. However, municipalities have some privileges within a 1½ mile extraterritorial jurisdiction, including the right to prepare a comprehensive plan within that area.

The Barrington area has a traditional sense of community based on the environmental amenities it shares which distinguishes it from the rest of the surrounding suburban monotony. In addition, the sense of community identity has developed because of the single high school and major commercial center in Barrington, and also because many people both live and work in the area.

Environmentally, the Barrington area is a scenic break from the flat and monotonous northwest Chicago suburbs. It is in the Fox River Valley with approximately seven miles of shoreline along the Fox River. It also has 20 lakes, 40 miles of creeks, numerous marshes and wetland and a rolling topography. There are extensive wooded areas, including 4,000 acres of public and private open space, most of which is in Cook County Forest Preserve.

There are numerous large farms, which give portions of the area a rural atmosphere. Wildlife is still very common. Flocks of ducks and geese are normal sights. Occasionally, wild deer are seen by the roadside. The western half of the area covers a major water recharge area wherein surface water can penetrate to the deepest aquifers from which the Chicago region takes much of its municipal water. Thus, the environment is not only attractive; but it is also sensitive.

The man-made environment outside the Village of Barrington is still very rustic and tasteful. It is a great source of pride to the local residents.

Socially and economically, the Barrington area is one of the most heterogeneous in the entire Chicago region, in spite of its general reputation for affluence. Barrington Hills is probably the wealthiest village in the Chicago area. But, the average income in Barrington is modest. The area has an almost perfect balance of 1.1 jobs for every person in the labor force, including blue collar jobs. The housing stock is also well balanced at this time.

## The Problems

The most sensitive environmental amenities in the Barrington area are the prime acreages which attract development because of the scenery, such as the wetlands and wooded areas.

Soil conditions in much of the area are unsuitable for septic tank filtration at densities of more than 0.5 units per acre, although portions of some villages were previously zoned for densities of 1.0 to 2.0 units per acre. With so much undeveloped space in both natural environment and in large farms, great amounts of land are vulnerable for development. The potential cost of providing urban services to these areas would be very expensive.

Barrington is on the North Western Railroad commuter line and well connected with the downtown by freeways as well. It is in one of the most rapidly growing sectors of the metropolitan area. Although still outside the contiguous urban mass, it lies directly in the path of rapidly expanding development; and normal suburban communities pack the area adjacent to it on the East.

In the mid-1960's, it was becoming increasingly apparent to some of the leadership in Barrington that the area was being subjected to the increasing pressures of metropolitan growth. Evidence was increases in home construction, and industrial development, requests to rezone and subdivide residential estates and fertile farm land, heavier traffic on the country roads, increasing demands for urban services and rising municipal tax levies. Even more dramatic were the expanded school enrollments, along with increasing demand for better education and the rising school tax levies which required 70 to 80% of each tax dollar. The subtle difference between countryside environment and suburban environment was beginning to be felt.

Upon recognition of the fact that growth and development were going to take place and might be ameliorated if steps were taken before a crisis, two civic leaders sought outside advice and assistance. Dr. Robert M. Finley, Superintendent of High School District 224, which covers most of the Barrington area, and Frederick J. Voss, Village of Barrington Trustee, called a small meeting of civic leaders in 1965 to discuss the problem. Frederick T. Aschman and Robert Teska of Barton-Aschman were invited. Voss was concerned mainly with accommodating growth in a way that would not sacrifice the basic environmental assets of the "countryside." Finley was concerned with accommodating growth in a way that would not severely burden the financial resources of the school districts and jeopardize an outstanding educational program.

Guiding principles were agreed to. This was to be a locally sponsored and financed program created uniquely for the Barrington area. Second, the responsibility for preparing a plan for the area was the sole responsibility of the residents of the area and their elected officials. The consultant's role was strictly to advise them on how to proceed, identify and evaluate alternatives, and to furnish other specified studies. Before any plan could be prepared, it was essential that the residents of the area clearly understood existing conservation and development issues, the outlook for the future and the alternatives from which they had to choose.

Over several months, a six-step consultant's study

was agreed upon at a cost of about \$34,000. The six areas of study were:

Projection of area-wide growth, identification of area-wide problems, identification of resource inadequacies, evaluation of growth and governmental alternatives regarding the environment, evaluation of growth and governmental alternatives regarding costs and taxes, and finally alternative courses of action.

It was decided that some area-wide body which represented varied interests was essential to sponsor the study. In spring of 1966, a local attorney volunteered his services to assist the organization of a nonprofit, area-wide corporation. The Barrington Area Development Council (BADC) was formed, and Voss became its first President.

The purpose of the BADC was:

*To assist the orderly development of the Barrington area, as defined by boundaries of High School District 224, through the development and maintenance of current information concerning area resources and problems; the development of comprehensive analytical studies of these problems and possible solutions thereto; the development of a program for the dissemination to general public of information concerning area resources, problems and possible solutions in order to simulate public interest and support for needed programs and plans; and enhance the implementation of such programs and plans through such acts as may be deemed desirable or necessary to accomplish the same.*

Membership was initially opened to 100 citizen sponsors and later expanded to include all elected officials of area villages, townships, and selected special districts. Six of the area's eight villages joined.

Considerable personal contributions were raised, and the effort began with a contract for the consultant to prepare only the first three of the six steps, pending availability of funds for the rest.

Throughout the period of the first study, a BADC steering committee held monthly meetings at the home of one of its members. These meetings served to initiate committee members into community planning in a professional sense. Many were corporate executives, but this was a new setting in which they could not individually make management decisions or rely on an experienced staff for execution. Also, these meetings provided the initial opportunity for representatives of different villages and the unincorporated areas to get to know each other on a more personal basis, to share their points of view and to discuss common, rather than parochial, issues. Whenever the discussion became localized, the group quickly reminded itself of the need to maintain an area-wide perspective. This established a cooperative and workman-like atmosphere that has since prevailed.

A few months later, a background analysis indicated the following:

Under existing trends, the 16,000 population of 1966 would increase to 47,000 persons by 1995. Under accelerated development, this would go as high as 90,000 persons. Existing zoning regulations would accommodate about 67,000. Therefore, to slow down development would require major change in local policies, especially those dealing with zoning and open space.

The balance of population and employment would diminish under existing zoning regulations.

Expenditures for public services and facilities, in-

cluding schools, would have to increase drastically under current trends.

Most importantly, it was found that the development pressure was actually more immediate than anyone thought. Projections indicated that by 1970 the Barrington area would be inundated with development proposals that would overpower the area's resources to respond and which would change the character of the area dramatically.

Upon completion of the first phase of studies, BADC invited more than 100 local government officials to a slide presentation and a discussion session at a high school auditorium. At this point, the Barrington Area League of Women Voters became involved as well.

The initial work accomplished its purposes in that it enhanced the level of awareness throughout the area and stimulated enthusiasm for cooperative action. BADC was then able to raise the additional funds for studies on growth alternatives. But, an even greater challenge had to be met. It was the funding of a continuing program. Voss was adamant about not proceeding until residents of the area had made a significant financial commitment so that subsequent efforts would not be considered superficial or expendable. Throughout the winter of 1968-69, Voss met frequently with individuals and groups to present the conclusions of the first studies and to discuss the importance of proceeding.

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## The Alternatives

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In spring of 1969, BADC was ready to go ahead with the studies on growth alternatives. It was based on the idea that the Barrington area had a choice of growth alternatives which depended on market forces and community development controls. But, to exercise choice, one must choose.

The consultant was to identify several alternatives and then assess their applicability to the area to provide for local choice. The alternatives were to be in two categories: growth alternatives and governmental organization alternatives.

The growth alternatives were to consider existing trends, limited development and accelerated development. The governmental alternatives were to consider existing trends, area-wide cooperation, consolidation and planned annexation. It was realized that the above can be combined in a number of ways for considering the advantages and disadvantages of any set.

Twenty-three environmental objectives were identified. Throughout the summer and fall of 1969, photographs were collected of both the good and bad aspects of the Barrington environment as well as examples of conservation and urban development elsewhere. A large steering committee of BADC worked at trying to define such things as "countryside environment," and at trying to identify the specific features of the Barrington area which contributed to its desirability and to its detriment. The difficulty of this was immediately perceived by committee members.

The most interesting phenomenon to occur was that related to identifying the spoilers or intruders on the environment. To the gentleman farmer, it was the resident of the five-acre estate, to whom the one acre subdivision was definitely the cause of the problem. In turn, the residents of these communities felt that the

new planned developments of even smaller lots were the cause of change and symptomatic of what was to come.

Next, the steering committee tried to evaluate various growth and governmental alternatives and relate them to each other. This was the first time most of them had to think in terms of tradeoffs. For example, it became obvious to most that a slow rate of growth could not be achieved under the existing framework of local government which they might otherwise have chosen to retain. Several persons recognized that a more professional and effective local government involving a high degree of cooperation could achieve a more desirable quality of development under the accelerated growth alternative. However, this was difficult for most committee members to comprehend, and virtually impossible for the average citizen to understand, because he would almost always assume only the negative connotations of accelerated growth.

It became clear to the consultant that the study approach which depended upon three alternative combinations of growth rate and quality was too sophisticated and posed certain difficulties. Thereafter, it became essential to constantly remind the residents of the Barrington area that the quality of growth was not solely determined by the rate of growth, i.e., limited growth was not necessarily of high quality, and accelerated growth was not necessarily of lower quality. Fortunately, many nearby examples of development were available to prove this point; but most residents still were reluctant to accept this realistic phenomenon.

One member of the steering committee was the President of the League of Women Voters. She volunteered to conduct similar exercises with her members at a series of coffee meetings. The responses were excellent, and many personal observations on the overall conduct of the study were most helpful to the consultant. But the most important factor was that more and more persons were becoming involved in the planning process.

The cost/revenue analysis of alternative land-uses involved even more residents. With the cooperation of various homeowners associations, 2,000 mail questionnaires were distributed, and over 300 were returned. The information included family characteristics, the value of property, recent local taxes paid, and private expenditures for services and facilities in parts of the area where these were not provided publicly. Similarly, cooperation was received from local businesses and industries so that their costs and revenues could be accurately evaluated.

Additional cooperation was received from Elementary School District 4.

Throughout the entire program and with increasing frequency and intensity, the local newspaper, *The Barrington Courier-Review*, reported on development issues and the activities of the BADC. The editorials frequently supported the BADC and the need for area-wide cooperation, and they occasionally provided chal-

lenges for even greater performance. As most public officials know, the importance of accurate reporting and editorial support cannot be overestimated.

In February, 1970, the *Cost Revenue Analysis of Alternative Land-uses* and the *Evaluation of Growth and Governmental Alternatives* were published simultaneously. According to the instructions of the BADC, the latter report contained professional evaluations but no recommendations regarding alternatives; the ultimate decision was to be solely that of Barrington residents. However, the report was to and did contain numerous recommendations dealing with next steps to be taken in the continuing planning program.

The major conclusion of the report was that the countryside environment of the Barrington area could in no way be preserved under existing governmental trends, regardless of the growth alternatives. The report stated:

*The worst combination of alternatives would be "accelerated development" and "existing governments." The rate of growth would simply exceed the capability of local government to preserve the environment, and result in excessive property tax burdens. Politically, this is an unlikely combination of choices. The most desirable combination of alternatives might be "limited development" and maximum "consolidation" of municipalities, school districts, and special districts. This assumes a desire for minimal governmental services and high private costs. It is unlikely that this growth alternative can be achieved under any other governmental alternative. Both extremes are overly simplistic and are not likely to occur as described. This points out the importance of choosing viable combinations of alternatives.*

The report recommended the widest possible citizen participation in the review of the report: the possible formation of a council of governments-type organization and a coalition of civic and individual interests; intensification of intergovernmental cooperation in a variety of municipal operations such as general administrative practices, enforcement of zoning and subdivision controls, road maintenance and design standards, fire and police protection and the like. It also recommended that a comprehensive plan for the area would be desirable. The key elements suggested were: study of the area's ecology, uniform zoning and subdivision regulations; a program for water supply, waste treatment and stormwater drainage; a program for transportation and roadway design; and a program for providing open space and conservation.

Again BADC presented the report at a meeting of more than 100 local public officials, and again at a meeting of the Chamber of Commerce. The League of Women Voters began a campaign to bring it to the attention of all residents, and sponsored a public forum at the Barrington High School Auditorium open to all residents. The local response was highly favorable. The Northeast Illinois Planning Commission lauded the work of BADC as an example for other areas.

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## A Real Crisis

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However, no report or presentation (regardless of quality) has the impact of a well-timed crisis. Such was the case in the Barrington area when a 463-acre, 1,800-housing unit planned residential development was announced one month prior to the public release of the

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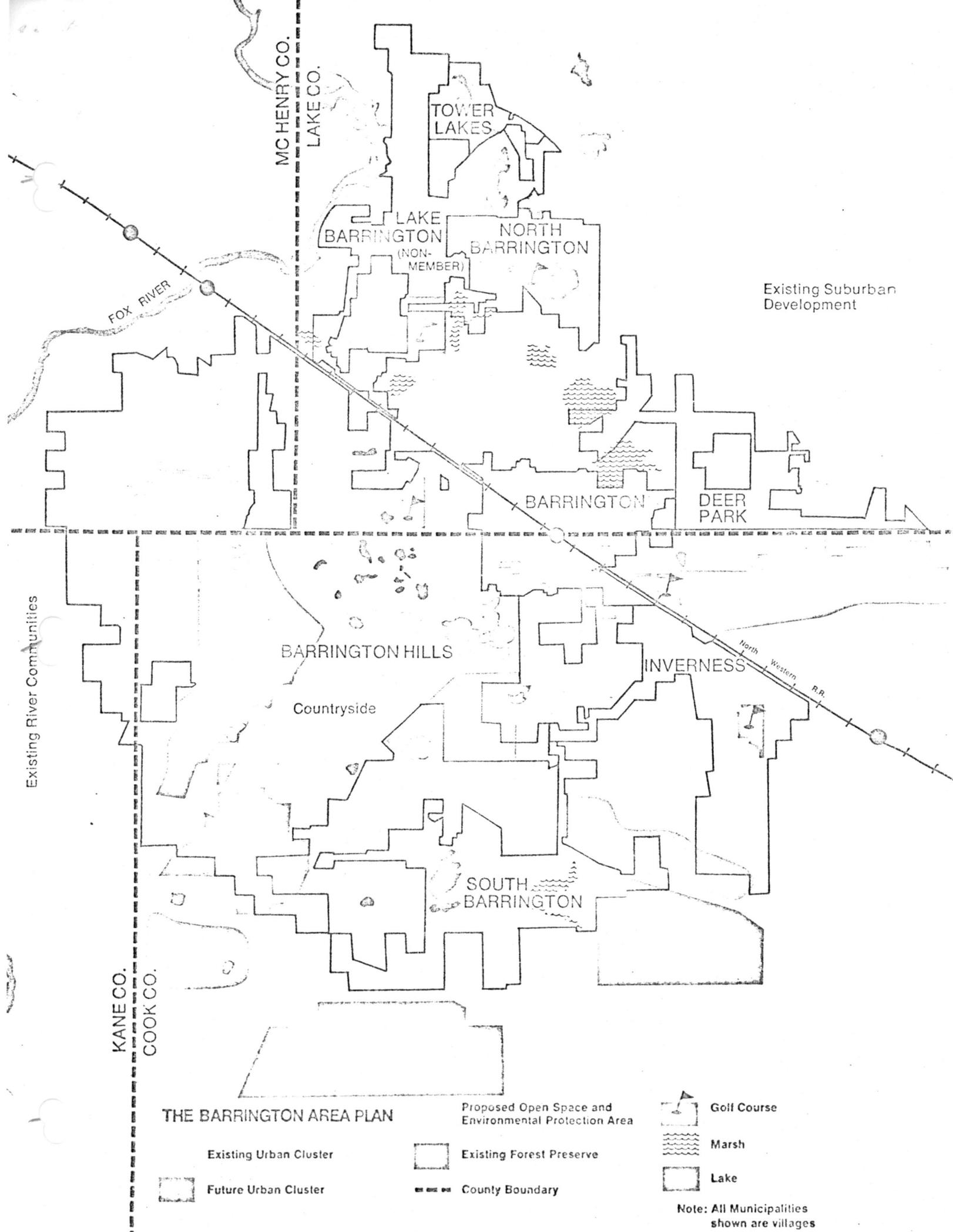
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MC HENRY CO.  
LAKE CO.

TOWER LAKES

LAKE BARRINGTON (NON-MEMBER)

NORTH BARRINGTON

Existing Suburban Development

FOX RIVER

BARRINGTON

DEER PARK

Existing River Communities

BARRINGTON HILLS

Countryside

INVERNESS

North Western R.R.

KANE CO.  
COOK CO.

SOUTH BARRINGTON

final reports, to be located on unincorporated land in the middle of Barrington Township within a district zoned for single-family residences on lots of five acres or more. Without any apparent knowledge of the BADC program, the developer submitted an application for a zoning change to the Cook County Zoning Board of Appeals for what was to be known as Winston Lakes. This was the beginning of the intense development pressure that had been predicted a few years earlier.

Local public officials and members of the BADC were understandably concerned over this project which was many times larger than any previously developed in the area. Also, it represented the first time a major national builder with substantial resources was to be confronted. For this, there was no precedent.

More importantly, there was concern that the project was located in a 6,000 acre island of unincorporated land and was subject to the jurisdiction of the Cook County Zoning Board which at this point had no knowledge of the BADC program, and which many suspected would have objectives dissimilar to those of the Barrington area.

The BADC, being a nonprofit corporation with tax exempt status, could not officially take action on this case. However, the six villages which had become affiliated with the BADC agreed to share the cost of legal fees to oppose the application for rezoning. The battle lines were drawn, and for the first time in the history of the Barrington area, the six villages were acting as one.

With Winston Lakes as a catalyst, it was less than 60 days following the publication of the consultant's second reports that the first major recommendation was implemented—that was the official creation under Illinois Statutes of the Barrington Area Council of Governments by the Villages of Barrington, Barrington Hills, Deer Park, North Barrington, South Barrington, and Tower Lakes. Associate status was provided for special districts and was immediately requested by and provided to High School District 224, Elementary District 4, the Barrington Library District, and the Barrington Park District. Frederick J. Voss became its first Chairman, and C. Richard Anderson succeeded Voss as President of the BADC.

Throughout the summer of 1970, the public hearings on Winston Lakes were held in the Village of Barrington Public Safety Building.

As in many cases, the legal strategies are not limited to the proceedings before the zoning board. In this case, South Barrington, the village adjacent to Winston Lakes, found a way to annex a corridor of land through the project and 200 acres on its far side. The developer objected; and the case went to court, effectively delaying a zoning decision until December, 1972, when the court upheld the annexation requiring the developer to reconsider his plans.

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## The COG and the Regional Plan

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As indicated earlier, the Barrington Area Council of Governments (BACOG) was formed in April, 1970, to help fight a development crisis. However, it was not a rash decision; and all local efforts were already leading to formation of COG at the time. The six villages which had participated in BADC over the previous years immediately joined the COG. Later, the Village of Inver-

ness also joined. Again, this was a completely local effort, locally sponsored and funded. The Village of Barrington provided office space, meeting facilities and staff support.

By July, 1970, the BACOG had established its first annual budget of \$40,000. It employed its first Executive Director, Donald Klein, in February, 1971. Klein was an experienced professional, having previously worked as an economic consultant and in the field of housing management in Chicago.

The BACOG appointed two subcommittees, one on intergovernmental cooperation and the other on comprehensive planning. The first was charged with the responsibility of reviewing ways in which local governments could be consolidated and municipal services could be shared on an area-wide basis.

The first positive step was taken by the Barrington Library District which was, until 1970, only as large as the Village of Barrington itself. In that year the residents of the entire Barrington area by referendum voted in favor of revising the boundaries of the library district to become virtually coterminous with the BACOG area. As a result, the second area-wide special district was formed, the first being the high school district which had existed for many years.

In January, 1971, the BACOG executed an agreement with Barton-Aschman Associates, Inc. to prepare recommendations for an area-wide comprehensive plan. This action was complemented by another agreement between the BACOG and the Lake County Regional Planning Commission for the preparation of base maps, and natural resource analyses and interpretations as prerequisites for the planning process. Thus, began another chapter of cooperation, this time between a private consultant and, in effect, a public consultant.

Fortunately, most of the Barrington area had been extensively surveyed in recent years by the U.S. Soil Conservation Service and the Lake County regional planning agency and had employed its own resident experts to interpret the survey findings relative to the suitability of land for urban development. The result was perhaps the most extensive ecological study prepared to date in northeastern Illinois for an area as large as 80 square miles.

Following frequent meetings with the BACOG, the consultant published the final report, *Recommended Comprehensive Planning Policies*, in December, 1971. The recommendations were based on a strategy of mutual support to be reflected in area-wide policies, taking into account the importance of regional planning goals of the Northeastern Illinois Planning Commission and the Lake County Regional Planning Commission. Both agencies have adopted the concept of the metropolitan "finger plan" which envisions the Village of Barrington located within a relatively narrow urban development corridor paralleling U.S. 14 and the North Western commuter railroad; on both sides of this corridor vast areas are generally designated for conservation and compatible low-density activities.

This strategy of mutual support suggests that the Barrington area pursue the most limited feasible rate of growth consistent with existing regional goals and forecasts, clustering growth in the Village of Barrington and other limited areas to be served by public utilities and restricting growth in the countryside where soil types prohibit small septic filter fields, where public utilities are extremely expensive, where agriculture continues to be productive, and where the open space character is desirable.

This strategy would result in a total population for Barrington and Cuba Townships of approximately 35,900 persons in 1990 compared with 16,704 persons in 1970. This estimated population would be 16% more than the 31,000 forecasted under the limited development alternative, but 10% less than the 38,900 forecasted under the existing trends alternative.

This was a bold strategy in view of private developments already being considered and in view of existing local zoning which would accommodate approximately 67,000 persons in the two townships. This strategy could only be accomplished with (1) the concurrence and support of state, metropolitan, and county agencies; (2) a major open space acquisition program, and (3) substantial improvements to the land-use guidance process in the Barrington area.

The published comprehensive planning recommendations were lauded by many including the local press and the Northeastern Illinois Planning Commission, although a "no growth" minority vocally objected to it.

Consistent with all previous studies, the comprehensive planning recommendations were based on maximizing area-wide benefits rather than the more parochial objectives of individual communities and interest groups. It was intended from the outset that this report form the basis of an intensive program of citizen participation leading to the adoption of a final plan by the BACOG. Pursuant to this, the BACOG appointed four task forces (dealing with land-use, environment, transportation, and housing) and assigned them the task of reviewing each chapter in the consultant's report and formulating their own recommendations.

The success of these task forces was extraordinary. They involved the efforts of 50 men and women over a nine-month period. One task force met as many as 16 times, traveled extensively throughout the midwest, and corresponded extensively throughout the country to obtain comparative information. By September, 1972, all task force reports had been completed and the Executive Director of the BACOG began the complex task of preparing a composite report and draft comprehensive plan for the area. The draft was completed in January, 1973, in anticipation of adoption following public hearings to be held in the spring.

Another timely development crisis occurred which spurred the adoption of the plan by BACOG in March, 1973. Rezoning applications were filed for two major PUDs in the winter of 1972-73.

Each element of the area-wide plan is currently being analyzed by the Boards of Trustees and citizen committees of each member village prior to adoption or amendment of local plans. However, to date four of the seven jurisdictions have adopted village plans in conformance with the BACOG plan. The efforts were relatively simultaneous, using the information gathered and the general public sentiment in the area.

BACOG is concerned with much more than land planning, as indicated earlier. Local government effectiveness was seen as a major goal to control of the quality of future growth. In this area, there have been many accomplishments to date. For example, the Village of Barrington provides the services of its law enforcement communications center and police patrols to adjacent communities by contract. Within the past year this concept of shared services has been extended to include code enforcement. Two member villages have already contracted with Barrington for the utilization of experienced zoning and building code inspectors. The ultimate goal is to achieve uniformity in the codes of all

villages and in the enforcement procedures.

In December, 1972, the BACOG approved the concept of a "traveling manager," to be a pilot program in Illinois financially assisted by the Illinois Department of Local Government Affairs. The concept calls for hiring one full-time assistant to the village manager of Barrington. This assistant would be available to all BACOG communities to provide professional assistance in the areas of law enforcement, budget development and control, personnel administration, purchasing administration, and the supervision of village operations.

As pointed out previously, effectiveness can also be approved by the consolidation of certain governmental units. The three school districts in the Barrington area have completed professional studies and are currently engaged in public hearings relative to consolidation into one district. An additional village, Fox River Grove, is considering an application to become a member of BACOG. Inverness, which was the relative newcomer to BACOG, is the first of the six villages other than Barrington to amend its zoning ordinance to permit multiple family residences. Zoning for its first PUD of 40 acres at eight units per acre was approved in April, 1973.

The success of the BACOG is highlighted by the fact that it has become a model for the Northeastern Illinois Planning Commission. The NIPC and the BACOG have entered into an agreement for a series of presentations throughout the region to discuss the advantages of area-wide cooperation and the ways in which this can be achieved. The NIPC hopes that the successes of the BACOG can be repeated many times throughout the region.

Furthermore, the NIPC has utilized the BACOG area as a pilot project in the region for a series of public hearings relative to the revised regional comprehensive plan. Assuming that the regional and local comprehensive plans will be mutually supporting, the NIPC is also exploring the possibility of involving the BACOG in the A-95 review process related to federal grant applications. All of this is happening in an area which was once considered to be exclusionary and anti-regional planning.

When BACOG was formed, the prior Barrington Area Development Council was not disbanded. Rather, it received a new mission. It acts as the overall coordinating body for research and special studies, natural resource conservation and control of vulnerable sites.

An important step was to organize a nonprofit group, Citizens for Conservation, the purpose of which is to acquire and maintain open space land and to sponsor voluntary environmental programs. Among these is a successful area-wide recycling program for waste materials.

Discussions have also been underway for some time relative to the formation of a limited profit development corporation the purpose of which is to acquire vulnerable sites and control their ultimate development. Although certain commitments were made favoring this organization, the extent of financial resources have not yet reached the threshold required to initiate the desired activities.

Another program initiated by the BADC was establishment of an education curriculum in the nearby Harper College specifically oriented toward improving the capabilities of elected public officials, professional staffs, and lay members of civic organizations.

Finally, the BADC is currently initiating an extensive program of public information to advise area resi-

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dents of the many planning and community service activities that have been accomplished, are underway, and are under consideration by the BACOG and the BADC.

## The Lessons

The lessons learned in the Barrington area are similar in many respects to those learned in the plan for the Valleys and the Brandywine Plan. In the latter case, Anne Louise Strong concluded, "First, the early insistence that eminent domain was necessary to make the plan workable and fair seriously reduced the chances of its acceptance." The Barrington Plan differed from this in that it was not based on a preconceived solution or technique.

Strong recommends that four factors must exist for a proposal like the Brandywine Plan to be accepted.

First, sufficient time must be available to work out a program that is endorsed by a substantial number of residents. Two years was not long enough to do this in the Upper East Branch area. By contrast, the initial goal in the Barrington area was to establish a sound planning program on a continuing basis not subject to success or failure in a limited time. The program is now in its eighth year and still gaining momentum.

Second, proponents must be willing and able to proceed with experiments on a fairly small scale so that some of the novelty of the program can be dispelled. A very important advantage of the frequent meetings between the consultant and the various advisory committees in the Barrington area was a conscious evaluation of the capacity of public officials and residents to understand planning methods, alternative implementation techniques and to apply innovations.

Third, the objectives of the program should be modest, so as to allow more flexibility in working out a successful compromise of conflicting interests. There was no question about the boldness of the overall Barrington goal. However, the objectives of the program at any single point in time were of short or middle range, and most of them appeared to be attainable without major sacrifice or conflict. Equally as important, the various objectives were kept in balance so that the program was not dominated by special interests that could later become easy targets for public reaction.

Fourth, positive inducements must be available to balance restrictions perceived by residents. This is usually difficult to achieve, especially since restrictions might be imposed today whereas benefits may not occur or be perceived until much later. Two factors have led to success thus far in the Barrington area, however. One is a series of advantageously timed crises, i.e., intrusions from the outside. The second was financial assistance from other Barrington communities when one community could not by itself marshal the resources to handle the crisis.

There are many other lessons to be learned from the Barrington example:

1. An area-wide planning program, particularly an intergovernmental program, needs a common goal and preferably a common turf. In the case of Barrington, the initial goal was environmental, and despite the 50 units of government the area is readily identified by its residents and by outsiders. The single high school district was an important unifying element at the outset of the program.

2. As in most voluntary programs, success is dependent on a few dedicated and effective leaders. Though not without considerable support, it is doubtful that the program would have been as successful without the leadership of Frederick J. Voss and Cyril Wagner, who succeeded Voss as BACOG chairman in 1972.

3. The women are a talented and influential group.

4. Programs such as these are not inexpensive. Consultant fees over the seven-year period exceeded \$90,000. However, this is not excessive when compared with legal fees of \$10,000 or more for each major zoning case, or when compared with the annual BACOG budget of \$40,000.

5. The strategy of mutual support among governmental bodies at all levels, not just within the BACOG, is a major factor in success to date. BACOG executes its planning efforts to achieve and maintain the mutual support of county and regional agencies.

6. One cannot discount the impact of recent court decisions throughout the U.S. which deal with zoning, governmental organization, tax practices, etc. Having these things discussed by credible attorneys who are residents of the area is very powerful. The Barrington area chose to listen to and accommodate these legal trends rather than avoid them.

In conclusion, whether the Barrington area will actually achieve its ultimate goal of accommodating growth and maintaining its environment is yet to be determined. Currently, the study area is entirely surrounded by urbanization and within it are pending at least six large-scale developments containing over 7,000 housing units, which exceeds the existing supply. Some of these decisions lie beyond the sole jurisdiction of Barrington area communities. Whether it can accomplish its goals is not simply a test for the Barrington area, but for the State of Illinois and the nation. If sound urban development and environmental protection cannot be achieved with resources and efforts such as exist in this area, there will be little chance of success anywhere.

Further information on the details of the studies are contained in the following reports as referred to in the above article.

*Recommended Comprehensive Planning Policies for the Barrington, Illinois, Area (1971)*

*The Barrington, Illinois, Area, Phase 1: Background Analysis (1968)*

*The Barrington, Illinois, Area, Phase 2: Evaluation of Growth and Governmental Alternatives (1970)*

*The Barrington, Illinois, Area: A Cost-Revenue Analysis of Land-Use Alternatives*

<sup>1</sup> John C. Keene and Anne Louise Strong, "The Brandywine Plan," *Journal of the American Institute of Planners*, Volume XXXVI, No. 1, January, 1970.

<sup>2</sup> David A. Wallace and William C. McDonnell, "Diary of a Plan," *Journal of the American Institute of Planners*, Volume XXXVII, No. 1, January, 1971.

Barrington Illinois  
July 19, 1973

Police and Fire Commission  
Village of Barrington

Gentlemen:

Pursuant to Illinois Revised Statutes, Chap. 24, sec. 10-2.1-13, which states: "Notice of the time and place of every examination shall be given by publication at least 2 weeks preceeding...in a newspaper...except on promotional examinations notice may be waived in writing by all members..." we respectfully point out that the notice for the most recent examination was not by publication, nor was notice waived; therefore this examination is null and void.

Further,

Pursuant to Illinois Revised Statutes, Chap. 24, sec. 10-2.1-5, which states "...All these rules and changes shall be printed immediately... the board shall give notice (1) of the places where the rules may be obtained, and (2) of the date not less than 10 days subsequent to the time of publication, when the rules or changes therein shall go into operation..." we respectfully point out that the rules adopted for the most recent examination were not in effect and therefore the examination as conducted under proposed rules is null and void.

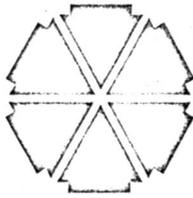
Please be advised that we the undersigned object to the lack of legal notice on proposed rules and on notice of the examination.

Accordingly, if within 30 days the Commission does not implement the necessary notice for a legal examination of all qualified applicants for sergeant in the Barrington Police Dept., and/or does not withdraw the presently posted improper list of eligibles for promotion we will take appropriate legal action.

Sincerely,

*Paul M. Sprenger*  
*Ken D. Duff*  
*Glenn Newman*  
*Chas. V. Smith*

cc: Hon. J. W. Breithwaite, Village Attorney, Counsel for Commission  
Hon. Fred J. Voss, President, Village of Barrington  
Chief Peter Grant, Barrington Police Dept.  
Honorable Trustees, Village of Barrington  
Hon. Dean Meiben, Manager, Barrington



BARRINGTON AREA COUNCIL OF GOVERNMENTS  
206 SOUTH HOUGH STREET/BARRINGTON, ILLINOIS 60010/(312) 381-7871

STATEMENT

July 11, 1973

1st Quarter Assessment  
Fiscal Year 1973-74

	Per Cent	Billing
✓Barrington	48.3	\$6,822.37
Barrington Hills	22.7	3,206.38
Deer Park	3.5	494.38
Inverness	9.6	1,356.00
North Barrington	7.6	1,073.50
South Barrington	4.2	593.25
Tower Lakes	4.1	579.12

Shown above is the 1st quarter assessment for the 1973-74 budget appropriation.

This assessment is 25% of our \$56,500 budget.

Please make checks payable to A. K. Pierson, Treasurer of B.A.C.O.G., and send to A. K. Pierson, 445 Tower Road, Barrington, Ill. 60010

Don Klein  
Executive Director  
B.A.C.O.G.

LK:fs

ASSESSMENT SCHEDULE \*

Village	Assessed Valuation	Percentage	Quarterly Assessment	Annual Assessment
S. Barrington	\$5,506,494	4.2	\$ 593.25	\$ 2,373.00
Tower Lakes	5,437,225	4.1	579.12	2,316.50
✓Barrington	63,482,985	48.3	6,822.37	27,289.50
Inverness	12,661,634	9.6	1,356.00	5,424.00
Deer Park	4,625,726	3.5	494.38	1,977.50
Barrington Hills	29,837,278	22.7	3,206.38	12,825.50
N. Barrington	9,942,073	7.6	1,073.50	4,294.00
Total	131,493,415	100%	14,125.00	\$56,500.00

\* The assessment schedule distributed at the June meeting was inadvertently figured on a budget figure of \$56,000. This schedule shows correct amounts based on the approved \$56,500 B.A.C.O.G. Budget.