

*Refer Kennedy & Trustees & Mills  
7 V.M.*

JOHN H. D. BLANKE  
*President*

LAWRENCE P. HARTLAUB  
*Chairman*

T. C. KITTERIDGE  
*Secretary*

## Plan Commission



### Members

JOHN R. WOOD  
DON C. SCHROEDER  
BURNELL WOLLAR  
ARNOLD H. SASE

## Village of Barrington

206 South Hough Street  
Barrington, Illinois

November 19, 1964.

President and Board of Trustees,  
Village of Barrington,  
Barrington, Illinois.

Gentlemen:

On Wednesday, November 4, 1964 the Barrington Plan Commission held a public hearing on the petition of R. Kennedy Development Co. and Milo Listhartke to annex to the Village approximately 224 acres lying North and South of Lake County Road, East of the Village limits. The petition also recommended that upon annexation (A) Parcel 1 and Parcel 2 in Cook County be zoned for Class R-6, One Family Dwelling, with 15,000 square feet of area and (B) Parcel 3 and Parcel 4 in Lake County be zoned for Class R-5, One Family Dwelling with 20,000 square feet of area.

After thoroughly considering all of the testimony presented at the hearing, the Plan Commission recommends that the annexation and zoning in the petition be granted.

The Plan Commission, however, recommends:

- (1) That if property is annexed to the Village, it also be annexed to the Barrington Park District before any lots be sold. *OK*
- (2) That a sidewalk be provided, by the developer, on the South side of County Line Road in front of his property. *OK*
- (3) That a walk-way be provided near Lots 15 and 16 of Unit 3 in order to provide access for children to enter the school grounds. *OK*
- (4) That Lots on the East edge of Units (1) and (2) in Lake County be enlarged by consolidation to provide a minimum of two-thirds acres each. This would be in line with the principals included in the Kincaid Plan for Development and we believe would be reasonable. *OK.*

*30,000 sq feet along east line.*

JOHN H. D. BLANKE  
President

LAWRENCE P. HARTLAUB  
Chairman

T. C. KITTREDGE  
Secretary

## Plan Commission



### Members

JOHN R. WOOD  
DON C. SCHROEDER  
BURNELL WOLLAM  
ARNOLD H. SASS

## Village of Barrington

206 South Hough Street  
Barrington, Illinois

- (5) That no lots be permitted to have direct access to County Line Road. Lots 57 and 58 in Unit 2 and Lots 114, 115 and 116 in Unit 3 may need rearranging. NO
- (6) That all roads, including access roads to Cul-De-Sacs be 66 feet wide. 5K

*Except 1 stub in Unit 1. NE Cul-De-Sacs.*

Sincerely,

*T. C. Kittredge*

BARRINGTON PLAN COMMISSION,

T. C. Kittredge, Secretary.

### Note:

Attorney Hoffman of the Kennedy Development Company advised us that the tentative plat submitted with the petition, included a small triangle of land that was in the process of being purchased by the petitioner. This piece, we understand has now been purchased and will be covered in a subsequent hearing. We view this as a technicality which will not affect our recommendation.

*Center street to be extended.*

RECEIVED 11/21/64

# EVERT KINCAID AND ASSOCIATES, INC. . . Consultants

CITY PLANNING • ZONING • URBAN RENEWAL • SUBDIVISION DESIGN • LANDSCAPE ARCHITECTURE  
22 WEST MADISON STREET CHICAGO, ILLINOIS 60602

PRINCIPALS

Wm. S. Lawrence  
Edmund B. Walker

November 20, 1964

Telephone Financial 6-2353  
Area Code 312

Associate Planners

Paul D. Kraman  
P. Arthur Myren  
Walter F. Bronkhorst

Mr. John H. D. Blanke, President  
Village of Barrington  
Village Hall  
206 South Hough Street  
Barrington, Illinois

Re: Kennedy Addition to Barrington

Dear Mr. Blanke:

In furtherance of your request, we have analyzed the proposed plan for the above subdivision and submit the following for your consideration:

- A. In order to properly analyze the street layout, we have taken the liberty of coloring the print submitted to indicate the high and low areas and the existing drainage pattern. The high areas are indicated in red and the low areas in blue. The drainage flow is indicated in blue lines with arrows indicating the direction of flow. The large blue area to the north is indicated on the U.S.G.S. maps as a marsh which extends considerably farther to the north and east and west. A small area in the northwest corner of Unit 3 is also indicated as a marsh. Also to be noted is the fact that these tracts receive water from and shed water onto adjacent land.
- B. Considering the fact that many requirements of the subdivision regulations have not been met in the delineation of the plan, it is presumed that this is a pre-preliminary plan subject to revision before the preliminary plan is prepared. Consequently only major items are reviewed.
- C. The street pattern is quite logical, generally following the dictates of the tract boundaries, the drainage pattern and the terrain. However, the location of some of the streets will create problems in grading and drainage, particularly to attain positive surface drainage which is very desirable. Also, soil borings should be made in the low areas to determine soil conditions and bearing qualities.

It is felt that there is an excess of streets creating a number of short blocks which entails excessive initial cost of construction and future maintenance by the Village.

In order to provide for a coordinated traffic pattern which will also minimize traffic on the Lake-Cook Road, consideration should be given to additional street extensions to the school site from Unit 3 to some public areas along the proposed lake from Units 1 and 2 and to undeveloped areas adjacent to the tract which may be developed in the future.

- D. In general, and considering the proposed improvements, the lot areas are quite ample. However, if the general plan adopted by the Village is to be followed, the lots in the easterly portion of the tract are somewhat smaller than required--especially in Unit 3 which abuts a large-lot subdivision to the east. However, since this subdivision is to be improved with water, storm and sanitary sewers, and paved streets with curb gutter which entails considerable cost, possibly precluding a development with larger lots, consideration should be given to a variation from the Village Plan. Considering the type of house proposed to be built, especially the width, it is suggested that a plan be developed with wider lots of less depth which will provide more space between houses and give a general appearance of openness.

*Done to extent possible*

It is also suggested that all lots abut a public, dedicated street and that, insofar as possible, no lots face upon Lake-Cook Road.

Considering building setback lines of 40 feet in Units 1 and 2 and 30 feet in Unit 3, some corner lots should be larger and insofar as practicable, all side lot lines be at right angles or radial to streets.

- E. Unless recreational facilities are provided on the school site, an area of approximately 3 acres should be dedicated for such use centrally located in Unit 3. A similar area should be dedicated along the south edge of the proposed lake, central to Units 1 and 2.
- E. Other items for consideration:
1. Borings in low areas to determine bearing capacity of soil for roads and houses, tennis and swimming pool.
  2. Some public areas along proposed lake.

3. Precautions relative to open ditch storm drainage--particularly since some of the adjacent land drains onto this tract. JK
4. Planting at entrance roads--should not obstruct view to or from Lake-Cook Road. JK
5. Maintenance and health precautions relative to proposed lake, especially since the marsh extends to the north, east and west. JK

It is quite possible that some of the above items have already been discussed and reviewed by the Village Board and the Plan Commission. We hope the above will help to clarify any questions. Should you desire further discussion or clarification, either Mr. Lawrence or I will be happy to meet with any designated Village officials for this purpose.

Respectfully submitted,

EVERT KINCAID AND ASSOCIATES, INC.

*Edmund B. Walker*

EBW/pet

Edmund B. Walker

P.S.--Two additional copies of this report are enclosed for your disposition.

*1 copy to Plan Commission  
Jointly Plan to  
11/2/64*

# EVERT KINCAID AND ASSOCIATES, INC. . . Consultants

CITY PLANNING • ZONING • URBAN RENEWAL • SUBDIVISION DESIGN • LANDSCAPE ARCHITECTURE

22 WEST MADISON STREET

CHICAGO, ILLINOIS 60602

Telephone MAcadial 6-2363

Area Code 312

PRINCIPALS

Wm. S. Lawrence  
Edward S. Walker

November 20, 1964

Associate Planners

Paul D. Krasson  
P. Arthur Myron  
Walter F. Bronshorst

Mr. John H. D. Blanke, President  
Village of Barrington  
Village Hall  
206 South Hough Street  
Barrington, Illinois

Re: Kennedy Addition to Barrington

Dear Mr. Blanke:

In furtherance of your request, we have analyzed the proposed plan for the above subdivision and submit the following for your consideration:

- A. In order to properly analyze the street layout, we have taken the liberty of coloring the print submitted to indicate the high and low areas and the existing drainage pattern. The high areas are indicated in red and the low areas in blue. The drainage flow is indicated in blue lines with arrows indicating the direction of flow. The large blue area to the north is indicated on the U.S.G.S. maps as a marsh which extends considerably farther to the north and east and west. A small area in the northwest corner of Unit 3 is also indicated as a marsh. Also to be noted is the fact that these tracts receive water from and shed water onto adjacent land.
- B. Considering the fact that many requirements of the subdivision regulations have not been met in the delineation of the plan, it is presumed that this is a pre-preliminary plan subject to revision before the preliminary plan is prepared. Consequently only major items are reviewed.
- C. The street pattern is quite logical, generally following the dictates of the tract boundaries, the drainage pattern and the terrain. However, the location of some of the streets will create problems in grading and drainage, particularly to attain positive surface drainage which is very desirable. Also, soil borings should be made in the low areas to determine soil conditions and bearing qualities.

It is felt that there is an excess of streets creating a number of short blocks which entails excessive initial cost of construction and future maintenance by the Village.

In order to provide for a coordinated traffic pattern which will also minimize traffic on the Lake-Cook Road, consideration should be given to additional street extensions to the school site from Unit 3 to some public areas along the proposed lake from Units 1 and 2 and to undeveloped areas adjacent to the tract which may be developed in the future.

- D. In general, and considering the proposed improvements, the lot areas are quite ample. However, if the general plan adopted by the Village is to be followed, the lots in the easterly portion of the tract are somewhat smaller than required--especially in Unit 3 which abuts a large-lot subdivision to the east. However, since this subdivision is to be improved with water, storm and sanitary sewers, and paved streets with curb gutter which entails considerable cost, possibly precluding a development with larger lots, consideration should be given to a variation from the Village Plan. Considering the type of house proposed to be built, especially the width, it is suggested that a plan be developed with wider lots of less depth which will provide more space between houses and give a general appearance of openness.

It is also suggested that all lots abut a public, dedicated street and that, insofar as possible, no lots face upon Lake-Cook Road.

Considering building setback lines of 40 feet in Units 1 and 2 and 30 feet in Unit 3, some corner lots should be larger and insofar as practicable, all side lot lines be at right angles or radial to streets.

- E. Unless recreational facilities are provided on the school site, an area of approximately 3 acres should be dedicated for such use centrally located in Unit 3. A similar area should be dedicated along the south edge of the proposed lake, central to Units 1 and 2.
- E. Other items for consideration:
1. Borings in low areas to determine bearing capacity of soil for roads and houses, tennis and swimming pool.
  2. Some public areas along proposed lake.

*(private only)*

3. Precautions relative to open ditch storm drainage--particularly since some of the adjacent land drains onto this tract.
4. Planting at entrance roads--should not obstruct view to or from Lake-Cook Road.
5. Maintenance and health precautions relative to proposed lake, especially since the marsh extends to the north, east and west.

It is quite possible that some of the above items have already been discussed and reviewed by the Village Board and the Plan Commission. We hope the above will help to clarify any questions. Should you desire further discussion or clarification, either Mr. Lawrence or I will be happy to meet with any designated Village officials for this purpose.

Respectfully submitted,

EVERT KINCAID AND ASSOCIATES, INC.

*Edmund B. Walker*

Edmund B. Walker

EBW/pet

P.S.--Two additional copies of this report are enclosed for your disposition.

*1 copy to Plan Commission  
Jointly Plan to  
11/24/64*



C O P Y

October 12, 1964

President & Board of Trustees  
Village of Barrington  
Barrington, Illinois

Gentlemen:

We are presenting this evening for your consideration a petition for annexation, a request for zoning and a tentative plat of subdivision. It is our desire to develop the property into single family homesites within the village of Barrington improved with village sanitary sewer and water, storm sewers and paved streets with curb and gutter.

On the south side of Main Street, shown as Unit 3 on our tentative plat, we plan 116 sites with a minimum area of 15,000 sq. ft. and lot widths of approximately 100 ft. plus. Many of the lots in this area will range up to 20,000 sq. ft. and more. The average lot size in unit 3 will be 19,600 sq. ft.

North of Main Street and west of Flint Creek in unit 2, we plan 133 lots with a minimum area of 20,000 sq. ft. with some lots ranging up to 30,000 sq. ft. and generally with a street frontage in excess of 100 ft. The average lot size in unit 1 will be 22,900. Unit 2 north of Main Street and east of Flint Creek will be similar in character but with slightly larger lots. The average lot size in unit 2 will be 24,000 sq. ft.

North of Main Street near the northern end of the subdivision is an area of quite deep peat. It is our intention to remove the peat and create a lake. The area of this lake would be about 21 acres. It is presently intended that the lake area will be owned and maintained by a home owner's association. It is our hope that the lake will be suitable for recreation such as boating, fishing and ice skating in the winter.

We plan to construct entranceways to the subdivision with a landscaped area. It is our plan to provide that these will be maintained by a home owner's association. It is further intended

XERO  
COPY

XERO  
COPY

XERO  
COPY

XERO  
COPY

that such home owner's association will be responsible for the maintenance of Flint Creek and for the enforcement of some restriction concerning the dumping of any kind of debris into Flint Creek by abutting property owners.

In the extreme northwest corner of the subdivision we have reserved an area of about 6 acres to be used as a private tennis and swimming club by the homeowners in the subdivision. In our present thinking, we envision something like a country club without a golf course.

We are looking forward with pleasure to working in Barrington and hope that our work will result in a worthwhile contribution to the residential development of the village.

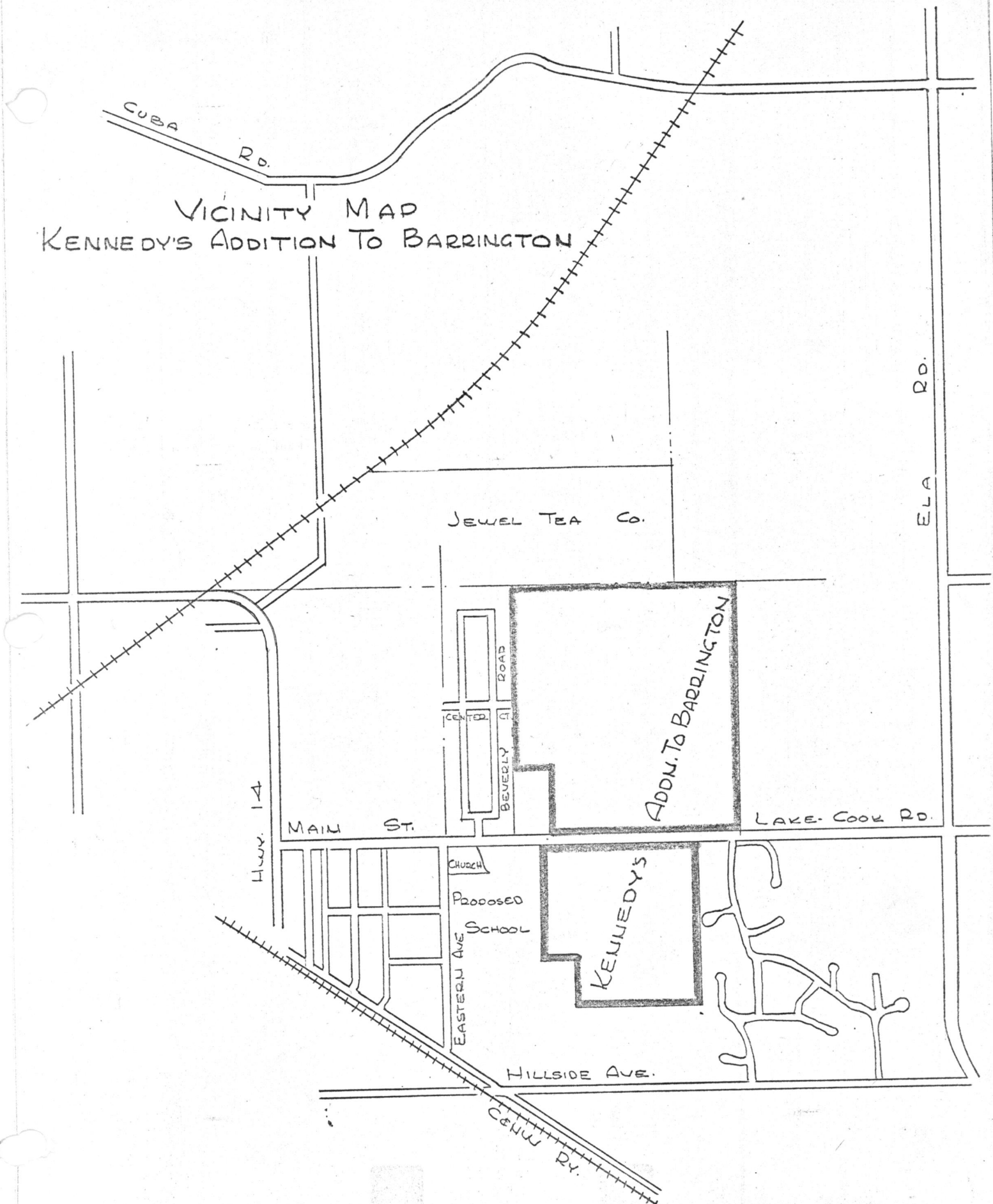
Yours truly,

KENNEDY DEVELOPMENT COMPANY

*Robert J. Kennedy*  
Robert J. Kennedy  
President

RJK/eh

VICINITY MAP  
KENNEDY'S ADDITION TO BARRINGTON



XERO COPY

XERO COPY

XERO COPY

XERO COPY

M E M O R A N D U M

Enclosed is a computation showing the relationship of home values, number of homes and school taxes for the elementary district. No. 4.

J. WILLIAM BRAITHWAITE

JWB/mlb

11/9/64

MEMORANDUM

RE: VALENTI

November 7, 1960

Summary of Background

1. Valenti's petition for rezoning and annexation was filed in the late Spring of 1960. This asked for 314 homes.
2. The public hearing before the Plan Commission was attended by an overflow crowd, with many unable to gain admittance. The Chairman adjourned the hearing promptly at 10:00 P.M., although many persons still desire to be heard.
3. Petitions were presented to the Plan Commission signed by 426 citizens; 417 opposed the annexation and only 9 favored it.
4. The Plan Commission recommended annexation if the density were cut to 278 homes and lot sizes were increased.
5. The Village Board, at the subdivider's request, agreed to 301 lots, or 23 more than the Plan Commission recommended.
6. Under existing County zoning, we estimate that 150 to 160 homes could be built; those promoting the annexation say this figure is 177. In any cases, Valenti wants to nearly double the density now allowed.
7. Between Valenti's land and the present Village limits lie 80 acres, now zoned for 1 home per acre (see attached map). If Valenti is allowed to break existing zoning on his own land, the zoning of this 80 acre piece also will fall and another 200 to 250 homes could be added to our Village. Thus the effect of Valenti's annexation could be 500 to 550 homes.
8. Valenti would add about 1,200 people to our Village; over a 21% population jump. Valenti and the 80 acre tract will increase the Village population by 35% to 40%.
9. Suggestions made to Village Board that the school authorities be consulted as to the impact of the subdivision have been ignored. 70% of your real estate and personal property taxes go to the schools.
10. On his borders, next to 2 acre zoning, Valenti proposes 2 and 3 houses per acre. This will lead to a general deterioration of zoning for hundreds of vacant acres. Without Valenti, this land must be developed on a multi-acre basis.
11. Valenti's subdivision may force us to build a sewer treatment plant addition - cost, \$250,000 to \$300.00.

R E F E R E N D U M

The importance of the issues raised by a massive annexation is so great that the State Statutes provide for a referendum for most, if not all, annexations. The Village Board, hiding behind a technical interpretation they have placed on the State Law, has voted 4 to 3 against a referendum. Trustees Blanke, Capulli and Joswick favor letting the voters decide the issue. If the Trustees again refuse to allow the people to vote, the matter will be tested in the Courts. It is hoped that the Village Board will reconsider its earlier position and avoid a lengthy court fight.

THE REAL QUESTION IS:

SHOULD THE VILLAGE BOARD (7 men) DEPRIVE THE 5600 CITIZENS OF OUR VILLAGE OF THE RIGHT TO EXPRESS THEMSELVES. THIS ANNEXATION WOULD PERMANENTLY CHANGE THE CHARACTER OF BARRINGTON.

RELATIONSHIP ON HOME VALUES, NUMBER OF HOMES, AND SCHOOL TAXES, ELEM. DIST. NO. 4 (NOTE: THESE STATISTICS DO NOT INCLUDE HIGH SCHOOL DIST. NO. 224.)

- A. Approximate cost of education to Elementary District taxpayers (excluding reimbursement from State), per pupil \$580.00
- B. Elementary District tax rate per \$10,000 of assessed valuation (education, building maintenance, transportation and retirement funds - - excluding bond and interest payments for new buildings) \$155.00

| Assumed assessed valuation per house and lot (50% of actual value) | Revenue to Elem. Dist. @ \$155 per \$10,000 Assessed Valuation | Cost, One House*  |                    |
|--|--|-------------------|--------------------|
|  |  | 1 pupil per house | 2 pupils per house |
| 1. \$12,000  |  |                   |                    |
| a) per year  | \$ 186.00  | \$ 394.00         | \$ 974.00          |
| b) 10 years  | 1,860.00   | 3,940.00          | 9,740.00           |
| 2. \$15,000  |  |                   |                    |
| a) per year  | 232.00   | 348.00            | 928.00             |
| b) 10 years  | 2,320.00   | 3,480.00          | 9,280.00           |
| 3. \$20,000  |  |                   |                    |
| a) per year  | 310.00   | 270.00            | 850.00             |
| b) 10 years  | 3,100.00   | 2,700.00          | 8,500.00           |
| 4. \$25,000  |  |                   |                    |
| a) per year  | 387.00   | 193.00            | 773.00             |
| b) 10 years  | 3,870.00   | 1,930.00          | 7,730.00           |

\*Net cost, or loss, to Elementary District taxpayers; secured by deducting revenue produced by houses from total cost at \$580 per pupil.

| <u>Cost, 200 Houses*</u>           |                                     | <u>Cost, 250 Houses*</u>           |                                     | <u>Cost 300 Houses*</u>            |                                     |
|------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|
| <u>1 pupil</u><br><u>per house</u> | <u>2 pupils</u><br><u>per house</u> | <u>1 pupil</u><br><u>per house</u> | <u>2 pupils</u><br><u>per house</u> | <u>1 pupil</u><br><u>per house</u> | <u>2 pupils</u><br><u>per house</u> |
| \$ 78,800.00                       | \$ 194,800.00                       | \$ 98,500.00                       | \$ 243,500.00                       | \$ 118,200.00                      | \$ 292,200.00                       |
| 788,000.00                         | 1,948,000.00                        | 985,000.00                         | 2,435,000.00                        | 1,182,000.00                       | 2,922,000.00                        |
| 69,600.00                          | 185,600.00                          | 88,000.00                          | 232,000.00                          | 104,400.00                         | 278,400.00                          |
| 696,000.00                         | 1,856,000.00                        | 880,000.00                         | 2,320,000.00                        | 1,044,000.00                       | 2,784,000.00                        |
| 54,000.00                          | 170,000.00                          | 72,500.00                          | 212,500.00                          | 81,000.00                          | 255,000.00                          |
| 540,000.00                         | 1,700,000.00                        | 725,000.00                         | 2,125,000.00                        | 810,000.00                         | 2,550,000.00                        |
| 38,600.00                          | 154,600.00                          | 48,250.00                          | 154,600.00                          | 57,900.00                          | 231,900.00                          |
| 386,000.00                         | 1,546,000.00                        | 482,500.00                         | 1,546,000.00                        | 579,000.00                         | 2,319,000.00                        |