

AGENDA MEMORANDUM
Village of Barrington, Illinois
Meeting of August 26, 1974 at 8:00 P. M.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE PUBLIC MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARRINGTON, ILLINOIS ON AUGUST 12, 1974.

Copies of the minutes are attached.

4. PRESIDENT'S REPORT:

- a) CONSIDERATION OF A REQUEST TO INCREASE THE NUMBER OF PACKAGE STORE LICENSES BY (1) ONE.

5. MANAGER'S REPORT:

- a) Village Hall will be closed for the Labor Day week-end.
- b) Report on the C.T.A. application for a grant to construct a new transit system to O'Hare Airport.
- c) Report on Ordinance Amendment for Traffic Control.

The present code in Sec. 14-116 states the types of things that curb marking can be made for, but fails to identify curb marking as a means of waiting. Sec. 14-118 only indicates signs to be placed and should be amended to read curb marking as well. Curb marking is an accepted practice of indicating "NO PARKING" when marking is not allowed at any time.

The use of curb marking will make the use of many unsightly signs unnecessary.

- d) Treasurer's Report for July, 1974 is attached as are the Service Desk and Utility Reports for July, 1974.
- e) Report of the Traffic Safety Coordinating Committee on Eastern Avenue-Main Street.

A copy of the report is attached.

6. ORDINANCES AND RESOLUTIONS:

- a) CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND CREATING A SPECIAL USE IN A B-1 ZONING DISTRICT FOR 3.84 ACRES ON BARRINGTON ROAD.

(over)

6. ORDINANCES AND RESOLUTIONS, (continued)

The Board approved this action in principle at the last meeting and ask to have the ordinance prepared to accomplish the normal requirements for a PUD and to insure that use was limited to those proposed.

b) CONSIDERATION OF AN ORDINANCE TO LEVY PROPERTY TAX FOR FISCAL YEAR 1974-75.

This ordinance is to levy taxes which will be collected beginning in March of 1975. A comparison of this year's levy by fund is made with past years. It indicates that this year's levy is comparable with those of past years.

No major increase in taxes is requested. We continue to levy taxes for sidewalk improvements for the Village Center and eventually other places. That levy is expected to produce \$30,000 in a special construction fund and \$30,000 in a public benefit fund. We expect to begin this program next spring along with Village Center beautification and relocation of the railroad station.

c) CONSIDERATION OF AN ORDINANCE GRANTING A SIGN VARIANCE FOR A GROUND SIGN AT TECHNICAL PUBLISHING COMPANY.

Petition for the variance was made in 1973 and approved in principle by the Board after a favorable recommendation by the Board of Zoning Appeals. The ordinance was held for passage until such time as the sign became an actual non-conforming use because under the ordinance all present variations are to be reconsidered with other non-conforming uses. This sign will be illegal on October 1st and this variation should not be effective until that date.

d) CONSIDERATION OF AN ORDINANCE CERTIFYING RECEIPT OF OBJECTIONS TO THE SPECIAL TAX DISTRICT.

To date, owners of four properties have written objections.

7. NEW BUSINESS:

a) CONSIDERATION OF A RECOMMENDATION OF THE ZONING BOARD OF APPEALS FOR A VARIANCE FROM THE 35-FOOT SETBACK PARKING REQUIREMENT ON HIGHWAY 14. (14 and Hough - Tucker, Docket No. ZBA 4-74 N-18.

7. NEW BUSINESS, (continued)

a) (continued)

A copy of the ZBA recommendation and transcript of hearing is attached. An ordinance has been prepared at the request of the Manager to expedite this action if the Board is inclined to accept the ZBA recommendation.

b) CONSIDERATION OF A RECOMMENDATION OF THE ZONING BOARD OF APPEALS FOR A VARIANCE FROM THE 35-FOOT SETBACK REQUIREMENT OF HIGHWAY 14. (ZBA 6-74 N-6) Stonegate Center.

Copies of the Zoning Board of Appeals recommendations and transcript of hearings are attached. The requirement for plan approval by the Village Manager should be required as an acceptable plan has not been formulated.

An ordinance has been prepared if the Board feels that action in conformance with the ZBA recommendation and staff recommendation is appropriate.

c) CONSIDERATION OF A ZONING BOARD OF APPEALS RECOMMENDATION ON A PETITION FOR A REAR YARD SETBACK VARIATION.

Copies of the recommendation of the Zoning Board of Appeals and the transcript of hearings are attached and an ordinance has been prepared for your consideration if you act to sustain the ZBA recommendation.

d) APPROVAL OF A CONTRACT WITH MURRAY AND TRETTLER FOR SNOW, ICE, RAINFALL AND CRITICAL STORM WARNING FORECASTING.

The staff has reviewed the performance of Murray & Trettle over the past two years and find that the service offered has improved our ability to schedule crews, to prepare for major storms and to adequately warn the public in the event of danger. The services reduced overtime and other costs in an amount equal to or greater than the amount of the contract.

We therefore recommend that the contract be approved.

7. NEW BUSINESS, (continued)

- e) REQUEST FROM THE BARRINGTON AREA UNITED DRIVE TO HAVE TO RULES APPEALING TO SOLICITING AND FEES WAIVED AND FOR PERMISSION TO PLACE THEIR PROGRESS MARKER ON THE FLAG POLE ON COOK AND MAIN.

This request has been granted in past years. Efforts of the drive have, in past years, met their goals. The uses of proceeds from the drive will be available at the Board meeting.

- f) REQUEST OF THE BARRINGTON KIWANIS TO SELL PEANUTS IN THE STREET ON SEPTEMBER 27, 1974.

Permission should be granted, contingent upon the approval of a location plan by the Chief of Police and that all participants should be submitted to the Chief.

Office of the Village Manager
D. H. Maiben

STENOGRAPHIC REPORT of the proceedings had at a public hearing held before the Plan Commission of the Village of Barrington in the Middle School on Wednesday, August 21, 1974.

PRESENT:

Mr. Lawrence Hartlaub, Chairman
Mr. Stanley Koenig
Mr. Robert Lindrooth
Mr. Robert Miller
Mr. Burnell Wollar

Mr. Hartlaub called the meeting to order at 8:25 P.M. in a public meeting of the Plan Commission continued from August 7, 1974 on presentation of petitioners, LaSalle National Bank as Trustee and L. Draper and FWB Building Corporation, requests annexation to the Village of Barrington and approval of a Special Use-Residential Planned Development on property approximately 380 acres lying on the south-west corner of Cuba and Ela Roads.

Mr. Hartlaub read a letter from Mr. Rieke of the Barrington Home Owners Association dated August 30, 1974 (attached) stating the directors of the Association had a presentation by Mr. Millin and the Association's concerns.

Mr. S. Hallett, President of the Board of Education, read a letter dated August 19, 1974 (attached) stating opposition to that segment of the proposal which seeks to petition the Barrington Community Unit School District #220 to annex that portion of the subject project currently within the boundaries of the Lake Zurich School District #95. The #220 Unit School Board is neither desirous or interested in expanding the present limits of its district borders.

Mr. Horkavi, President of the Wyngate Home Owners Association, read a letter dated August 21, 1974 (attached) stating the property should be limited to single family houses and to one house per acre and the reduction of the 15 acre commercial and office site to no more than a small, convenience shopping center.

Mr. Bob Bailey, Fox Point, asked if in Phase I the townhouses would be developed first.

Mr. Millin replied two-thirds would be single family and one-third would be townhouses.

Mr. Mike Costillia asked if any communications have been received from the Village of Deer Park.

Mr. Marvin Glink, attorney, replied he has a letter from the Village of Deer Park stating he should contact their attorney who is presently on vacation.

Mr. Dave Bride asks will there be a connection left going into Deer Park.

Mr. Hartlaub stated if the proposal received favorable approval from the Village of Barrington there would be a connection with the Village of Deer Park.

Mr. Dick Green asks what guidelines is the Plan Commission using for the property.

Mr. Hartlaub replies the Comprehensive Plan for the Village of Barrington, Neighborhood #12.

Mr. J. Perille suggests the proposed plan is not in keeping with the BACOG Comprehensive Plan.

Mr. Hartlaub replies he does not remember BACOG making any recommendations about any definite type houses.

Mr. Perille says his consultant will be ready to give his opinion of the highest and best use of the property at the next meeting. He says the developer has shown nothing about the kind of construction of the houses. He would like to know the stockholders.

Mr. Hartlaub states he has sufficient confidence in the builder.

Mr. Hartlaub says there are other guidelines used which include studies with school district policies, fire and police regulations, park district regulations and other facilities of the Village that might be affected by the Village.

Mr. Pierce White does not understand the R-10 zoning.

Mr. Hartlaub replies R-10 zoning is required for common wall buildings. The builder must build what the proposal states.

Mr. Perille asks why the sewerage plan was changed from the original 36" sewer.

Mr. Millin answers the Village advised him to do so. The builder would pay the prorated costs.

Mr. J. Perille was sworn in.

Mr. Millin says page 8 of the staff recommendation should answer Mr. Perille's question.

Mr. D. Brock asks if any study has been made on the Cuba Marsh and if wild life will be kept around.

Mr. Hartlaub states he has not been concerned about wild life previously.

Mr. T. Perille, biology major, says no ecology is being preserved in the proposal.

Ms. L. Johnson asks if there is a Village requirement for an environmental impact study.

Mr. Hartlaub says he is not aware of any environmental impact study for this proposal.

Mr. Wollar asks Mr. Hallett if he is in agreement with the Barrington Comprehensive Plan.

Mr. Hallett replies he will consider the differences between BACOG and the Barrington Comprehensive Plan.

Mr. Koenig asks for a copy of the School District #220 Report.

Mr. Millin gives him a copy.

Mr. Hartlaub asks if the School Board is in opposition to the development.

Mr. Hallett answers the School Board is in opposition to developments that are in excess of the Comprehensive Plan.

Mr. Lindrooth moved and Mr. Miller seconded the following motion:

This hearing be continued on October 2, 1974 at 8:00 P.M. in the Public

Safety Building providing it's available, otherwise in the Middle School.

5 AYES - Messrs. Hartlaub, Koenig, Lindrooth, Miller and Wollar.

0 NAYES.

Meeting adjourned at 10:10 P.M.

BARRINGTON HOME OWNERS ASSOCIATION, INC.

BARRINGTON, ILLINOIS

August 30, 1974

Mr. Larry Hartlaub, Chairman
Plan Commission
Village of Barrington
Village Hall
Barrington, Illinois 60010

Dear Chairman:

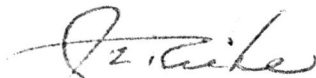
On Monday evening, August 19, the directors of the Barrington Homeowners Association had a presentation by Mr. Doug Millin of the proposed annexation and planned unit development of the area known as the Brandel property north of Fox Point.

Because of the magnitude of the project, the directors do not feel prepared at this time to make a recommendation. There were many concerns discussed. Among them were:

1. Is it desirable to have townhouses in a countryside area, and does this set a precedent for future developments?
2. Is it to the best interest of the community to have a shopping center located at the intersection of Cuba & Ela Roads?
3. What is the economic impact on the community and the schools?
4. Are the existing roads capable of handling an additional population of up to 2,700 people?
5. Would it be possible to develop the land as zoned in one acre units, or do the recent changes made by the EPA make this prohibitive?

We know some information is currently available, and other information will be forthcoming. Therefore, a study group composed of six directors, with Harold Brown as chairman, has been appointed to make an in-depth review of the proposal and report back to the board with their findings and recommendations. We have also encouraged all directors to attend the next two plan commission meetings.

Respectfully,



Jack L. Rieke
President

JLR:mjr

BARRINGTON COMMUNITY SCHOOLS

UNIT DISTRICT 220

ADMINISTRATIVE OFFICES 310 JAMES STREET BARRINGTON, ILLINOIS 60010 312/381-6300

August 19, 1974

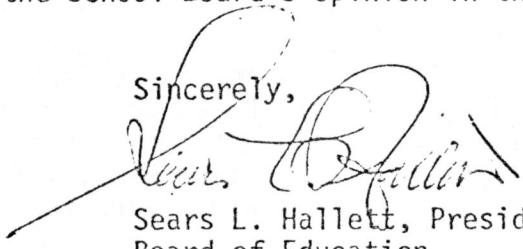
Barrington Village
Planning Commission
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

Attached you will find the response of the Barrington Board of Education to the Brandel-Draper development as presently proposed.

Thank you for soliciting the school board's opinion in this matter.

Sincerely,



Sears L. Hallett, President
Board of Education

SLH/bf

BARRINGTON COMMUNITY SCHOOLS

UNIT DISTRICT 220

ADMINISTRATIVE OFFICES 310 JAMES STREET BARRINGTON, ILLINOIS 60010 312/381-6300

August 19, 1974

Barrington Village
Planning Commission
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

During the past several years the various governmental units in the greater Barrington area have been cooperating thru BACOG to develop and execute a planned and orderly growth pattern for the greater Barrington Community. Within the framework of this plan, due consideration is given to appropriate population density per acre for the various undeveloped areas, school population growth that would not be explosive, recognition of the necessary ecological factors and restricted areas for commercial development.

The Board of the Barrington Community Unit School District #220 supports the essential elements of the BACOG Comprehensive Plan for the controlled growth and development of the greater Barrington Community with particular reference to its maximum population density requirements in large undeveloped areas which thus avoids large increases in school population in short periods of time.

Currently there is a petition, called the Brandel-Draper proposal before the Barrington Village Planning Commission, which seeks annexation of approximately 381.5 acres East of Fox Point to the Village of Barrington and a rezoning of the subject property to R-10 multi-family use. The proponents indicate that such rezoning would provide housing for more than 2,500 persons. This would indicate a population density of nearly twice that recommended by the BACOG plan if the entire area is considered or more than twice that recommended by the BACOG plan if the buildable area is considered.

The developer's proposal, if adopted as is according to the developer, would generate approximately 845 children of school age, of which about half would be within the #220 Community Unit School District. While the developer presented statistics about the age levels of children, enrollment trends of the past decade show that additional housing in Barrington creates clusters of additional pupils in the 4th thru the 12th grade levels of our schools, rather than causing even distributions of additional pupils in all the grades. Two of the schools which would logically be in the

attendance area of this proposed development, the Lines School and the Middle School, are currently at capacity or over. To accommodate the increase in school population indicated, would of necessity force the #220 School District to construct a new school building, or construct additions to the present Lines and Middle Schools or to redefine the attendance areas in all the schools in the district, which would result in a massive relocation of school pupils. This latter course of action would create many community problems and opposition as well as greatly increased transportation costs at public expense.

While the developer indicates that the project will require six years for completion, it should be noted that the bulk of the housing to be erected in the first three years, as currently planned, will be in the #220 Community Unit School District.

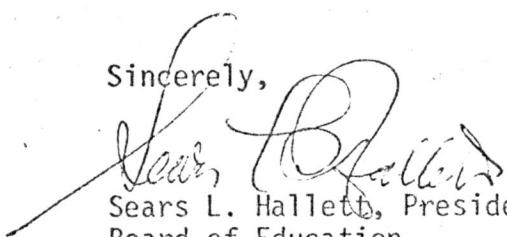
The developer's economic presentation would indicate that there is a financial profit to the two school districts involved. This is impossible under the limit of per pupil expenditures permitted by state statute as contained in the current school state aid formula. Furthermore, the developer is using 1972 base data for assessments, tax rates, per pupil state aid and education costs. The 1973 data, proper application of the state aid formula and inclusion of the effect of recent legislation regarding assessment practices for school districts in multiple counties would change the conclusions in the report.

However, the report is silent on the most important financial consideration-- the cost of erecting a new school building (\$750,000 to \$1,000,000) or constructing additions to the present buildings to accommodate the proposed increased school population. In addition to such building construction costs are the concurrent extra costs of maintenance, administration and duplicate facilities. No mention was made in the report for the construction of sidewalks along Ela and Lake-Cook Roads to provide non-hazardous access to the schools along these high speed, heavy traffic roads.

For these major reasons the Board of the Barrington Community Unit School District #220 by resolution wishes to be recorded in opposition to the current Brandel-Draper proposal, since it is not in accord with the BACOG Comprehensive Plan for this area and it would subject the #220 Unit School District to explosive pupil growth requiring substantial expenditure of funds for pupil housing and school operations not covered by increased tax revenue.

Furthermore, the Board of the Barrington Community Unit School District #220 by resolution wishes to be recorded in opposition to that segment of the Brandel-Draper proposal which seeks to petition the Barrington Community Unit School District #220 to annex that portion of the subject project currently within the boundaries of the Lake Zurich School District #95. The #220 Unit School Board is neither desirous or interested in expanding the present limits of its district borders.

Sincerely,


Sears L. Hallett, President
Board of Education

WYNGATE

HOME OWNERS ASSOCIATION

214 Bellingham Rd. Barrington, Illinois 60010

August 21, 1974

Chairman and Members of Plan Commission
Village of Barrington
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

An important decision will soon be made by the Plan Commission that can have the far reaching effect of changing, irreversibly, the very character of the Barrington area.

As guardians charged to employ the highest and best use philosophy in land development, you are urged to methodically and thoroughly digest all the facts concerning the Brandel-Draper development, and to probe deep into the impact on the future of Barrington a development such as the Brandel-Draper proposal could have.

The Wyngate Home Owners Association is concerned that an exception in zoning, to allow R-10 Multiple Family Housing, granted to the Brandel-Draper group, could lead not only to a serious overtaxing of facilities such as sewers, water supply, roads, and schools, but to the exploitation of many of the open areas around Barrington.

Prompted by this concern, the Wyngate Home Owners Association's position concerning the Brandel-Draper property is that it be limited to single family houses and to one house per acre. We further urge the reduction of the 15 acre commercial and office site to no more than a small, convenience shopping center.

The future character of Barrington is largely your responsibility. We wish you the wisdom to make the correct decision so that the highest and best use also includes present citizens.

Very truly yours,

Francis J. Horkavi

Francis J. Horkavi
President
Wyngate Home Owners Association

FJH/hs

STENOGRAPHIC REPORT of the proceedings had at a public hearing held before the Plan Commission of the Village of Barrington in the Public Safety Building on Wednesday, August 7, 1974.

PRESENT:

Mr. Lawrence Hartlaub, Chairman
 Mr. Stanley Koenig
 Mr. Robert Lindrooth
 Mr. Robert Miller
 Mr. Burnell Wollar
 Mr. Robert Woodsome

Mr. Hartlaub called the meeting to order at 8:05 P.M. in a public meeting of the Plan Commission continued from June 19, 1974 on presentation of petitioners, LaSalle National Bank as Trustee and L. Draper and PWB Building Corporation, requests annexation to the Village of Barrington and approval of a Special Use-Residential Planned Development on property approximately 380 acres lying on the south-west corner of Cuba and Ela Roads.

Mr. Marvin Glink, attorney, and all witnesses were sworn in. Mr. Glink presented a brief outline of what has taken place. Subject property is 381.55 total acres. R-10 is being requested for single family units with up to six buildings together. There are two legal problems. One, a portion of the property is in the Village of Deer Park and two, there are two school districts approximately midway.

Mr. Lou Draper, developer, explains the surrounding areas to the subject property. There will be 685 units (20,000 sq. ft.) and 915 units (15,000 sq. ft.). \$15,000 per acre was his cost of the land. There will be two and three-bedroom town-houses ranging between two units and a cluster of six.

The following are exhibits presented at the hearing.

- Exhibit #1 - Aerial photo
- 2 - Large aerial photo
- 3 - Land use
- 4 - Analysis of number of units
- 5 - Maximum number of dwelling units permitted (attached)
- 6 - Excerpts from Ordinance 1154 (attached)
- 7 - Phasing diagram
- 8 - Sewer and water study
- 9 - 1970 infra red photo of soil analysis
- 10 - Original drawing on soils
- 11 - Soil drawing after the new April Ordinance
- 12 - Soil boring report
- 13 - Traffic study - 1972
- 14 - Economic study (J. Marling)
- 15 - Survey
- 16 - Chicago title 3405A8

Mr. Doug Millin explains the phases of land use development, sewerage from 21" stub sewer, drawing showing soil analysis by aerial photograph, soil overlay types (79 borings made), and reviews soil boring reports and traffic study report.

Mr. Jules Marling presents a tax and school study of school districts 95 and 220. Total market value of the development is \$46 million. Total population would be 2,634 and total school children would be 845. He states the development will pay its own way.

Mr. Hartlaub reads the following letters at the hearing:

1. 6-7-74, from North Barrington Association of Cuba Township. They feel there should be no more than one unit per acre.
2. 6-7-74, from North Barrington Association to BACOG. They feel the density is too high, there should be no more than 400 single family units, the commercial center should be eliminated, and they support the BACOG mini plan of no more than one unit per acre single family dwelling.
3. 6-12-74, from Village of North Barrington to the Plan Commission. They feel the proposed uses are considered incompatible and the Draper planned development be scrutinized for proper density.
4. 6-18-74, from Fox Point Homeowners Association to the Plan Commission. They request the Plan Commission to alter plan to no more than 400 single family units.
5. 3-27-73, from Draper and Associates to the President and Board of Trustees. Do not plan on proceeding with proposals to develop the property on a multiple family or townhouse basis.

Mr. Robert Campbell, represents school district, asks for Impact Study on Schools.

Mr. George Foreman, president of Fox Point Homeowners Association, states that subject development in its present form would not be in good interest in the Barrington area. (letter attached)

Mr. P. J. Perille on behalf of Fox Point reads a statement (copy attached) that the density should be no greater than single family dwelling of R-5 and gives eleven reasons why the petition for annexation should be denied.

Mr. C. R. Anderson reads an article that the best and highest use of property is not to develop it at all. Any annexations of 50 acres or more should be approved by a referendum.

Mr. Blanke feels the development would overload the sewer system.

Mr. Ladensky feels the tax revenue would be heavy the first three or four years.

Mr. Marling replies he doesn't feel this is true.

Mr. T. Herr asks for a copy of the proposal and exhibits.

Mr. F. Horkavy says he will have a prepared statement for the next meeting.

Mr. J. Perille doesn't feel he could be ready for the next hearing in two weeks. He would like a list of ownership on this parcel of land from January 1, 1968 to present on land estate transactions and options.

Mr. Hartlaub states that information on ownership of the property is available at the Village from the Village Manager. He doesn't feel that previous ownership is pertinent at this hearing. The Trust established as present owner on November 19, 1971.

Mr. Hartlaub says the next meeting will take place in two weeks.

Ms. Johnson asks will the Village staff prepare an economic impact study.

Mr. Hartlaub answers all studies are on file, Tax and School Impact Study. The developer pays for the studies after the Village approves who is going to do the study.

Mr. D. Grant asks if the proposed pumping station is visible.

Mr. D. Millin answers the specs and design have not been drawn yet. It could be completely underground or low structure.

Mr. J. McGinn is concerned about credibility.

Mr. Draper replies originally he planned townhouse condominiums and now he plans a single family community.

Ms. Schmerler asks what price homes would be in the development, and what size lots.

Mr. Draper answers the homes would start around \$75,000. 56% of the lots would be 12 - 15,000 sq. ft. and the remaining lots would be 15 - 20,000 sq. ft.

Mr. Koenig moved and Mr. Woodsome seconded the following motion:

This hearing be continued on August 21, 1974 at 8:00 P.M.

6 AYES - Messrs. Hartlaub, Koenig, Lindrooth, Miller, Wollar and Woodsome.

0 NAYES.

Meeting adjourned at 10:10 P.M.

MAXIMUM NUMBER OF DWELLING UNITS PERMITTED

UNDER VILLAGE OF BARRINGTON ORDINANCE #1154

Assuming the corporate authorities determine that the area of land set aside for common open space or recreational use (and wildlife preserve) may be included in the net development area

and

Assuming that the minimum lot area per dwelling unit required by the zoning district would be 20,000 sq. ft.

$$\begin{array}{l} \text{Maximum number of} \\ \text{Dwelling Units permitted} \end{array} = \frac{\text{Net Development Area}}{\text{Minimum lot area per dwelling unit required by zoning district}}$$

385	Acres	Gross Development Plan
<u>15</u>	Acres	Commercial Area Deduction
370	Acres	
<u>55.5</u>	Acres	15% Deduction for Public and Private Street
314.5	Acres	Net Development Area

$$\begin{array}{l} \text{M.D.U. Permitted} = 314.5 \text{ Acres} \times 43,560 \text{ sq. ft./Acre} \\ \hline \phantom{\text{M.D.U. Permitted}} = 685 \text{ Units} \\ \phantom{\text{M.D.U. Permitted}} \quad \quad \quad 20,000 \text{ sq. ft.} \end{array}$$

Assuming that the minimum lot area per dwelling unit required by the zoning district would be 15,000 sq. ft.

$$\begin{array}{l} \text{M.D.U. Permitted} = 314.5 \text{ Acres} \times 43,560 \text{ sq. ft./Acre} \\ \hline \phantom{\text{M.D.U. Permitted}} = 915 \text{ Units} \\ \phantom{\text{M.D.U. Permitted}} \quad \quad \quad 15,000 \text{ sq. ft.} \end{array}$$

LAKES OF BARRINGTON DEVELOPMENT

Excerpts from Village of Barrington Ordinance No. 1154 which provides for planned developments.

Some specific purposes of the planned development special use are:

1. RESIDENTIAL PLANNED DEVELOPMENT. (RPD) To add to the sense of spaciousness through the preservation of natural green spaces, to offer recreational opportunities close to home, to enhance the appearance of neighborhoods by the conservation of streams and local areas of natural beauty, to counteract the effects of urban monotony and congestion in the streets, to encourage cooperative relationships between neighbors and participation by all age groups in the use and care of local open space tracts in new residential subdivisions, to promote harmonious architecture between adjacent dwellings or institutional buildings and to encourage the placement of structures in proper relationship of the site.
2. BUSINESS PLANNED DEVELOPMENT. (BPD) To promote the cooperative development of business centers each with adequate off-street parking, to control access points on thoroughfares, to separate pedestrian and automobile traffic, to aid in stabilizing property values, to develop centers of size and location compatible with the market potential, to buffer adjacent residential areas with landscaped green spaces and to encourage harmonious architecture between adjacent commercial structures and between homes and commercial structures.

August 7, 1974

Chairman and Members of Plan Commission
Village of Barrington
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

As President of the Fox Point Homeowners Association, I appreciate this opportunity to present to the Chairman and Members of the Plan Commission the position of Fox Point concerning the proposed 385 acre Brandel-Draper development. Our official position on this matter is contained in a resolution developed at a special Homeowners meeting on June 15, 1974. Following the reading of this resolution, I respectfully request permission for our Civic Affairs Chairman, Jim Perille, to make additional specific comments concerning the proposed development.

At the next public hearing of the Plan Commission, I also request permission that our real-estate consultant be allowed to make comments concerning this development as we now know it or to any counter proposals that might be forthcoming. Up to this point, not all material pertinent to the development has been available for perusal by our consultant.

The Fox Point Homeowners Resolution is as follows:

"After careful consideration of the Brandel-Draper Development, it is the consensus of Fox Point Homeowners that subject development in its present form would not be in the best interests of either the Fox Point Subdivision or the Barrington area. In our opinion, subject development does not represent the highest and best use of this property, and approval of it in its present form would establish a precedent leading to less than the highest and best use of other vacant properties in the Barrington area. Therefore, as of June 15, 1974, Fox Point Homeowners reaffirm the official position first taken by our Association in February, 1971, which called for a density no greater than 400 single family homes developed so as to preserve the Cuba Marsh as a natural open space with no provision for a commercial shopping center."

George H. Foreman

George H. Foreman
President
Fox Point Homeowners Association

Abstract 8-7

#5

MAXIMUM NUMBER OF DWELLING UNITS PERMITTED

UNDER VILLAGE OF BARRINGTON ORDINANCE #1154

Assuming the corporate authorities determine that the area of land set aside for common open space or recreational use (and wildlife preserve) may be included in the net development area

and

Assuming that the minimum lot area per dwelling unit required by the zoning district would be 20,000 sq. ft.

$$\text{Maximum number of Dwelling Units permitted} = \frac{\text{Net Development Area}}{\text{Minimum lot area per dwelling unit required by zoning district}}$$

385	Acres	Gross Development Plan
<u>15</u>	Acres	Commercial Area Deduction
370	Acres	
<u>55.5</u>	Acres	15% Deduction for Public and Private Street
314.5	Acres	Net Development Area

$$\text{M.D.U. Permitted} = \frac{314.5 \text{ Acres} \times 43,560 \text{ sq. ft./Acre}}{20,000 \text{ sq. ft.}} = 685 \text{ Units}$$

20,000 sq. ft.

Assuming that the minimum lot area per dwelling unit required by the zoning district would be 15,000 sq. ft.

$$\text{M.D.U. Permitted} = \frac{314.5 \text{ Acres} \times 43,560 \text{ sq. ft./Acre}}{15,000 \text{ sq. ft.}} = 915 \text{ Units}$$

15,000 sq. ft.

#6

LAKES OF BARRINGTON DEVELOPMENT

Excerpts from Village of Barrington Ordinance No. 1154 which provides for planned developments.

Some specific purposes of the planned development special use are:

1. RESIDENTIAL PLANNED DEVELOPMENT. (RPD) To add to the sense of spaciousness through the preservation of natural green spaces, to offer recreational opportunities close to home, to enhance the appearance of neighborhoods by the conservation of streams and local areas of natural beauty, to counteract the effects of urban monotony and congestion in the streets, to encourage cooperative relationships between neighbors and participation by all age groups in the use and care of local open space tracts in new residential subdivisions, to promote harmonious architecture between adjacent dwellings or institutional buildings and to encourage the placement of structures in proper relationship of the site.
2. BUSINESS PLANNED DEVELOPMENT. (BPD) To promote the cooperative development of business centers each with adequate off-street parking, to control access points on thoroughfares, to separate pedestrian and automobile traffic, to aid in stabilizing property values, to develop centers of size and location compatible with the market potential, to buffer adjacent residential areas with landscaped green spaces and to encourage harmonious architecture between adjacent commercial structures and between homes and commercial structures.

August 7, 1974

Chairman and Members of Plan Commission
Village of Barrington
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

As President of the Fox Point Homeowners Association, I appreciate this opportunity to present to the Chairman and Members of the Plan Commission the position of Fox Point concerning the proposed 385 acre Brandel-Draper development. Our official position on this matter is contained in a resolution developed at a special Homeowners meeting on June 15, 1974. Following the reading of this resolution, I respectfully request permission for our Civic Affairs Chairman, Jim Perille, to make additional specific comments concerning the proposed development.

At the next public hearing of the Plan Commission, I also request permission that our real estate consultant be allowed to make comments concerning this development as we now know it or to any counter proposals that might be forthcoming. Up to this point, not all material pertinent to the development has been available for perusal by our consultant.

The Fox Point Homeowners Resolution is as follows:

"After careful consideration of the Brandel-Draper Development, it is the consensus of Fox Point Homeowners that subject development in its present form would not be in the best interests of either the Fox Point Subdivision or the Barrington area. In our opinion, subject development does not represent the highest and best use of this property, and approval of it in its present form would establish a precedent leading to less than the highest and best use of other vacant properties in the Barrington area. Therefore, as of June 15, 1974, Fox Point Homeowners reaffirm the official position first taken by our Association in February, 1971, which called for a density no greater than 400 single family homes developed so as to preserve the Cuba Marsh as a natural open space with no provision for a commercial shopping center."

George H. Foreman

George H. Foreman
President
Fox Point Homeowners Association

For Board

FOX POINT

HOMEOWNERS ASSOCIATION

P.O. Box 331 • Barrington, Illinois 60010

*Drive
for PC file*

August 9, 1974

President and Members of the Board of Trustees
Village of Barrington
205 South Hough Street
Barrington, Illinois 60010

Gentlemen:

As you know, we are quite concerned about the proposed Brandel-Draper development immediately north of Fox Point which in our view sets a serious precedent that will bring about a breakdown of the low density limited growth objectives of Barrington.

Enclosed for your information is our presentation to the Plan Commission held on August 7 which discusses our position in some detail.

Very truly yours,

George H. Foreman

George H. Foreman
President
Fox Point Homeowners Association

Attachment

cc: Barrington Community
Unit School District #220

BACOG

STATEMENT OF P. J. PERILLE ON BEHALF OF
FOX POINT AT PLAN COMMISSION HEARING OF AUGUST 7

Gentlemen:

Our Fox Point Homeowners Association looks forward to the orderly development of the east Barrington countryside within the approved land use goals and policy objectives of the Barrington Area Council of Governments and Barrington's own Comprehensive Plan. These objectives are quite specific in requiring limited controlled growth, and the protection of the quality of life and character of Barrington and the adjacent countryside.

If developers are going to ask for annexation of their land to the Village of Barrington, we feel that they should only be allowed this privilege if they meet the needs and desires of the taxpaying citizens and voters of Barrington, and in particular -- the Barrington homeowners who are immediately adjacent to the development. As far as the people of Fox Point are concerned, annexation involving development of the 381.5 acre Brandel-Draper property should meet two basic criteria.

1. The density of the development should be in keeping with the residential density of Fox Point. Fox Point was considered a buffer between the countryside and the R-6 and R-7 housing closer into the Village center. Therefore, this Brandel-Draper property should be developed at a density no greater than that of the single family R-5 zoning on the north side of Fox Point.
2. The development must maintain the single family residential character of the eastern end of the Village. Spot zoning for townhouses and a shopping center represents a disastrous precedent that is totally at odds with the best interests of east Barrington citizens and voters.

We are frankly shocked at the scope of this project. It would make a shambles of our low density objectives expressed in the approved BACOG Comprehensive Plan, which calls for single family, one-acre zoning in the area. This spot zoning would lead to a complete breakdown in the zoning of all the areas in the east Barrington countryside.

During the election last year, Mr. Draper wrote to President Voss a letter of March 27, 1973, which was publicly read at a Candidates Forum held jointly by Fox Point, Barrington Meadows, and Wyngate. This letter unequivocally stated that the earlier multiple family and townhouse concepts that Draper had previously presented would deviate from the present Comprehensive Plan of the Village of Barrington. Mr. Draper promised that he would not proceed with any further proposals to develop the 380 acre Brandel parcel on the basis of townhouses or multiple family dwellings.

Other points which we would like to make that amply demonstrate that the petition for annexation should be denied are as follows:

1. The north side of Fox Point is an R-5 single family dwelling area which has a gross density of 1.15 units per acre. The minimum lot sizes are 20,000 square feet. In contrast, the Brandel-Draper parcel, which has similar land characteristics to the Fox Point area, is to be developed at a residential density of 1.87 units per gross acre. This latter figure excludes the 15 acre shopping center and the 5 acre church parcel. Thus, the Draper proposal represents a 63 per cent overall increase in density versus Fox Point.
2. The Village of Barrington has generally followed the precept that the density should decrease as development moves further away from the center core of the Village. The exact opposite is being done under the Draper proposal.
3. The 1.87 units per gross acre is in direct conflict with the BACOG Plan, which calls for a density of 1 unit per gross acre. The Brandel-Draper parcel can be economically developed at a density of 1 unit per gross acre since the PUD ordinance allows for clustering to minimize distances that must be covered for utility connections.
4. Barrington's own Comprehensive Plan recommends the setting aside of the Cuba Marsh and the annexation of the rest of this Brandel-Draper property for development at a density no greater than 2 units per gross acre. In contrast, without the 68 acre Cuba Marsh and exclusive of the church and commercial sites, Draper has an overall density of 2.3 units per acre. Mr. Draper is seeking close to the maximum density on a gross basis, including all the unbuildable land. Barrington's goals and objectives should not include the enrichment of land speculators at the expense of its citizens. Instead, Barrington should be interested in controlled

growth, quality housing, and the maintenance of the character of the Village and the countryside area. If Draper had the same gross density as exists on the north side of Fox Point, or 1.15 units per acre, he could build only 416 single family homes. In view of the BACOG recommendations and the fact that this proposed development lies further into the countryside, this certainly should represent a maximum density for Draper.

5. The Draper plan calls for the highest density zoning classification of the Village of Barrington, R-10 multiple family zoning. This, in combination with the shopping center, represents spot zoning at its worst. If this were accepted by the Village it would raise the expectations of land speculators throughout the east Barrington countryside, and we would be well on our way toward another Arlington Heights or Rolling Meadows situation.
6. Speculators are sitting on substantial parcels of land throughout the east Barrington countryside area waiting for you to approve this precedent-setting package. For example, there is an approximate 170 acre parcel of unincorporated land directly west of the Brandel-Draper property which is waiting for development. The owners of this property have considered townhouse concepts in the past. Also, there is another 130 acre parcel of land directly across Ela Road to the east which will be materially effected by what Barrington does on the Brandel-Draper development. For fairly obvious reasons, the owner of this property appeared at a recent BACOG meeting to present a number of favorable comments concerning the Brandel-Draper proposal. Barrington has no obligation to these speculators. It has an obligation only to its citizens and it must listen to its citizens.
7. The potential impact of this development, and others which it would engender, would put a heavy tax burden on our Village citizens to pay for new feeder roads, widening of existing roads to four lanes, and greatly expanded facilities to handle the increased traffic load for people who use the Barrington commuter station. In our view, the expense of other services required by the developer, including added sewage treatment capacity, will fall on all the taxpayers of Barrington. This one development, as proposed, would have a total population of 2,544 persons according to Mr. Draper's estimates. Since the current population of Barrington is estimated at 9,600 persons, this represents an increase in population of 26.5 per cent.
8. The Draper financial impact study, in our view, substantially underestimates the student population coming from the townhouses. Draper used selected portions of the February, 1970 Barton-Aschman cost/revenue analysis, which was prepared for BADC. We feel that Draper used the wrong data for townhouses, which was

based on 0.535 K-12 students per townhouse unit. Our review of the same Barton-Aschman data would suggest the use of at least 0.71 students per townhouse unit. This increases the children population by approximately 43 students. The Draper study assumed an average of 2-1/2 bedrooms per townhouse unit. According to the Barton-Aschman study, the same average number of bedrooms in a single family unit would give exactly one-half the number of students as each individual townhouse. There is an interesting commentary in the Barton-Ashcman report which states, ".....while three-bedroom apartments are likely to generate net tax deficits, three-bedroom single family homes are likely to generate net tax benefits. This is simply because single family homes will have a higher assessed value per unit while three-bedroom apartments will contain a higher average number of students per unit. School revenues will be less, while school costs will be higher, on an average per dwelling unit basis."

It is rather interesting to point out that we have a complete survey of the Fox Point student population on our 411 homes. We have 1,937 people in our 411 homes, but we have only 694 K-12 public school students. Our Fox Point K-12 density is 20 per cent lower than the Barton-Aschman estimates. We believe the main reason for this shift in the Fox Point student population is the ageing of the development.

We are very much in favor of the kind of children population that comes with the building of 400 new single family units on this property. However, I would suggest to you that the townhouse complex being proposed by Draper in conjunction with the club house, tennis courts, and swimming pool included in the project will not attract empty nesters, but will attract density almost as large as a single family home, and yield substantially less net revenue per unit.

9. We feel that the Village must obtain the proper covenants to assure that the church site will either be used for a church or otherwise used for a portion of the single family housing or open green space. Otherwise, at some later date, if a buyer is not found for this site it could be readily added to a shopping center that is already huge in proportion.
10. I would also like to draw upon testimony given by Mr. Sears Hallett, President of our School Board, in connection with the Southgate Shopping Center, to demonstrate that this type of center does not belong in the Brandel-Draper property in what would be the extreme northeastern portion of the Village of Barrington. Draper proposes that there be 60,000 square feet of shopping space and 30,000 square feet of office space. If we consider only the shopping space, according to ratios given

by Mr. Hallett, this would be 130 per cent larger than the 26,100 square feet representing the enlarged Jewel store, and 35 per cent larger than the 44,300 square feet of the entire Jewel center. The proposed 60,000 square feet of shopping would also be 186 per cent larger than the 21,000 square feet store area available in the Barrington Commons area.

This is not a convenience center, but a substitute for the present Barrington area shopping center. It would just serve to attract traffic from a three to five mile radius, and increase the pressure for high density development in the east Barrington countryside. Nelson Forrest testified at the Southgate hearing that a convenience center should be no larger than 6,000 to 10,000 square feet. Also, the point should be made that any kind of shopping center in this area would lead to the rezoning of the other three corners and change the entire character of the northeastern section of our Village. It is also germane to mention that Roy Klepper, the President of the Chamber of Commerce, said during the Southgate hearing that the convenience center, if allowed, should be limited to two acres. Finally, the approved Village of Barrington Comprehensive Plan dated June, 1972, recommends that convenience shopping centers should not be established in an area exceeding five acres of land. This is shown on page 20 of the Comprehensive Plan.

In the case of proposed developments which involve major changes in the basic orientation of a community and its zoning, the concept of highest and best use is frequently brought up; with some accompanying confusion. Simply defined, highest and best use is that use which -

1. will provide the best return on invested capital and
2. will have the most beneficial or the least detrimental effect on surrounding land uses.

In taking a broad view of the Barrington area, one sees several communities which are, in effect, planned developments; Inverness, Fairhaven, Fox Point, and the older Jewel Park are examples. They are successful and have, from a market absorption standpoint, certainly had a beneficial effect on their environments. Barrington, itself, has deservedly established an image as a prestigious, quality, residential community. The nonresidential portions of

the community have, thus far, reinforced this image. On this basis, it appears that a similar planned development on the subject property would fit the two criteria of highest and best use - economic viability and effect on environment.

We feel strongly that nearly all categories of nonresidential use and any residential uses which would have the effect of increasing densities beyond those of typical single family detached housing would aggravate an already congested local traffic situation. It would also tend to change the image of the larger community which would be self-defeating. One of the important attractions of the Barrington and other similar outlying communities in this metropolitan area is the low density of development and spaciousness which they provide. It is generally the basis for their having the quality, prestigious image they project. Developments which stress apartments or other types of multi-family housing are suitable in "near-in" locations where highways, public transportation, employment, recreation, schools and the entire urban infra-structure is adequate. But in areas such as this, the development of more dense residential projects alters the community image upon which the attraction of current residents depended; it changes the community and places strain on the capacity of all urban facilities.

M E M O

TO: Plan Commission

FROM: Department of Development

SUBJECT: Proposed "Lakes of Barrington" Development

DATE: November 1, 1974

During the public hearings which have been held for this proposed development, various areas of concern have been discussed, including density, land-use, utilities, etc. It seems appropriate to briefly review these concerns as they relate to the goals and objectives of the Comprehensive Plan and to the requirements of Planned Unit Development Ordinance No. 1154.

At the time of this writing, the village staff has requested that the petitioner prepare limited economic feasibility studies that show the projected housing unit selling prices that would be required if the development was approved with the following unit density maximums:

516 units

562 units

630 units

686 units

We are hoping that this information will show the impact in terms of housing costs if the Plan Commission recommends approval of the proposal at one of the above four unit density figures.

DENSITY
CALCULATIONS

There were several density figures raised at the last public hearing. Ordinance No. 1154 provides for flexibility in Section 4.04 A. "Purposes." It states, in part, that, "...The Plan Commission may recommend, and the Corporate Authorities may require, any reasonable condition or design consideration which will promote proper development of benefit to the community. It is not intended that the Corporate Authorities automatically grant the maximum use exceptions or density increase in the case of each planned development. The Plan Commission shall recommend, and the Corporate Authorities shall grant, only such increase or latitude which is consistent with the benefit accruing to the Village as a result of the Planned Development... "An increase in density above the calculated level, therefore, must be earned by providing a benefit to the Village consistent with the goals and objectives of the Comprehensive Plan.

The formula contained in the PUD Ordinance results in the 562 and 686 density figures. The Comprehensive Plan recommendation (2 units per acre) results in the 516 and 630 figures.

I. Gross Acreage = 382

Commercial Gross Acreage	6
Church	<u>5</u>

Total non-residential = - 11

(If Cuba Marsh is included in
net development area)

Residential Acreage = 371

15% for streets, etc. = - 56

Net Acreage = 315

2 units/acre yields 630 total units

II. Net Acreage = 315 acres
 Sq. ft./Acre = x 43,560 sq. ft.
 Net Sq. Ft. = 13,721,400 sq. ft.

R-5 (Approx. 2/acre)
 lot size = \div 20,000 sq. ft.

Total number dwelling units permitted = 686 units

III. Gross Acreage = 382

Commercial = 6
 Church = 5
 Cuba Marsh = 68

 Total non-residential = 79

(If Cuba Marsh is not included
 in net development area)

Residential Average = 303
 15% for streets, etc. - 45

 Net Average = 258

2 units/acre yields 516 total units

IV. Net Acreage = 258 acres
 Sq. ft./acre = x 43,560 sq. ft.

 Net sq. ft. = 11,238,480 sq. ft.
 R-5 (approx. 2/acre=
 lot size \div 20,000 sq. ft.

Total number dwelling
 units permitted = 562 units

The Commission should decide which of the four interpretations contributes most to implementing the goals contained in the Comprehensive Plan. If however, it is felt that more benefits would accrue to the Village if the density were raised or lowered from this figure, this recommendation may also be made as outlined above. (Sec. 4.04 A) This decision should be based on the information provided in the Analysis of Economics Alternatives (price range and housing mix based on various densities) as it relates to the goals and objectives of the Comprehensive Plan.

IMPACT ON COMPREHENSIVE

PLAN The following is an assessment of the impact of the proposed development in terms of the Ecology, Character, Services and Finance goals contained in the Village's Comprehensive Plan:

ECOLOGY

Objective 1. *Protect water aquifers, lakes, rivers and streams from pollution.*

Objective 3. *Maintain capacity of drainage basins, waterways and floodplains development.*

AT A 600 DENSITY MAXIMUM, the proposal contributes to both objectives through the clustering of housing units on areas of stable soil and avoiding the construction of housing units on soils unsuitable for urbanization.

In addition, the proposal contributes to efforts that maintain the existing floodplain capacity of the property by avoiding construction in these areas and/or increasing the floodplain capacity through the lakes and open waterway aspects of the plan. Finally, the use of public water and sewage facilities, rather than private wells and septic systems, act to protect the existing water resources from pollution.

AT A 550 DENSITY MAXIMUM, the development proposal would contribute to both objectives, but to a lesser degree than the 600 density proposal. The clustering concept would be used to a lesser degree and less common open space would be provided. Both statements are based on developer indications.

Objective 2: *Respect natural topography, soils and vegetation.*

Objective 4: *Preserve wildlife habitats.*

AT A 600 DENSITY MAXIMUM, the development proposal contributes to both objectives by the proposal to eliminate the 68-acre Cuba Marsh area from all improvement and dedicate this resource to either a public or private organization.

AT A 550 DENSITY MAXIMUM, the development proposal would contribute to both objectives, but to a lesser degree than the 600 density proposal. Protective buffering along the Cuba Marsh area would be eliminated from the proposal and less common open space would be provided. Both statements are based on developer's indications.

Objective 5: *Control noxious emissions of air pollutants, odors, sounds, artificial light, etc.*

The development proposal neither contributes nor impairs the village efforts to implement this objective.

CHARACTER

Objective 1: *"The scale and arrangement of development should be characteristic of an urban 'village' set in a semi-rural environment."*

The winding streets, lakes and greenways landscaped buffer around the commercial center and dedication of the Cuba Marsh all contribute toward achieving this objective. Areas of concern center on the commercial complex (it should be strictly regulated as to height, size, architecture, landscape and lighting) and on the townhouses (they also should be regulated as to size, architecture and location). The townhouses should be buried within the development as much as possible to maintain a single-family appearance from Fox Point and from Cuba and Ela Roads.

Objective 2: *"A heterogeneous population should be encouraged by a wide range of housing types, prices, and living environments."*

To meet this objective a mix of housing types is required in a price range below that of the existing Fox Point and Wyngate Subdivisions for single-family and below that projected for Bent Creek for the townhouses. Moderate priced housing is badly needed. The design proposed for this development offers a new living environment to the Village. (i.e. the mix of uses, common greenways, etc.)

Objective 3: *"Employment opportunities should be provided to sustain a high degree of self-sufficiency."*

The commercial center would generate new job opportunities.

Objective 4: *"The downtown should function as a specialty retail district, village convenience center, and civic activity area."*

This development would not affect the character of the Village Center but would, of course, provide more customers.

Objective 5: *"A system of waterways, common open spaces, and landscaped areas and rights-of-way should encompass and penetrate the entire Village."*

All of these objectives are features of this proposed development.

Objective 6: *Traffic congestion caused by through traffic and the commuter railroad should be minimized."*

Suggestions for alleviating the traffic generated by this development on Cuba and Ela Roads were outlined in the Staff Study. The proposed access to the commuter parking lots from Highway 14 and the relocation of the station should serve to keep commuter traffic from this development out of the Village Center.

SERVICES

Objective 1: *The Village should annex all unincorporated lands which it can service effectively, consistent with area-wide policies.*

Objective 6: *Public sewer and water utilities should be extended to all properties within the village, except those which are clearly designated for low-density development and approved by health officials for long-term use of private systems.*

AT 600 UNIT DENSITY MAXIMUM, the proposed development would contribute to both objectives. The comprehensive plan recommends both annexation of this property and servicing with public water and sewer systems.

AT A 550 UNIT DENSITY MAXIMUM, the proposed development would contribute to both objectives. Both annexation and use of the public water and sewer systems would be included in a proposal at this density.

AT A 520 UNIT DENSITY MAXIMUM, the development proposal would not contribute to the implementation of either objective---the developer indicated he would withdraw the proposal at this density.

Objective 7: *Movement of persons and goods should be made more efficient taking full advantage of the commuter railroad.*

AT A 600 UNIT DENSITY MAXIMUM, THE PROPOSED DEVELOPMENT WOULD CONTRIBUTE TO THIS OBJECTIVE, in terms of effectively moving persons and goods. The proposal includes intersections improvements at both Cuba and Ela Roads and Ela and Lake-Cook Roads. In addition, major collector type streets within the development will be channelized with the intersections of Cuba and Ela Roads to allow left-hand turning movements. Finally, the internal bicycle and walking trails aspect of the development to the commercial center provides a viable alternative to strictly automotive type of transportation.

AT A 550 UNIT DENSITY MAXIMUM, the development proposal would also contribute to the objective, much in the same ways as listed under the 600 density figure. However, it is unclear at this time whether the walkway and bicycle trail system would be a part of a proposal using the 550 figure.

- Objective 2: *Contemporary procedures of municipal government and management should be employed wherever they can improve the effectiveness of services.*
- Objective 3: *The village should be willing to provide municipal services to other villages, subject to appropriate intergovernmental agreements and compensation.*
- Objective 4: *Those services which are more appropriately provided by special district rather than the village should be provided to the Barrington area as a whole, or they should be consolidated within the municipality.*
- Objective 5: *Joint use of public facilities, e.g. schools and parks, should be planned and programmed wherever possible.*

AT EITHER A 600 OR 550 UNIT DENSITY MAXIMUM, the development proposal would not contribute or impair the village's efforts in implementing these objectives.

D. FINANCES.

- Objective 1: *"Growth within the village and its corporate limits should be coordinated with the levels of public services it can provide at reasonable cost."*

The taxes and income generated from the development have been shown to be sufficient to "pay its way" for village services. (See Tax and School Impact Study, August, 1974.) Further, the Comprehensive Plan recommends the annexation of this property to the Village as a logical extension of the area it can adequately serve.

- Objective 2: *"A balanced property tax base, similar to that of 1960, should be maintained."*

See pgs. 7-9, Tax and School Impact Study, August, 1974

- Objective 3: *"Greater use of financial resources other than property tax should be encouraged."*

More sales tax and motor fuel tax would be generated but this would probably be the only application toward meeting this objective.

- Objective 4: *"Duplication of effort should be avoided wherever economies of scale can be achieved without an adverse effect on the quality of service."*

The location of the property is such that it lends itself to a logical extension of the village service area. However, the efficiency of the services provided is largely the responsibility of the village staff.

MODERATE HOUSING

The staff was requested to prepare a Housing Study. (Our research was based in part on the BACOG Housing Chapter, a document adopted in principle by the BACOG executive board and several member villages. It recommends the addition of 800 moderate income units within the Village of Barrington by 1990.) When completed, the Study was sent to the Human Relations Commission in mid-August for their inputs and recommendations. Their release of this study with their recommendations to the Village Board should be forthcoming. Since they have not yet released the study, I cannot forward it to you in its entirety. However, several points were made in the study which pertain to this development. They are, in part, 1) That moderate income housing be scattered throughout the Village (much as it is now) rather than localized (creating a separate neighborhood or "ghetto").

2) That to maintain the heterogeneous mix desired, new units must be created. There is not sufficient moderate priced housing existing to maintain a mix as Wyngate, Bent Creek, etc. develop and older village homes are remodeled.

- 3) Economics suggest that multi-family or townhouse housing types are all that can be constructed to the standards desired by the Village in this price range.
- 4) This type and size of development is the most logical to absorb a limited number of moderate-priced units and blend them into the community subtly.
- 5) That all new developments participate in the program either directly or by transfer of development rights.

If the Board acts on the Housing Program before taking final action on Lakes of Barrington, the moderate income housing question would certainly be raised and might be raised anyway. (Especially if density above the "formula" level is recommended, this might be felt to be one of the benefits to the Village which is desired.)

POPULATION PROJECTION

In addition to the unit density of the proposed development, consideration should also be directed to the projected population of the development. As you are well aware, population density carries a greater impact in terms of cost to the village than strict unit per acre density. (As was in the recent Werd proposed development, a reduction in unit density with a corresponding increase in the size of the units can result in the same population projection as the higher density proposal would generate. Therefore, it is entirely possible that a total single-family development of four and five bedroom units at 516 unit density would generate the same population projection or greater as would a development with mixed housing types (single-family and multiple with two, three and four bedrooms) at 630 unit density.

The following are accepted population projections per housing unit:

single family----	3 bedroom:	3.85 persons/unit
single family----	4 bedroom:	4.51 persons/unit
single family----	5 bedroom:	5.0 persons/unit
townhouse-----	2 bedroom:	2.87 persons/unit
townhouse-----	3 bedroom:	3.67 persons/unit
townhouse-----	4 bedroom:	4.31 persons/unit

The population projections for this development at each of the above density maximums can be determined when the developer provides information concerning the mix of housing types and number of bedrooms per housing type for each unit density proposal.

RECOMMENDATIONS.

1. A seven-year buildout plan with ninety-eight permits to be issued each year on a cumulative basis.
2. A staged buildout plan with one stage for each 196 units and agreement that the public facilities in one stage will be 90% complete prior to beginning construction on a second stage.

3. That community and recreation facilities will be completed in the first stage.
4. That common areas will be completed and landscaped prior to the issuance of building permits in the State II area.
5. That landscaping plans will be submitted in detail and approved by the Village Manager, including plans for street lighting and other above ground features. Landscaping provisions will meet all village ordinances and policies.
6. All utilities distribution systems will be installed underground.
7. Landscaping in the area of the Nature Preserve will be placed to discourage its use by residents of the development for active recreation.
8. That a homeowners association be formed to maintain all common areas and that the Plan Commission will review and recommend to the Village Board, features to be approved in the homeowners association agreements.
9. The homeowners association will be responsible for the maintenance of all common areas and property, including common driveways, ponds, green areas, walking paths, landscaping and community center facilities.
10. That all features of the PUD will be designed showing the following detail. Streets, elevations, lots, floor plans for each town-house unit, typical floor plan and exterior plans for both town-house and single-family units, all community and recreation facilities, including locations, floor plans and design detail.

Detail design of lakes and ponds and methods used to insure minimum and maximum pond level and methods to insure that runoff water to downstream water courses will be maintained at or below present levels.

11. Commercial property will be limited to a specifically planned area and shall not exceed 50,000 square feet of commercial space and 40,000 square feet of office space. Parking requirements shall average one (1) space for each 250 square feet of commercial and office space. Landscaping of commercial space will be such as to insure a green belt of not less than 100 feet from the edge of the right-of-way. The green belt will be landscaped according to a plan meeting Village requirements and approved by the Village Manager.

Design of commercial and office area along with details of exterior design and layout of buildings, parking lots, landscaping and traffic patterns are to be included as attachments to the PUD.

12. Walking paths which are off the street and part of the common property should be developed to insure that all residents can get to the shopping facility and community center without walking any great distance in the street.

File
3-515

Aug. 21 @ 8:00 P.M.
Sept. 4 @ " "
(if necessary)

Socket P.C. 11-74 N-2

STAFF STUDY AND RECOMMENDATION
L. F. Draper and Associates
LAKES OF BARRINGTON PROJECT
Corner Ela and Cuba Roads

Project Summary

Location: Southwest corner of Ela and Cuba Roads, north of
Fox Point and east of E. J. & E. Railroad.

1. Southern part of the parcel is undeveloped open space zoned by Lake County as one-acre residential.
2. The southwest approximately 70+ acres in the area known as Cuba Marsh.
3. An 800-foot wide strip along the north is in the Village of Deer Park and is zoned Heavy Manufacturing.
4. The E. J. & E. Railroad borders the property on the west.

Acreage: 381.55
~~385~~ acres.

226 Acres for Residential Development
76 Acres for Greenways, Lakes and Ponds
68 Acres for Wildlife Preserve (Cuba Marsh)
15 Acres for Commercial Development
381.55
~~385~~ Acres - Total

Character of the
Community: 436 Single Family Detached Units
248 Single Family Attached Units

684 Total Units

Average Selling Price - Single Family Detached - \$ 75,000.
Average Selling Price - Single Family Attached - \$ 45,000.

Single Family Detached Average 3.5 Bedrooms/Unit
Single Family Attached Average 2.5 Bedrooms/Unit

Average Population/Unit - Single Family Detached =
4.3 x 436 Units = 1,875

Average Population/Unit - Single Family Attached =
2.7 x 248 Units = 669

Total Projected Population 2,544

56% or 246 Single Family Detached Lots Range from 12,000
to 15,000 square feet.

44% or 190 Single Family Detached Lots Range from 15,000
to 20,000 square feet.

GROSS DENSITY 684 Total Units/385 Acres = 1.77 Units/Acre

(No. Units/Acre Total Area)

"Buildable" Density = 2.26 Units/Acre
(No. Units/Acre - Residential and Private
Open Space

Residential Density = 3.03 Units/Acre
(No. Units/Acre - Residential Only)

Community Center

Facilities: Approximately 10 acres to include pool, tennis courts
and play fields.

Commercial: Approximately 15 acres for convenience shops and
possibly office space.

Institutional: None

Open Space: Cuba Marsh, greenways and three small lakes.

Schools: Land is presently in Barrington and Lake Zurich
School Districts.

Village: Part of the land is presently in Deer Park. Two
Fire Districts are involved - Barrington and
Lake Zurich.

The following recommendations are made to the Plan Commission to be included in a pre-annexation agreement for 385 acres located at Cuba Road and Ela Road. The Staff has reviewed various alternative proposals for a year and one-half. Based on the proposal presented herewith, we suggest the following procedures be followed.

1. The developer submit his annexation petition with the basic principles which he desires in a Planned Unit Development Special Use.
2. The Plan Commission hold public hearing on the annexation and if they can approve the development concept in principle, make a recommendation to the Village Board which will include detail recommendations for a pre-annexation agreement, including those details which would be part of a Planned Unit Development Ordinance.
3. That the Village Board consider the Plan Commission recommendations and if agreement with the project, in principle, instruct the Village Attorney to draw up a pre-annexation agreement and ordinance. The Board would hold public hearings.
4. Pass the pre-annexation agreement and approve it. The ordinance would be held in abeyance until hearings had been held by the Plan Commission on the detailed aspects of the Planned Unit Development.
5. Plan Commission hold public hearings on the Planned Unit Development Special Use and make recommendations to the Board on specific items to be included in the special use permit ordinance.
6. Village Board will consider Plan Commission recommendations and in agreement instruct the Village Attorney to prepare a special use ordinance.
7. The Village Board will then pass on the same night, the annexation ordinance and agreement, and the Planned Unit Development.

The developer and Village Staff will develop a timetable for completion of the procedure.

The following recommendations are submitted by the Staff to the Plan Commission for their consideration in step two of the above procedure.

Items to be included in a pre-annexation agreement:

1. Land use
2. Legal considerations
3. Planned Unit Development requirements
4. Financial feasibility
5. Public facilities

Open space
Moderate income housing
Transportation and streets
Utilities
Subdivision standard

Land Use.

The land use proposed for this property should meet the Barrington Comprehensive Plan requirements. This plan indicates a mixture of single-family residential of two or less units per acre density, open space for the Cuba Marsh area, and a small tract of other business classification.

In addition, natural resource information available from the Illinois Soil and Water Conservation District must be obtained prior to approval of engineering plans. Compliance with the Village Flood Plain Ordinance Erosion and Sedimentation Control Ordinance and Soils Overlay District Control Ordinance will be required. Use of natural topography and control of runoff into the Cuba Marsh area will be required. Open space and proper use of land is a goal that can be reached to blend man into the environment.

In order to provide public access to walking paths as much open space as possible may be desirable to cluster some homes in groups of two by using zero lot line side yard setbacks.

Legal Considerations.

Part of the property is presently in the Village of Deer Park. The pre-annexation agreement should contain provisions that the property would be disannexed from Deer Park simultaneously with annexation to Barrington. The developer should be required to accomplish the necessary negotiations.

In order to provide a total Barrington image for the development and to insure compatible services with other Village residents, the property should be annexed to the Barrington Park District. Those parts of the property in the Lake Zurich Fire District and Lake Zurich School District, should also be disannexed from those jurisdictions and annexed to the Barrington School District and Village of Barrington Fire Protection area.

Planned Unit Development Features.

Pre-annexation agreements concerning the Planned Unit Development include:

1. A seven-year buildout plan with ninety ninety-eight permits to be issued each year on a cumulative basis.
2. A staged buildout plan with one stage for each 196 units and agreement that the public facilities in one stage will be 90% complete prior to beginning construction on a second stage.

3. That community and recreation facilities will be completed in the first stage.
4. That common areas will be completed and landscaped prior to the issuance of building permits in the Stage II area.
5. That landscaping plans will be submitted in detail and approved by the Village Manager, including plans for street lighting and other above ground features. Landscaping provisions will meet all village ordinances and policies.
6. All utilities distribution systems will be installed underground.
7. Landscaping in the area of the Nature Preserve will be placed to discourage its use by residents of the development for active recreation.
8. That a homeowners association be formed to maintain all common areas and that the Plan Commission will review and recommend to the Village Board, features to be approved in the Homeowners Association agreements.
9. The Homeowners Association will be responsible for the maintenance of all common areas and property, including common driveways, ponds, green areas, walking paths, landscaping and community center facilities.
10. That all features of the PUD will be designed showing the following detail. Streets, elevations, lots, floor plans for each townhouse unit, typical floor plan and exterior plans for both townhouse and single-family units, all community and recreation facilities, including locations, floor plans and design detail.

Detail design of lakes and ponds and methods used to insure minimum and maximum pond level and methods to insure that runoff water to downstream water courses will be maintained at or below present levels.

11. Commercial property will be limited to a specifically planned area and shall not exceed 50,000 square feet of commercial space and 40,000 square feet of office space. Parking requirements shall average one (1) space for each 250 square feet of commercial and office space. Landscaping of commercial space will be such as to insure a green belt of not less than 100 feet from the edge of the right-of-way. The green belt will be landscaped

according to a plan meeting Village requirements and approved by the Village Manager.

Design of commercial and office area along with details of exterior design and layout of buildings, parking lots, landscaping and traffic patterns are to be included as attachments to the PUD.

12. Walking paths which are off the street and part of the common property should be developed to insure that all residents can get to the shopping facility and community center without walking any great distance in the street.

Financial Feasibility - APPENDIX "A"

The financial feasibility of the project is a method of measuring any burden which the project might have on the existing community institutions. Tax base of the project is compared to service cost.

If the project cannot meet the various requirements for at least a "break even", an adjustment should be requested.

Undoubtedly, the shopping facilities and the townhouses with low population potential for a sound project - any adjustment to the arrangement in floor plans and density of the properties must be weighed against the financial impact the adjustment will have.

(SEE APPENDIX "A" FOR COMPLETE FINANCIAL STUDY)

Public Facilities

Open Space

The title to open space described as the Cuba Marsh should be placed in escrow. A provisions of the escrow agreement should include the right of the Village Board to name a public interest group or public institution which would maintain the Cuba Marsh as a natural area preserved for the vegetation and wildlife which presently exist there, and that the area be preserved against any type of active recreation or use by private citizens. The maintaining group should be approved by the developer to satisfy any requirement he might have concerning the financial stability of the maintaining group.

Moderate Income Housing.

The developer should cooperate in the Barrington Housing Program with up to 50 units to be used for moderate income housing. This would help to meet the housing goal of both the Village of Barrington and the BACOG Area.

These goals in brief summary are to insure adequate moderate priced housing on the following basis:

One unit for every two families residing in Barrington with a median annual income below \$5,000.

One unit for each three (3) police officers employed in the Barrington area.

One unit for each three (3) teachers employed in Barrington Schools.

One unit for each two (2) volunteer firemen employed in Barrington.

One unit for each five (5) craftsment (plumbers, electricians, carpenters, maintenance men, etc.) employed in the Barrington area.

While these housing units may not be distributed in the above ratios, there should be a minimum number of units available in Barrington to meet those ratios which are priced and made available to families by a public interest group charged with the responsibility of providing moderately priced housing in the Barrington area.

Transportation and Street:

Interior system should be developed to conform with all requirements of the Village's Subdivision Control Ordinance.

1. Street widths of 28 feet back-to-back of curb are adequate.
2. One street access should be made to the commercial center from the interior street system.
3. Interior streets should be widened to three lanes (two out and one in) at the principal intersections with Cuba and Ela Roads.
4. Sidewalks or walking paths were discussed in previous item number 12; however, bicycle paths should also be considered with the recent popularity of bike riding.

Exterior streets involved are Cuba Road and Ela Road. The following requirements on improvements will be suggested to our Board.

1. That the intersection of Cuba and Ela Road be widened to four lanes with widening and channelization to be approved by the Village. The widening should extend past any ingress-egress points to the commercial center so that these points of access can be incorporated into the design for acceleration, de-acceleration and left-turn bays. The intersection would become a four-way stop, and completed prior to third stage buildout.
2. The intersection of Ela Road and Main Street should be channelized and fully signalized. The developer would be responsible for completion prior to the third stage buildout and that contacts be made with the State of Illinois and other appropriate highway departments having jurisdiction over Ela Road for possible aid.
3. Acceleration and de-acceleration lanes, channelization and left-turn bays be installed at the two major intersections with Cuba and Ela Roads and at the Cuba-Ela intersection. Only acceleration and de-acceleration lanes be provided at three minor Cuba and Ela intersections. Each intersection would be fully developed at the time the interior street was constructed to intersect with the exterior street and be approved by the Village.

*Still
in
Negotiation*

Utility System.

The utility system required to support the increased demands is substantial. Off-site improvements include a 300,000 gallon storage facility, a 1,000 g.p.m. well, construction of a ten-inch and twelve-inch watermain to form outer loop as shown on sketch B, increasing the Wastewater Treatment Plant (WWTP) facilities to handle the increased population equivalent and replacement of the 18-inch sanitary trunk sewer with a 36-inch sanitary sewer from Hough Street to the WWTP. Because the Village is unable to economically make these improvements, the developer would be required to complete the improvements and finance them, except for the 36-inch sanitary sewer for which the Village has money and plans to accomplish within the next several years.

The table shown below indicates estimated costs, recovery that would be due the developer and other fees required.

Utility Off-site Costs:

	Estimated Costs for Draper Dev.	Recovery from Other Developers	Total Unit Cost	Recoverable Unit Cost
Connection Fees for 630 Units	\$ 472,500.00		\$ 750.00	
Fox Point Trunk Recovery				
Kennedy Payback	185,000.00	None	293.65	
Village Surplus	20,000.00	None	31.75	
Well	70,000.00	\$ 33,000.00	111.11	\$ 52.38
10 & 12-inch Loop	207,000.00	125,000	328.57	198.41
300,000 Storage	280,000.00	132,363.00	444.44	210.10
Contribution to Eastside Trunk	23,040.00	None	<u>36.57</u>	-
			\$ 2,543.71	\$ 460.89

The on-site utility system would be constructed per the Village Subdivision Control regulations and conform to the Utility Study Report of 1972 completed by Baxter and Woodman Engineers.

The 21-inch sanitary sewer extension under Indian Way in Fox Point has adequate capacity to service your area. Construction of the sanitary sewer internal system will require material and techniques to minimize infiltration. An air test will be conducted on the system.

Enclosed is a copy of the zoning ordinance amendment No. 1241 used in the PUD development of Villages of Bent Creek for your reference. Many of the provisions have been previously covered in this report but there are several items that will be suggested to apply to this development when recommendations are made to the Plan Commission.

INTEROFFICE MEMO

DATE August 24, 1973

TO: President and Board of Trustees
FROM: D.H. Maiben, Village Manager
SUBJECT: Barrington Lakes - L. F. Draper & Associates

Utility Policy

Our File 3-515

Louis Draper and Associates have presented the village staff with a plan for annexation of approximately 380 acres and a proposed planned unit development with a density of 1.8 units per acre and a convenience center of some 15 acres limited to shopping the size of Southgate and some office area.

The Staff has indicated the requirements for utility installation to service the areas as follows:

	Draper	Recovery From Other Developers	Unit Cost
Connection Fees for 630 units	\$472,500.00	None	\$ 750.00
Fox Point Trunk Recovery			
Kennedy Payback	185,000.00	None	293.65
Village Surplus	20,000.00	None	31.75
Well	70,000.00	\$ 33,000.00	111.11
10 & 12 inch Loop	207,000.00	125,000.00	328.57
300,000 storage	280,000.00	132,363.00	444.44
Increased Sewer Plant Capacity	345,000.00	None	547.62
Contribution to Eastside Trunk	23,040.00	None	<u>36.57</u>
		Total	\$2,543.71

These requirements would be in addition to on-sight improvements. Draper points out that revenues to the system will provide certain revenues above the

INTEROFFICE MEMO

DATE 8/24/73

TO: President and Board of Trustees
FROM: D. H. Maiben, Village Manager
SUBJECT: Barrington Lakes - L. F. Draper & Associates

Utility Policy - Our File 3-515

Page Two

cost of operation and has pointed out that \$1,200.00 per unit for off-sight utility cost is the maximum he could absorb. He has, therefore, suggested that we rebate him part, or all, of the connection fee in lieu of the fact that he is substantially improving the entire system and the added customers will offset those costs over a period of time.

The Staff has agreed to determine if the Board Policy would be altered to allow such credits. Second, he has requested that we allow him to pay off Kennedy on the Fox Point \$200,000.00 and relieve him of any further charge.

The following facts bear on such a decision:

Service Charge Revenues from Development at completion in 7 years (1980)	\$118,530.00 per year
Operating and Bond Cost	105,800.00 per year
Amount not used in operation	12,730.00 per year
Revenue needed to pay for depreciation of the system	60,000.00 annually

Presently connection fees serve this purpose.

It is recommended that the Village should not change its present position on connection fees because of the precedent it would set. Secondly, if we change our position on the Fox Point sewer and allow Draper a free ride after Kennedy is paid back, we must do the same for all future developers. We would, therefore, lose a good bargaining position with the owners of the Mandernach property, if someday forced to change the zoning.

INTEROFFICE MEMO

DATE 8/24/73

TO: President and Board of Trustees
FROM: D. H. Maiben, Village Manager
SUBJECT: Barrington Lakes - L. F. Draper & Associates

Page Three

Therefore, any reduction which might be given Draper and Kennedy could come in the form of the Village agreeing to install certain of the facilities required for the site by using proceeds generated by development of the site.

Nevertheless, we should agree not to take on any part of the cost of improvements.

It would be helpful if we could meet on this matter after the Board Meeting of August 27, in order that the Manager can inform Mr. Draper what he can expect.

D. H. Maiben
Village Manager

DHM:ps

FOX POINT

HOMEOWNERS ASSOCIATION

P.O. Box 851 • Barrington, Illinois 60010

June 18, 1974

Chairman and Members of Plan Commission
Village of Barrington
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

Our Fox Point Homeowners Association is vitally interested in the appropriate development of the 385 acre Brandel-Draper property. We have reviewed in depth the most recent maps and other reports available in the Village Hall on the Draper proposal, including the Annexation Agreement and the Cost-Revenue Analysis of December, 1973.

Our Association hired a Planning Consultant two years ago to provide us with recommendations on the highest and best use for the 385 acre Brandel-Draper property. In addition, Fox Point took an active role in the various Village hearings leading to the approved Barrington Comprehensive Plan, and contributed citizen viewpoints and expert testimony, all of which were related to the precept of maintaining limited growth objectives for the Barrington area in general, as well as for the Brandel-Draper property.

You will recall our active participation in discussions on the proposed PUD ordinance several years ago, particularly on the subject of including unbuildable property in the calculation of permissible density for a PUD. Eventually, the approved Barrington PUD ordinance made the crediting of unbuildable land optional rather than mandatory -- which gives partial recognition to the fact that in many other municipal and county jurisdictions, unbuildable land cannot be credited in the density calculations for a PUD.

Fox Point is a planned development, but it meets the minimum lot size requirements of R-6 (15,000 square feet) on the south side, and R-5 (20,000 square feet) on the north side. There are lakes on both sides of Fox Point plus a community recreational area, as well as two large open space and wildlife preserves. None of these areas were used as credits in meeting R-5 and R-6 density restrictions. As a result, the north side of Fox Point, which is adjacent to the Brandel-Draper property, has an average density of approximately one unit per gross acre.

The Brandel-Draper property is in the Barrington countryside and it has valuable ecological characteristics that require low density development. One of the foundation stones of Village of Barrington planning has been to reduce density as development proceeds away from the center core of the Village. Also, the approved BACOG Miniplan recommends that this property be developed at a single family residential density no greater than one unit per acre.

Chairman and Members of Plan Commission
June 18, 1974
Page 2.

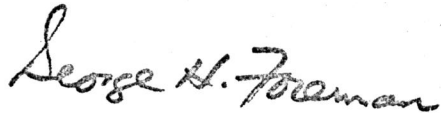
We respectfully request the Barrington Plan Commission to recommend alteration of the Brandel-Draper proposal so that this property is developed at a density no greater than 400 single family residential units with elimination of the commercial center. This corresponds to the approved BACOG Miniplan.

The proposed R-10 Multiple Family Zoning for this countryside area would set a dramatic precedent for intensive development of all the countryside areas of Barrington, and would leave BACOG policy guidelines and overall goals and objectives in disarray. It would open the door to runaway development in areas over which the Village of Barrington has little or no control.

The potential impact of this development, and others which it would engender, would put a heavy tax burden on all of our Village citizens to pay for new feeder roads, widening of existing roads to four lanes, and greatly expanded Village services to handle the increased traffic load for people who use the Barrington commuter station. This one development, as proposed, would have a total population in excess of 2,500 persons. The large commercial center would encourage a substantial increase of in-out traffic, since the size of the center goes well beyond what could be used to service Barrington residents in that area.

Fox Point will cooperate with the Village in every way possible to maintain the limited growth objectives of the Barrington area. We suggest that the Draper organization be asked to honor its commitment of March 27, 1973, to the Village of Barrington to not deviate from the present Comprehensive Plan of the Village, and to not proceed with proposals to develop the property on a multiple family or townhouse basis (see attached letter from Mr. L. F. Draper).

Very truly yours,



George H. Foreman
President
Fox Point Homeowners Association

Attachment

cc: Village Board
BACOG Board
School District #220

L. F. DRAPER AND ASSOCIATES, INC.

855 STERLING AVE. PALATINE, ILL. 60067 358-4750

March 27, 1973

President and Board of Trustees
Village of Barrington

Gentlemen:

Several months ago we presented to you at a public meeting tentative plans for the development of property north of Fox Point Subdivision.

On March 12, 1973, Village President Fred J. Voss read at the Village Board meeting a letter to the Fox Point Homeowners Association in which President Voss indicated his strong support for the Village Comprehensive Plan. We understand that several trustees commented as being in agreement with that letter.

It is obvious that the proposals we presented, which included multiple family and townhouse concepts, would deviate from the present comprehensive plan of the Village of Barrington. In view of the position of President Voss and the apparent concurrence of several Board members, we wish to advise you that we do not plan to proceed with proposals to develop the property on a multiple family or townhouse basis. Of course, we have not filed for annexation or rezoning and there is nothing pending which we need to withdraw. However, because we had indicated at a public meeting that we would be filing with the Village, we think it is appropriate that we advise you of our change in plans.

We are appreciative of the time spent by the Village Board and staff relative to our proposals.

Sincerely yours,

L. F. DRAPER AND ASSOCIATES, INC.



L. F. Draper

LFD:jwr

FOX POINT

HOMEOWNERS ASSOCIATION

P.O. Box 351 • Barrington, Illinois 60010

June 18, 1974

Chairman and Members of Plan Commission
Village of Barrington
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

Our Fox Point Homeowners Association is vitally interested in the appropriate development of the 385 acre Brandel-Draper property. We have reviewed in depth the most recent maps and other reports available in the Village Hall on the Draper proposal, including the Annexation Agreement and the Cost-Revenue Analysis of December, 1973.

Our Association hired a Planning Consultant two years ago to provide us with recommendations on the highest and best use for the 385 acre Brandel-Draper property. In addition, Fox Point took an active role in the various Village hearings leading to the approved Barrington Comprehensive Plan, and contributed citizen viewpoints and expert testimony, all of which were related to the precept of maintaining limited growth objectives for the Barrington area in general, as well as for the Brandel-Draper property.

You will recall our active participation in discussions on the proposed PUD ordinance several years ago, particularly on the subject of including unbuildable property in the calculation of permissible density for a PUD. Eventually, the approved Barrington PUD ordinance made the crediting of unbuildable land optional rather than mandatory -- which gives partial recognition to the fact that in many other municipal and county jurisdictions, unbuildable land cannot be credited in the density calculations for a PUD.

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The Brandel-Draper property is in the Barrington countryside and it has valuable ecological characteristics that require low density development. One of the foundation stones of Village of Barrington planning has been to reduce density as development proceeds away from the center core of the Village. Also, the approved BACOG Miniplan recommends that this property be developed at a single family residential density no greater than one unit per acre.

Chairman and Members of Plan Commission
June 18, 1974
Page 2.

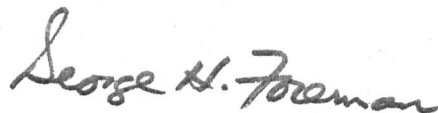
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The proposed R-10 Multiple Family Zoning for this countryside area would set a dramatic precedent for intensive development of all the countryside areas of Barrington, and would leave BACOG policy guidelines and overall goals and objectives in disarray. It would open the door to runaway development in areas over which the Village of Barrington has little or no control.

The potential impact of this development, and others which it would engender, would put a heavy tax burden on all of our Village citizens to pay for new feeder roads, widening of existing roads to four lanes, and greatly expanded Village services to handle the increased traffic load for people who use the Barrington commuter station. This one development, as proposed, would have a total population in excess of 2,500 persons. The large commercial center would encourage a substantial increase of in-out traffic, since the size of the center goes well beyond what could be used to service Barrington residents in that area.

Fox Point will cooperate with the Village in every way possible to maintain the limited growth objectives of the Barrington area. We suggest that the Draper organization be asked to honor its commitment of March 27, 1973, to the Village of Barrington to not deviate from the present Comprehensive Plan of the Village, and to not proceed with proposals to develop the property on a multiple family or townhouse basis (see attached letter from Mr. L. F. Draper).

Very truly yours,



George H. Foreman
President
Fox Point Homeowners Association

Attachment

cc: Village Board
BACOG Board
School District #220

L. F. DRAPER AND ASSOCIATES, INC.

855 STERLING AVE. PALATINE, ILL. 60067 358-4750

March 27, 1973

President and Board of Trustees
Village of Barrington

Gentlemen:

Several months ago we presented to you at a public meeting tentative plans for the development of property north of Fox Point Subdivision.

On March 12, 1973, Village President Fred J. Voss read at the Village Board meeting a letter to the Fox Point Homeowners Association in which President Voss indicated his strong support for the Village Comprehensive Plan. We understand that several trustees commented as being in agreement with that letter.

It is obvious that the proposals we presented, which included multiple family and townhouse concepts, would deviate from the present comprehensive plan of the Village of Barrington. In view of the position of President Voss and the apparent concurrence of several Board members, we wish to advise you that we do not plan to proceed with proposals to develop the property on a multiple family or townhouse basis. Of course, we have not filed for annexation or rezoning and there is nothing pending which we need to withdraw. However, because we had indicated at a public meeting that we would be filing with the Village, we think it is appropriate that we advise you of our change in plans.

We are appreciative of the time spent by the Village Board and staff relative to our proposals.

Sincerely yours,

L. F. DRAPER AND ASSOCIATES, INC.



L. F. Draper

LFD:jwr

FOX POINT

HOMEOWNERS ASSOCIATION

P.O. Box 881 • Barrington, Illinois 60010

August 9, 1974

President and Members of the Board of Trustees
Village of Barrington
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

As you know, we are quite concerned about the proposed Brandel-Draper development immediately north of Fox Point which in our view sets a serious precedent that will bring about a breakdown of the low density limited growth objectives of Barrington.

Enclosed for your information is our presentation to the Plan Commission held on August 7 which discusses our position in some detail.

Very truly yours,

George H. Foreman

George H. Foreman
President
Fox Point Homeowners Association

Attachment

cc: Barrington Community
Unit School District #220

BACOG

August 7, 1974

Chairman and Members of Plan Commission
Village of Barrington
206 South Hough Street
Barrington, Illinois 60010

Gentlemen:

As President of the Fox Point Homeowners Association, I appreciate this opportunity to present to the Chairman and Members of the Plan Commission the position of Fox Point concerning the proposed 385 acre Brandel-Draper development. Our official position on this matter is contained in a resolution developed at a special Homeowners meeting on June 15, 1974. Following the reading of this resolution, I respectfully request permission for our Civic Affairs Chairman, Jim Perille, to make additional specific comments concerning the proposed development.

At the next public hearing of the Plan Commission, I also request permission that our real estate consultant be allowed to make comments concerning this development as we now know it or to any counter proposals that might be forthcoming. Up to this point, not all material pertinent to the development has been available for perusal by our consultant.

The Fox Point Homeowners Resolution is as follows:

"After careful consideration of the Brandel-Draper Development, it is the consensus of Fox Point Homeowners that subject development in its present form would not be in the best interests of either the Fox Point Subdivision or the Barrington area. In our opinion, subject development does not represent the highest and best use of this property, and approval of it in its present form would establish a precedent leading to less than the highest and best use of other vacant properties in the Barrington area. Therefore, as of June 15, 1974, Fox Point Homeowners reaffirm the official position first taken by our Association in February, 1971, which called for a density no greater than 400 single family homes developed so as to preserve the Cuba Marsh as a natural open space with no provision for a commercial shopping center."

George H. Foreman

George H. Foreman
President
Fox Point Homeowners Association

STATEMENT OF P. J. PERILLE ON BEHALF OF
FOX POINT AT PLAN COMMISSION HEARING OF AUGUST 7

Gentlemen:

Our Fox Point Homeowners Association looks forward to the orderly development of the east Barrington countryside within the approved land use goals and policy objectives of the Barrington Area Council of Governments and Barrington's own Comprehensive Plan. These objectives are quite specific in requiring limited controlled growth, and the protection of the quality of life and character of Barrington and the adjacent countryside.

If developers are going to ask for annexation of their land to the Village of Barrington, we feel that they should only be allowed this privilege if they meet the needs and desires of the taxpaying citizens and voters of Barrington, and in particular -- the Barrington homeowners who are immediately adjacent to the development. As far as the people of Fox Point are concerned, annexation involving development of the 381.5 acre Brandel-Draper property should meet two basic criteria.

1. The density of the development should be in keeping with the residential density of Fox Point. Fox Point was considered a buffer between the countryside and the R-6 and R-7 housing closer into the Village center. Therefore, this Brandel-Draper property should be developed at a density no greater than that of the single family R-5 zoning on the north side of Fox Point.
2. The development must maintain the single family residential character of the eastern end of the Village. Spot zoning for townhouses and a shopping center represents a disastrous precedent that is totally at odds with the best interests of east Barrington citizens and voters.

We are frankly shocked at the scope of this project. It would make a shambles of our low density objectives expressed in the approved BACOG Comprehensive Plan, which calls for single family, one-acre zoning in the area. This spot zoning would lead to a complete breakdown in the zoning of all the areas in the east Barrington countryside.

During the election last year, Mr. Draper wrote to President Voss a letter of March 27, 1973, which was publicly read at a Candidates Forum held jointly by Fox Point, Barrington Meadows, and Wyngate. This letter unequivocally stated that the earlier multiple family and townhouse concepts that Draper had previously presented would deviate from the present Comprehensive Plan of the Village of Barrington. Mr. Draper promised that he would not proceed with any further proposals to develop the 380 acre Brandel parcel on the basis of townhouses or multiple family dwellings.

Other points which we would like to make that amply demonstrate that the petition for annexation should be denied are as follows:

1. The north side of Fox Point is an R-5 single family dwelling area which has a gross density of 1.15 units per acre. The minimum lot sizes are 20,000 square feet. In contrast, the Brandel-Draper parcel, which has similar land characteristics to the Fox Point area, is to be developed at a residential density of 1.87 units per gross acre. This latter figure excludes the 15 acre shopping center and the 5 acre church parcel. Thus, the Draper proposal represents a 63 per cent overall increase in density versus Fox Point.
2. The Village of Barrington has generally followed the precept that the density should decrease as development moves further away from the center core of the Village. The exact opposite is being done under the Draper proposal.
3. The 1.87 units per gross acre is in direct conflict with the BACOG Plan, which calls for a density of 1 unit per gross acre. The Brandel-Draper parcel can be economically developed at a density of 1 unit per gross acre since the PUD ordinance allows for clustering to minimize distances that must be covered for utility connections.
4. Barrington's own Comprehensive Plan recommends the setting aside of the Cuba Marsh and the annexation of the rest of this Brandel-Draper property for development at a density no greater than 2 units per gross acre. In contrast, without the 68 acre Cuba Marsh and exclusive of the church and commercial sites, Draper has an overall density of 2.3 units per acre. Mr. Draper is seeking close to the maximum density on a gross basis, including all the unbuildable land. Barrington's goals and objectives should not include the enrichment of land speculators at the expense of its citizens. Instead, Barrington should be interested in controlled

based on 0.535 K-12 students per townhouse unit. Our review of the same Barton-Aschman data would suggest the use of at least 0.71 students per townhouse unit. This increases the children population by approximately 43 students. The Draper study assumed an average of 2-1/2 bedrooms per townhouse unit. According to the Barton-Aschman study, the same average number of bedrooms in a single family unit would give exactly one-half the number of students as each individual townhouse. There is an interesting commentary in the Barton-Ashcman report which states, ".....while three-bedroom apartments are likely to generate net tax deficits, three-bedroom single family homes are likely to generate net tax benefits. This is simply because single family homes will have a higher assessed value per unit while three-bedroom apartments will contain a higher average number of students per unit. School revenues will be less, while school costs will be higher, on an average per dwelling unit basis."

It is rather interesting to point out that we have a complete survey of the Fox Point student population on our 411 homes. We have 1,937 people in our 411 homes, but we have only 694 K-12 public school students. Our Fox Point K-12 density is 20 per cent lower than the Barton-Aschman estimates. We believe the main reason for this shift in the Fox Point student population is the ageing of the development.

We are very much in favor of the kind of children population that comes with the building of 400 new single family units on this property. However, I would suggest to you that the townhouse complex being proposed by Draper in conjunction with the club house, tennis courts, and swimming pool included in the project will not attract empty nesters, but will attract density almost as large as a single family home, and yield substantially less net revenue per unit.

9. We feel that the Village must obtain the proper covenants to assure that the church site will either be used for a church or otherwise used for a portion of the single family housing or open green space. Otherwise, at some later date, if a buyer is not found for this site it could be readily added to a shopping center that is already huge in proportion.
10. I would also like to draw upon testimony given by Mr. Sears Hallett, President of our School Board, in connection with the Southgate Shopping Center, to demonstrate that this type of center does not belong in the Brandel-Draper property in what would be the extreme northeastern portion of the Village of Barrington. Draper proposes that there be 60,000 square feet of shopping space and 30,000 square feet of office space. If we consider only the shopping space, according to ratios given

by Mr. Hallett, this would be 130 per cent larger than the 26,100 square feet representing the enlarged Jewel store, and 35 per cent larger than the 44,300 square feet of the entire Jewel center. The proposed 60,000 square feet of shopping would also be 186 per cent larger than the 21,000 square feet store area available in the Barrington Commons area.

This is not a convenience center, but a substitute for the present Barrington area shopping center. It would just serve to attract traffic from a three to five mile radius, and increase the pressure for high density development in the east Barrington countryside. Nelson Forrest testified at the Southgate hearing that a convenience center should be no larger than 6,000 to 10,000 square feet. Also, the point should be made that any kind of shopping center in this area would lead to the rezoning of the other three corners and change the entire character of the northeastern section of our Village. It is also germane to mention that Roy Klepper, the President of the Chamber of Commerce, said during the Southgate hearing that the convenience center, if allowed, should be limited to two acres. Finally, the approved Village of Barrington Comprehensive Plan dated June, 1972, recommends that convenience shopping centers should not be established in an area exceeding five acres of land. This is shown on page 20 of the Comprehensive Plan.

In the case of proposed developments which involve major changes in the basic orientation of a community and its zoning, the concept of highest and best use is frequently brought up; with some accompanying confusion. Simply defined, highest and best use is that use which -

1. will provide the best return on invested capital and
2. will have the most beneficial or the least detrimental effect on surrounding land uses.

In taking a broad view of the Barrington area, one sees several communities which are, in effect, planned developments; Inverness, Fairhaven, Fox Point, and the older Jewel Park are examples. They are successful and have, from a market absorption standpoint, certainly had a beneficial effect on their environments. Barrington, itself, has deservedly established an image as a prestigious, quality, residential community. The nonresidential portions of

the community have, thus far, reinforced this image. On this basis, it appears that a similar planned development on the subject property would fit the two criteria of highest and best use - economic viability and effect on environment.

We feel strongly that nearly all categories of nonresidential use and any residential uses which would have the effect of increasing densities beyond those of typical single family detached housing would aggravate an already congested local traffic situation. It would also tend to change the image of the larger community which would be self-defeating. One of the important attractions of the Barrington and other similar outlying communities in this metropolitan area is the low density of development and spaciousness which they provide. It is generally the basis for their having the quality, prestigious image they project. Developments which stress apartments or other types of multi-family housing are suitable in "near-in" locations where highways, public transportation, employment, recreation, schools and the entire urban infra-structure is adequate. But in areas such as this, the development of more dense residential projects alters the community image upon which the attraction of current residents depended; it changes the community and places strain on the capacity of all urban facilities.

WATER SUPPLY PLANNING PROJECT

Report on Questionnaire No.1

Statement of Issues

Questionnaire No. 2

19. LAKE WATER USERS SHOULD BE REQUIRED
TO MAKE FULL USE OF THEIR GROUND WATER
RESOURCES BEFORE USING LAKE WATER.

STRONGLY AGREE	AGREE	UNCERTAIN	DISAGREE	STRONGLY DISAGREE	NOT APPLICABLE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NORTHEASTERN ILLINOIS PLANNING COMMISSION

10 S. RIVERSIDE PLAZA CHICAGO, ILLINOIS 60606

(312) 454-0400

RESULTS OF WATER SUPPLY QUESTIONNAIRE No. 1

Questionnaire No. 1 asked about problems in local and regional water supply as perceived by municipal, county and state officials.

All respondents agreed that one of the most important problems was the increasing per capita use of water, and a lack of awareness of the need to conserve water. This problem ranked at or very near the top of the list for both Lake and ground water users.

Also ranking near the top was the feeling that most of the water supply problems were not technical in nature, but involved legal, political and institutional solutions. Chief among these was the legal limitation placed on the use of Lake Michigan water. Also included in this category of common agreement was: (1) lack of planning; (2) lack of coordination and cooperation among water users; (3) lack of federal or state funds to help solve problems; (4) uncertainty about federal or state funding and planning requirements; and (5) lack of effective controls on urban growth, both in its size and its distribution.

Ground water users expressed major concern with declining well levels, particularly in the deep aquifers of the region. The absence of a safe and economical alternative source of water was a frequently mentioned problem. Ground water recharge areas need to be protected, they say, and zoning and planning based on increasing tax base rather than on matching natural resource capability is a large obstacle to aquifer protection. Water quality is a frequently mentioned problem, but most respondents felt that this could be overcome technically. Ground water users agree that limitations on the quantity and distribution of Lake Michigan water is a problem they would like to overcome.

Lake Michigan water users were concerned more with rising costs than with the quantity of their water supply. But those communities that receive their water from the Lake by transfer from a shoreline community, express concern that greater water use would endanger their supply at the end of the pipeline. Lake water users recognize that the demand for more of this resource in inland communities is a problem they must confront.

The ANNUAL PLANNING CONFERENCE of NIPC will be held on Thursday, October 3, 1974, from 8:30 a.m. to 4:00 p.m., at the Sheraton Oakbrook Hotel. The afternoon session of the Conference will focus on critical issues in water supply planning. This session will include small group discussions on emerging water supply planning policies, and advisory balloting by those in attendance.

The Conference will follow-up on responses received from the attached Water Supply Questionnaire No. 2. You are urged to read the text of the questionnaire before attending the October 3rd conference. If you wish to make an in-put to the conference, your answers to the attached questions must be received by NIPC by September 23rd.

ISSUE No. 1: Balancing Urban Development and Water Resources

1. Lake Michigan water should be more widely shared.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

- Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable
- ☐ ☐ ☐ ☐ ☐ ☐

- Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable
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- Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

- Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

- Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

- Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable
- ☐ ☐ ☐ ☐ ☐ ☐

- Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable
- ☐ ☐ ☐ ☐ ☐ ☐

ISSUE No. 3: Using Lake Michigan Water

- Illinois is limited by law in the amount of water that can be withdrawn from Lake Michigan. We are now taking as much water from the Lake as is allowed. Slightly more than half of the water is used by Chicago and about 80 other communities for public water supply. The remainder is diverted from the Lake to the region's waterways -- primarily to dilute the effluents of sewage treatment plants discharging into these waterways. (Lesser amounts are used to maintain navigational levels, and to compensate for water no longer flowing into the Lake as a result of the diversion of the Chicago River.)

The amount of Lake water used for public water supply could be increased in several ways:

(1) The amount of water used for dilution of wastewaters could be decreased by improved sewage treatment. Cost estimates for doing this run as high as 2 billion dollars, but the water saved could be used for domestic use. (2) Efforts could be made to try to change the law to permit more water to be taken from the Lake. This would involve new agreements with Canada and the states around the Great Lakes, and approval by Congress and the US Supreme Court. (3) Communities that now use Lake water could drill wells and use their ground water resources before they use water from Lake Michigan.

- | | | | | | | |
|---|--|---|---|--|---|--|
| 17. The investment in upgrading sewage treatment systems should be made so that Lake water used for dilution can be used for public water supply. | <div>Strongly Agree</div> <input type="checkbox"/> | <div>Agree</div> <input type="checkbox"/> | <div>Uncertain</div> <input type="checkbox"/> | <div>Disagree</div> <input type="checkbox"/> | <div>Strongly Disagree</div> <input type="checkbox"/> | <div>Not Applicable</div> <input type="checkbox"/> |
| 18. Efforts should be made to raise the legal limit on the use of Lake water by northeastern Illinois communities. | <div>Strongly Agree</div> <input type="checkbox"/> | <div>Agree</div> <input type="checkbox"/> | <div>Uncertain</div> <input type="checkbox"/> | <div>Disagree</div> <input type="checkbox"/> | <div>Strongly Disagree</div> <input type="checkbox"/> | <div>Not Applicable</div> <input type="checkbox"/> |
| 19. Lake water users should be required to make full use of their ground water resources before using Lake water. | <div>Strongly Agree</div> <input type="checkbox"/> | <div>Agree</div> <input type="checkbox"/> | <div>Uncertain</div> <input type="checkbox"/> | <div>Disagree</div> <input type="checkbox"/> | <div>Strongly Disagree</div> <input type="checkbox"/> | <div>Not Applicable</div> <input type="checkbox"/> |
| 20. The amount of water now being withdrawn from the Lake for all purposes is enough to meet forecast needs. | <div>Strongly Agree</div> <input type="checkbox"/> | <div>Agree</div> <input type="checkbox"/> | <div>Uncertain</div> <input type="checkbox"/> | <div>Disagree</div> <input type="checkbox"/> | <div>Strongly Disagree</div> <input type="checkbox"/> | <div>Not Applicable</div> <input type="checkbox"/> |

- B. Some people think that present Lake water users should be allowed to continue their present rate of use, and that any new users of Lake water should get their allocation from volumes of water gained by increasing the legal limit or by improving sewage treatment facilities. Others think that, whatever the quantity of water totally available from the Lake, it should be shared by all who might wish to use it and to whom it could be practically distributed.

21. Lake Michigan is a regional water resource whose use should not be limited to communities that have historically used Lake water.
22. The allocation of Lake water to communities that do not use this resource now should be made only from increases in the amount of Lake water made available for domestic use.
23. Lake Michigan should not be considered as a regional water resource, and only the communities that use it now should use it in the future.

- C. If the amount of water available from Lake Michigan for domestic use could be increased, and the additional water made more widely available in the region, it might be allocated in a number of ways -- like: "first come, first served," or "one man, one gallon." Some people think that criteria should be set to determine the priority and the amount of water that any community should receive. How do you feel about the use of these factors in setting priorities and volumes?

24. Distance from Lake Michigan.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

25. Ability to put own pipeline into Lake.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

26. Ability to make own arrangement to buy water from shoreline communities.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

27. Proximity of nearest Lake water system.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

28. Proximity of nearest Lake water system with surplus capacity.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

29. Ability to pay the full cost of importing Lake water.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

30. Consistency of local development plans with neighbors' growth plans.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

31. Consistency of local development plans with county planning.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

32. Consistency of local development plans with regional planning.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

33. Quality of the argument made to State for water allocation from the Lake.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

34. Degree to which the community makes use of other local water resources.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

35. Proximity to other importable water resources.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

36. Degree to which water conservation is practiced in the community.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

37. Present population as a proportion of regional population.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

38. Forecast population as a proportion of regional population.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

39. Present community water deficit without mining ground water.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

40. Forecast community water deficit without mining ground water.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

- D. If these factors were used to set the allocation of ALL of the Lake water being used, would you change your opinion about any of them? If so, show that change using a different symbol here.

☐

- SCA

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

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Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

1. Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

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Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

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Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

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Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

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- C

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

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Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

ISSUE No. 4 (continued): Controlling Water Use

- D. Water consumption is reduced when meters are installed to replace a flat rate basis for charging for water use. But the costs of installing, maintaining, and reading water meters, and preparing bills is high and discourages this management practice.

50. Water meters should be used in all new buildings.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

51. Water metering should replace flat-rate charges for all users.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

52. Programs should be started to install water meters in older buildings so that, eventually, all water use is metered.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

ISSUE No. 5: Organizing the Water Supply System

- A. If any Lake Michigan water were to be transported to water short areas, the need for that water would occur in different places at different times. It seems to some people that extensions of Lake water should be arranged for water-short areas in the amount, and at the time of that need -- and in response to the local initiatives and financial support received from that area. Others think that Lake water distribution should be undertaken on an area-wide basis to take advantage of economies of scale and to make the Lake water as widely available as supplies permit.

53. Lake water distribution should occur on a community-by-community basis by local initiative and interlocal negotiation and agreement.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

54. The City of Chicago water system should be expanded to provide Lake water to communities on a "wholesale" level.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

55. Suburban water districts should be created to get Lake water from shore communities or through their own water intakes, and to "wholesale" this water to inland communities as needed.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

56. The counties should construct and operate the "wholesale" Lake water distribution system for inland communities.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

57. A 6-county metropolitan water authority should be formed for the purpose of "wholesaling" Lake water to inland communities.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

- B. If water resources other than Lake Michigan are to be developed and if water is piped from areas of surplus to areas of need, some organizational arrangements would have to be made for that purpose. With the exception of the expansion of the Chicago system, the organization suggested for Lake water distribution might serve for the distribution of water from "well farms" and from the Kankakee, Fox, and other rivers.

58. Direct negotiations and agreements between communities of water surplus and water need should be sufficient.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

59. Water districts should be formed to handle the transfer of water resources among communities.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

☐ ☐ ☐ ☐ ☐ ☐

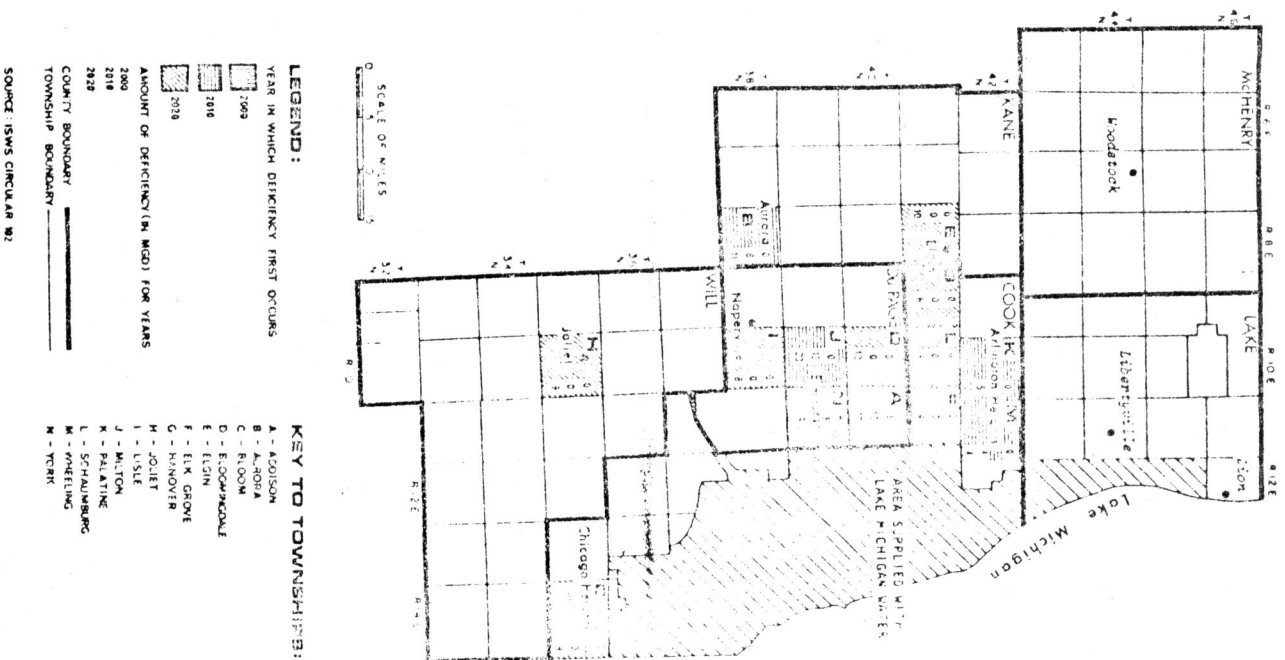
60. The counties should operate the system for distributing inland water among communities.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

61. A 6-county regional authority should be created to distribute inland water resources among communities.

Strongly Agree Agree Uncertain Disagree Strongly Disagree Not Applicable

Projected Township Groundwater Deficiencies



BACKGROUND INFORMATION

The map shows those TOWNSHIPS in which the Illinois State Water Survey predicts that more water will be needed than can be provided from local water resources if forecast development occurs. The dates by which this water shortage is likely to occur

shadings.

1. Please place an "X" on the map in the township in which you live.
2. Is the forecast for water supply shown on the map for your TOWNSHIP accurate in your opinion?
YES NO DON'T KNOW
3. Do you think that the forecast for water supply shown on the map is WRONG for any other township?
YES (Please specify: _____)
NO DON'T KNOW
4. From what source does your community get its water?
WELLS DIRECTLY FROM LAKE MICHIGAN
FROM LAKE THRU ANOTHER COMMUNITY
5. In what capacity are you responding to this questionnaire?

ELECTED PUBLIC OFFICIAL
APPOINTED PUBLIC OFFICIAL
PROFESSIONAL PUBLIC OFFICIAL
TECHNICAL SPECIALIST
OTHER CITIZEN

6. Optional

- a. Community: _____
- b. Your Name: _____
- c. Title: _____

BARRINGTON HOME OWNERS ASSOCIATION, INC.

BARRINGTON, ILLINOIS

September 26, 1974

Mr. Larry Hartlaub, Chairman
Plan Commission
Village of Barrington
Village Hall
Barrington, Illinois 60010

VILLAGE MANAGER

OCT 3 1974

BARRINGTON, ILLINOIS

Dear Chairman:

In our letter to you dated August 30, 1974, we mentioned several of the concerns of the board of the Barrington Homeowners Association and noted that a committee had been appointed to study these and other aspects of the Draper proposal.

A review of the Comprehensive Plan for this neighborhood reveals four recommendations - three of which are applicable to the parcel in question:

1. "The area known as Cuba Marsh should be withheld from development to the extent desirable and placed in public ownership."

This is included in the Draper Proposal.

2. "The unincorporated portion of the neighborhood should be annexed to the Village of Barrington and provided with public sewer and water utilities; preferably the corridor of land in the Village of Deerpark should be detached and annexed to Barrington."

The Draper Proposal, of course, does include the annexation, but does not include the corridor of land in Deerpark. However, this is beyond the control of the developer and his proposed method of handling it appears to be acceptable, assuming Deerpark concurs.

3. "The newly annexed land should be developed for residences at an overall density of two or less housing units per acre. A planned-unit development is preferred."

Using the above wording precisely, on an overall basis the density works out to 1.79 units per acre and Draper is proposing a PUD.

Therefore, the Draper Proposal technically is not in conflict with the Comprehensive Plan, in our opinion. However, we do feel in this instance, because of the location of the marsh in relation to the development and the specific reference to it in paragraph one above, that it should be excluded from the calculation. When the 68.27 acres of marsh is excluded, the units per acre, according to our calculation, is 2.18. In order to bring the units per acre in compliance with the Comprehensive Plan, with the exclusion of the marsh, the total units would have to be about 626 or 58 less than proposed. This is one of

recommendations.

Since it is the assumption of the board of the Barrington Homeowners that this property will be developed, we feel there is considerable wisdom in continuing to work with Draper & Associates. This is another recommendation. We feel much has been gained over the past two and a half years from the developer that will be good for Barrington; for example, another well and water storage facility, which will permit a looping of the water system. Also, this builder has committed to spreading the project over a seven to eight year period. And finally, we did do some research covering this firm and found that Draper is generally regarded by the industry and by banks as a master developer, contractor and promoter.

The developer has not yet furnished the requested "Natural Resource Evaluation" to be prepared by the Lake County Soil and Water Conservation District. This evaluation will advise the Plan Commission (and the Village Board) of the conformity of the developer's plan to the Village Ordinance No. 1296 entitled "Soil Overlay District."

The Conservation District Engineer had not prepared his evaluation report at the time we contacted him. This evaluation will not be ready for submission to the Plan Commission until after October 8th, the date of the next meeting of the District's Board.

It is not possible to predict the results of the District's evaluation, except to mention that the developer had not requested any help from this group when laying out his plan. The final recommendations of the Conservation District could possibly have a major effect on the developer's plan and we will be very interested in their report.

Comments on our other concerns as outlined in our letter are as follows:

The question of townhouses in a countryside area and whether this would set a precedent was studied.

We believe it is worth while to note that this proposed development is moving in the only direction from the heart of Barrington where the neighboring community has higher density. It is unrealistic to believe that the Lake Zurich property across Cuba Road will be developed as low density housing. Therefore, we believe the Village could prevent a "domino effect" from occurring in other areas, as this condition does not exist elsewhere.

Concerning the subject of the proposed shopping center at the Southwest intersection of Cuba and Ela Roads, it is important to remember the following: Of the fifteen acres set aside as commercial, 2.07 acres are in buildings. This is equivalent to 90,169 square feet and it is our opinion that if this were all in retail stores, it would be more than a convenience shopping center. Mr. Millen, Executive Vice President of Draper & Associates did indicate that part of the 2.07 acres would be in offices. It is our recommendation that an agreement be reached with the developer on this subject. We suggest no more than

60,000 square feet in retail, leaving at least 30,000 square feet in office. We do feel a convenience shopping center is desirable where proposed because it will help to reduce the effect of traffic into the Village.

The following analysis was undertaken to determine the economic impact of the proposed Draper project on municipal facilities, including principally sewer and water facilities, but including as well, some consideration of police protection, snow removal, and auxiliary municipal services which generally involve a lower capital requirement than sewer and water. Summary of findings presented below represents analysis of the Applied Property Research, Inc. study commissioned by Draper, the Barrington Building Department's analysis of the study, the Barrington Staff Study and Recommendation on the proposal, and those points raised in the Fox Point and North Barrington Homeowners Association's position papers, along with discussions with both Dean Maiben and Don Klein.

With the clear understanding that any analysis of economic feasibility rests totally on those underlying assumptions and base data developed in the above-mentioned reports, the following points should be noted.

1. On an ongoing basis, the Development appears to be able to pay its own way for sewer and water services; applying usage patterns consistent with those the Village now experiences and extending these by existing rates results in per capita charge of \$56.31 compared to a current identifiable per capita expense of \$55.71 (including debt service). Of obvious importance here is the fact that this does not accommodate any capita expansion, particularly of the sewer plant, which the Development might necessitate. Further, it should be noted that the Development's ability to pay its own way is not predicated in any way upon recapture of those one-time charges for tap-ons, etc., which total \$513,000.
2. With regard to physical facilities, those recommendations in the Building Department's study will insure that all water line, storage tank and well costs are borne by the developer. The expansion of the waste water treatment plant, however, to handle the needs of the Village following development were nowhere discussed. There remains very significant questions as to whether expansion of the WWTP is necessitated by the Development itself, or whether this is an inevitable step the Village must take to support the existing residents. Believe that some investigation of planned expenditures in this regard is necessary to insure that the Development will bear its proportionate share of the associated costs. It is entirely possible that tap-on fees will support a large part of the Development's share of any WWTP expansion, but this has not been made clear.
3. The Draper-commissioned research study points out that the Village expenses identifiable with police protection, snow removal, etc., will be funded entirely by the Development. It should further be noted that the per capita expenses of these services developed to date include a significant measure of administrative expense (such things as maintaining the police department building, etc.) which will not be increased with the Development. In that regard, then,

*Waste water
Treatment Plant*

the Development is providing a per capita revenue equal to a combination of existing fixed and variable costs, while, in fact, it would be necessary only to meet variable expenses to function on an economic basis. This might be construed to be a small benefit to the project

In particular view of questions raised in Fox Points's position paper, perhaps a measure of the project's "population elasticity" might be helpful. Fox Point, it might be recalled, thought that population estimates were low by some 142 people or 5%. Following is a comparison of identifiable revenues on a per capita basis for those categories for which projected data is available:

	<u>Barrington Only</u>	<u>Draper Project</u>
Real Estate Taxes	\$ 162,000	\$ 145,058
Sales Tax*	460,000	101,700
Licenses	100,825	26,340
Water Fees, Sewer Fees	520,000	148,316
TOTAL	<u>\$1,242,825</u>	<u>\$ 421,414</u>
Per Capita	130.09	159.99

*Largely predicated on inclusion of convenience center.

On a revenue comparison basis, then, the Draper proposal contributes approximately \$30 more per capita in the above categories than the Village receives from the current population. Given that other revenue categories (e.g., revenue sharing, fuel taxes) remain constant on a per capita basis between the Village and the Draper project, the \$30 spread pertains to total estimated revenues of \$271.49: in percentage terms, the Draper project will contribute approximately 11% more on a per capita basis than Village residents now contribute. Conceivably, the Development then, might be able to support an additional population of 291 people, well in excess of the Fox Point contention, disregarding any effect that increased population might have on sales tax revenue and sewer and water fees.

In summary, the one remaining unresolved consideration involves capital expansion requirements of the sewer plant. Obviously, the Development should pay its proportionate share of expansion necessary, but should not be expected to pay for improvements necessitated by growth in the Village itself.

The following analysis was undertaken to determine the impact of the proposed Draper project on School District 220, including operating expenditures, expansion of facilities and capacity of current facilities. The summary of findings presented below represents the position of School District 220 as outlined in Mr. Sears Hallett's letter dated August 19, 1974 and from an interview with Dr. Joseph Zoeller, the Superintendent of District 220, who had assisted in developing the groundwork for the position taken by the School Board.

1. The proposal made by Draper is not correct in its projections of economic profit to the District after the first year, in that 1972 rather than 1973 assumptions were used regarding calculations of State Aid reimbursements.

The 1973 State Aid formula essentially reimburses the District for any shortfall by which tax collections fail to finance a predetermined cost per pupil. Conversely, any tax collections received from an additional group of homes in excess of the

marginal expenditures required to serve the children from those homes merely reduces the amount of State Aid received. Thus, with respect to operating expenditures, neither an economic profit nor a loss should result.

2. The subject of potential expansion of facilities and the costs for such expansion are not mentioned in the Draper Proposal. Also the position of District 220 does not adequately consider the other potentially viable alternatives of continuing to bus pupils from more crowded to less crowded schools.
3. The possibility of some expansion might be required with or without the implementation of the Draper project, due to those other developments either being built or proposed within the boundaries of District 220. Because of the many variables affecting school population over time, it is not possible to assign a specific cost factor for capital expansion needs to the Draper Project or to any other new development.

Further, because of the decline in birth rates, which has occurred in recent years, the pre-school population in the area has declined. Thus, it can be assumed that overcrowding in the affected grades could be temporary in nature, if the current trend continues.

The following was undertaken to determine the impact on traffic by the proposed Draper Project. The summary of findings below represents an analysis of the "Street System Proposed for Barrington" as prepared by Barton-Aschman Associates in October, 1970 and from an interview with Mr. Roy Crumrine, Superintendent of Public Works.

1. The major problem facing Barrington regarding traffic is the Hough Street Route. The Draper Project will not have a large impact on this route, but would cause increased usage of the County Line/Main Street Route. Mr. Crumrine attended a meeting in Waukegan this Fall, where it was proposed that this route be widened. He caused the removal of this proposal from the agenda by expressing the desire of the Village of Barrington not to take this action. Therefore, it can be assumed that the present road will bear additional traffic, if the Draper Project is implemented. //
2. The Street System Proposal recommends the de-emphasis of Lake Zurich Road and the placement of a cul-du-sac at the intersection of North Avenue and Northwest Highway. Further, it is unlikely that Eastern Avenue will be extended Northward to Cuba Road. Thus, the creation of additional traffic by the Draper Project will cause increased use of the Cuba Road/Lake Zurich Road/ North Avenue route. This is in conflict with the Barrington Plan and could cause an undesirable increase in the flow of traffic through the residential area through which North Avenue passes. //

3. The movement of the commuter station Eastward is in the process of being implemented. The Barrington Plan does provide room for additional parking capacity to handle the potential increase of this type of project. However, the problem of egress and ingress remains.

In summary, there will be an increase in traffic on routes currently heavily used. However, due to expansion of the areas North and East of the Village, there will be additional traffic on Ela Road/County Line Road with or without the Draper Project.

As previously mentioned, it is the assumption of the Directors of the Association that this land will be developed and therefore traffic will increase whether it be this development or any other.

We recommend that the Village work with the State in an effort to cause County Line to be widened to four lanes from Northwest Highway to Ela Road in order to help alleviate the traffic problem.

We sincerely hope that these comments and recommendations are helpful to the Plan Commission and the Village Board in arriving at a final decision on the Draper Proposal.

Respectfully,

Jack L. Rieke
President, Barrington Homeowners Association

JLR:jr

cc: Fred Voss
Mayor
Village of Barrington

ANNEXATION AGREEMENT

This annexation agreement is made and entered into this 22nd day of May, 1974 between the Village of Barrington, an Illinois municipal corporation, hereinafter referred to as the "VILLAGE"; LaSalle National Bank as Trustee under Trust Agreement dated November 19, 1971 and known as Trust 43321, hereinafter referred to as "OWNERS" of all of the property hereinafter described in Exhibit 1, attached hereto; and PWB Building Corporation and L. F. Draper d/b/a Lakes of Barrington Joint Venture, hereinafter referred to as "DEVELOPER", pursuant to the provisions of Division 15.1 of the Illinois Municipal Code (Illinois Revised Statutes, 1973, Chapter 24, Section 11-15.1 et seq)

WITNESSETH

WHEREAS, "OWNERS" are the owners of record of the real property described in Exhibit 1 incorporated herein, which is contiguous to the VILLAGE and is not within the corporate limits of any municipality, and all of which property, together with the property described in Exhibit 2 is hereinafter referred to as "Subject Premises", and

WHEREAS, "OWNERS" are the owners of record of the real property described in Exhibit 2, which property is within the corporate limits of the Village of Deer Park, an Illinois municipal corporation, and

WHEREAS, there has been filed with the Village Clerk of said Village an annexation petition signed by the owners of record of all land within the territory included in said annexation

petition, and covered by this agreement, and by all electors residing therein upon said land, which said territory is not within the corporate limits of any municipality, but all is in the unincorporated area of Lake County and is presently contiguous to the territory of said Village, and

WHEREAS, the Corporate Authorities of the VILLAGE have considered the annexation of the Subject Premises described in the said Annexation Petitions, and

WHEREAS, the "OWNERS" and "DEVELOPER" propose that the Subject Premises be developed pursuant to the Planned Development Regulations of the Zoning Ordinance of the VILLAGE as amended and as otherwise modified herein, and other ordinances of the VILLAGE and also in accordance with the terms and conditions of this Agreement, and

WHEREAS, the VILLAGE is agreeable to all of such development in such manner, and

WHEREAS, the Plan Commission of said VILLAGE being the commission duly designated by the Corporate Authorities of the VILLAGE to hold a public hearing on the proposed zoning, has heretofore held a public hearing on the applications of the "OWNERS" and "DEVELOPER" to rezone the Subject Premises, as aforesaid, and due notice of said public hearing was published in the manner required by law and said public hearing was held in all respects in a manner conforming to law, and

WHEREAS, the Plan Commission of said VILLAGE has made its report and recommendations to the Corporate Authorities of the VILLAGE in accordance with the ordinances of said VILLAGE, and

WHEREAS, all other matters, in addition to those specifically referred to above, which are included by this Annexation Agreement, have been considered by the parties hereto, and the development of the Subject Premises for the uses as permitted under the Planned Unit Development provisions, as aforesaid, of the Zoning Ordinance of the VILLAGE, and in accordance with the terms and conditions of this Agreement, will inure to the benefit and improvement of the VILLAGE and its residents and will promote the sound planning and development of the VILLAGE and will otherwise enhance and promote the general welfare of the people of the VILLAGE, and

WHEREAS, in reliance upon the existing ordinances, codes and regulations of the VILLAGE and the continued effectiveness of said ordinances, codes and regulations for the period hereinafter set forth as modified herein and as may be amended pursuant to the terms hereof, the execution of this Agreement by the VILLAGE and the performance by the VILLAGE of the undertakings hereinafter set forth to be performed by it, there has been submitted the said Annexation Petitions, as aforesaid, and VILLAGE and DEVELOPER are willing to undertake certain obligations as hereinafter set forth, and have materially changed their positions in reliance upon the undertakings provided herein, and

WHEREAS, it is the desire of the VILLAGE, OWNERS AND DEVELOPER that the development of the Subject Premises proceed as conveniently as may be, and be subject to the ordinances, codes and regulations of the VILLAGE, now in force and effect, and further subject to the terms and conditions hereinafter contained;

NOW, THEREFORE, for and in consideration of the mutual

promises and agreements herein contained, the parties hereto agree as follows:

1. Responsibility: It is recognized by the parties that there are obligations and commitments set forth herein which have been agreed to be performed by DEVELOPER and not by OWNERS. OWNERS as such are exculpated from any personal liability or obligation to perform the commitments and obligations set forth herein and VILLAGE will look solely to the DEVELOPER for such performance.

2. Annexation and Rezoning: The VILLAGE agrees to enact and adopt within thirty (30) days after the execution of this Agreement ordinances annexing the property described in Exhibit 1 to the VILLAGE.

On the 30th day after the execution of this Agreement or at the next regular meeting of the VILLAGE BOARD OF TRUSTEES thereafter, the VILLAGE agrees to enact and adopt an ordinance approving a preliminary plat for a Planned Unit Development on the Subject Premises under the provisions of the Planned Unit Development Regulations of the VILLAGE as modified herein providing for the uses shown thereon, a copy of which preliminary plat is attached hereto and marked Exhibit 3. DEVELOPER agrees that the Subject Premises shall be developed only in accordance with the Plan as shown on said preliminary plat, as approved or subsequently amended, and agrees to follow all of the procedures of the Planned Unit Development ordinance of the VILLAGE in connection with such development except as modified herein.

The VILLAGE further agrees to enact and adopt on the 30th day after the execution of this Agreement or at the next

regular meeting of the VILLAGE BOARD OF TRUSTEES thereafter, an ordinance zoning and classifying that portion of the Subject Property annexed to the VILLAGE as a Planned Development in the R-10 Multiple Family District.

3. Park District Annexation. The DEVELOPER shall within thirty (30) days after the adoption of the ordinance annexing and zoning the Subject Premises, as aforesaid, file with the Barrington Park District an appropriate petition requesting annexation of the Subject Premises to said District.

4. School Districts. The Subject Premises are partially in the Lake Zurich School District and partially in the Barrington School District. DEVELOPER acknowledges the desirability of having the Subject Premises developed under the jurisdiction of one School District and will therefore, upon annexation and zoning as aforesaid, institute appropriate proceedings to have the Subject Premises totally a part of the Barrington School District's boundaries. DEVELOPER agrees to pursue this objective diligently and will institute to prosecute appropriate legal proceedings, at its own cost and expense, if necessary to achieve the aforesaid objective.

5. Fire Districts. The Subject Premises are partially in the Lake Zurich Fire Protection District and partially in the Barrington Fire Protection District. DEVELOPER acknowledges the desirability of having the Subject Premises developed under the jurisdiction of one Fire Protection District and will therefore, upon annexation and zoning as aforesaid, institute appropriate proceedings to have the Subject Premises totally a part of the Barrington Fire Protection District's boundaries. DEVELOPER

agrees to pursue this objective diligently and will institute to prosecute appropriate legal proceedings, at its own cost and expense, if necessary to achieve the aforesaid objective.

6. Planning and Engineering Design Standards. Attached hereto and made a part hereof as Appendix "A" is a series of Planning and Engineering Design Standards appropriate to the Planned Unit Development relating to lot size, street, street improvements, drainage, water mains, sanitary sewers and general development plans, and Appendix "B", a series of building code modifications, both of which shall be applicable to the development of all or portions of the Subject Premises, and with respect to the Planned Unit Development shall supersede any inconsistent provisions of ordinances or regulations of the VILLAGE.

7. Density. The development of all of the Subject Premises in accordance with the Planned Unit Development provisions of the zoning ordinance of the VILLAGE shall permit a maximum of 684 residential dwelling units, and shall be subject to the standards and criteria for land use set forth in the attached exhibits. Provided, however, that if any dwelling units cannot be built due to the unsuitability of soil or flood plain in a particular land use area, such units may be allocated to another zoning classification. Any such adjustments shall be deemed a minor change under the Planned Unit Development ordinance and subject only to site plan approval by the VILLAGE.

8. Plat Approval. In lieu of the provisions of the VILLAGE'S ordinances and in order to accomplish the reclassification of the Subject Premises as shown on Appendix A, the VILLAGE approves such Appendix and the same shall constitute and satisfy all of the

requirements for the preliminary plat for the Planned Unit Development as defined in the Zoning Ordinance and Subdivision Ordinance of the VILLAGE. Such preliminary approval shall survive the duration limitation of this Agreement and shall be in effect until approval of a final Planned Unit Development plat in accordance with the Planned Unit Development provisions of the ordinances of the VILLAGE. All final plats and supporting data shall be submitted in accordance with Planned Unit Development provisions, except that the final plats for detached single-family dwelling unit areas shall not be required to show site location, design, architectural elevation, and internal use, and excepting further that the final plats for all other areas shall not be required to show architectural plans and design.

The parties further agree that such final plats may be presented to the VILLAGE for its approval in stages or phases of development as determined by the DEVELOPER and in accordance with DEVELOPER'S general phasing plan. Approval of such plans shall be in accordance with the VILLAGE'S Planned Unit Development procedures.

Attached hereto as Appendix A, Plate is DEVELOPER'S general phasing plan. The years shown are intended to show a sequence of development.

9. Public Improvements. The VILLAGE agrees that DEVELOPER shall be required to make public improvements, except as otherwise herein provided, only for those areas which are included in the final plats approved by the VILLAGE, provided however, that DEVELOPER shall be required to make those public improvements falling within the Subject Premises but outside the area of the final plat which are necessary to provide service and access to the area falling within such final plat.

10. Common Open Space. The parties agree that the area of any lake, storm water detention or retention area, greenbelt area, recreational areas and marsh areas are to be included as common open space and utilized in density computations.

11. Cuba Marsh. A portion of the Subject Premises forms a part of an important ecological micro-system within the VILLAGE and is legally described in Exhibit 3 attached hereto and is commonly known as the Cuba Marsh. DEVELOPER recognizes that the Marsh land is a unique resource as an area of distinctive visual diversity and as an area for wildlife habitat. DEVELOPER and OWNER agree to convey to the VILLAGE, without any charge or fee, fee simple title to the property legally described in Exhibit 3, within thirty (30) days after the approval of the first final plat for any portion of the Planned Unit Development, subject to the condition that said property shall be protected and maintained as a natural area and preserve in the same condition as presently exists. The VILLAGE shall have the right to convey said property to any unit of local government or civic organization as it shall designate subject only to the aforesaid condition.

12. Water Supply. The VILLAGE shall be obliged to supply adequate water service for fire protection and for commercial and domestic consumption on the Subject Premises in accordance with the reasonable requirements of DEVELOPER as provided herein. The VILLAGE shall make a reasonable determination of DEVELOPER'S requirements based upon the VILLAGE'S studies, DEVELOPER'S phasing plan and any other information available to the VILLAGE. It is agreed that DEVELOPER shall inform the VILLAGE of its requirements for each plat area at least nine (9) months prior to the time that

DEVELOPER would require said service.

Offsite improvements include a 300,000 gallon storage facility, a 1,000 gpm well, construction of a ten inch and twelve inch watermain to form an outerloop, as shown on Exhibit _____, Plat _____, and the replacement of the 18 inch sanitary trunk sewer with a 36 inch sanitary sewer from Hough Street to the Waste Water Treatment Plant. DEVELOPER agrees to construct said improvements at no cost to the VILLAGE and the VILLAGE agrees to allow DEVELOPER to recover a portion of the costs for those improvements being constructed for other developers. The parties shall execute any and all necessary documents necessary to all recovery for excess facilities all as set forth in Exhibit _____, Plat _____. It is further understood that DEVELOPER shall be required to meet the obligations of certain excess facilities agreements heretofore entered into by the VILLAGE, and as set forth in Exhibit _____. In connection with these obligations, DEVELOPER shall have the right to offset any of its excess facilities expenses with other parties who have heretofore entered into excess facilities agreements with the VILLAGE for affected properties and the VILLAGE shall waive any portion of said payments due the VILLAGE for supervising and administering any such agreements.

13. Water Wells. The VILLAGE agrees to permit the DEVELOPER to construct water wells for the purpose of providing (i) water supply for any model buildings, (ii) water for irrigating landscaped areas, and (iii) for the creation and use for ponds or lakes, provided there shall be no interconnection or intermix of such water with the VILLAGE water system. The DEVELOPER covenants and agrees that within thirty (30) days after completion by the

VILLAGE of the facilities referred to in Paragraph 12, the DEVELOPER shall cause all buildings to be connected to the then available water supply, and disconnected from private wells. When any model building is used for private occupancy, the water supply provided for in this paragraph shall be disconnected and such building shall be connected to the VILLAGE water system prior to the issuance of an occupancy permit.

14. Ownership of Utility Lines and Easements. (a) All sanitary sewer mains, storm sewer and water main lines (except sewer and water service lines) including all lift stations and all appurtenances, shall be transferred without cost by Bill of Sale to and accepted for ownership, maintenance and operation by the VILLAGE as provided herein. Permanent easements of total width of ten (10) feet shall be granted to and accepted by the VILLAGE for all utilities not in a public right-of-way, with the exception that necessary permanent easements for storm and sanitary sewer, water drainage and detention area may have to exceed ten (10) feet, in which case the width shall be agreed upon by the parties.

15. Septic Tanks for Models. The VILLAGE agrees to permit DEVELOPER to install approved septic tanks or holding tank system for sanitary use in any model buildings and recreational facilities constructed. It is understood that these tanks will be abandoned and permanently filled in accordance with approved procedures when sanitary sewers are extended to service such model buildings and recreational facilities. No occupancy permits shall be applied for model units until sanitary facilities are connected to the sanitary sewer system. When sewer is reasonably available, lines shall be run to the model and recreation areas at DEVELOPER'S expense.

16. Property Owners Associations. The DEVELOPER agrees to provide for the maintenance of private common open space recreational facilities, clubhouses and private streets, if any, in the Planned Unit Development, with the exception of rental and commercial property, by creating "property owners associations". The provisions of the "property owners association" agreements and any covenants used in its enforcement, insofar as they relate to such maintenance and the means of providing funds therefor, shall be submitted to the VILLAGE for approval. Title to all private common open space shall be held by the "property owners associations". The "property owners associations" may also own, operate, maintain and control clubhouse facilities which may provide for recreation and social activities, together with the necessary commercial uses designed for the use of its members, including restaurant or snack facilities, and a private bar in each clubhouse (subject to the requirements of the VILLAGE Liquor Control Ordinance.) It is understood that the VILLAGE has the right to enforce all the provisions of the "property owners association" agreements, and said "property owners associations" agreements shall so provide.

17. Model Construction. The VILLAGE agrees to permit DEVELOPER to construct and maintain model areas in those areas of the Subject Premises not finally platted in advance of any plat approval and engineering approval for construction of sanitary sewer and water mains, provided that no such construction shall prejudice the power and right of the VILLAGE to review, approve and disapprove final subdivision plats and engineering plans for any plat containing such model area. Such construction shall be in compliance with the provisions of the VILLAGE'S building code.

18. Interim Uses. Interim uses set forth below shall be permitted anywhere on the Subject Premises. An interim use shall be a use which may not continue for a period longer than eight (8) years from the date hereof.

- (a) Farming
- (b) Fishing clubs
- (c) Sleding, iceskating, tobogganning
- (d) Other similar recreational and conservation uses or uses now existing on portions of the Subject Premises
- (e) DEVELOPER shall also have the right to create borrow pits as part of the mass grading operation on any portion of the Subject Premises and to use materials from such excavations in connection with construction on the Subject Premises, provided, however, that such borrow pits are refilled within a reasonable period of time, except where said area may be developed into lakes or ponds in conformity with Plate _____, Appendix _____, upon completion of construction on the Subject Premises.

All interim uses shall be subject to reasonable regulation of the VILLAGE and no such use shall be operated so as to cause a nuisance or damage to any property owner within or adjacent to the Subject Premises.

19. (a) Generally More Restrictive Requirements. If, during the term of this Agreement, the provisions of the existing ordinance and Regulations, which may relate to the development, subdivision, construction of improvements, buildings, appurtenances and all other development of any kind and character on the Property, are amended or modified in a manner so as to impose more stringent requirements in the development, subdivision or construction referred to therein, then such increased requirements shall not be effective

as applied to the Property unless such amendment or modification is reasonable and not arbitrary and is enacted upon the affirmative vote of 2/3rds of the VILLAGE BOARD. Nothing herein, however, shall be deemed to permit a more restrictive change in the Planned Unit Development provisions of the Zoning Ordinance with respect to the Property during the term of this Agreement, unless such change is mutually agreed upon.

(b) Less Restrictive Requirements. If, during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of improvements, buildings or appurtenances, or any other development of any kind or character upon the Property, are amended or modified in manner to impose less restrictive requirements on development of, or construction upon, properties within the VILLAGE then the benefit of such less restrictive requirements shall inure to the benefit of the DEVELOPER, and anything to the contrary contained herein notwithstanding, the DEVELOPER may elect to proceed with respect to the development of, or construction upon, the Property upon the less restrictive amendment or modification applicable generally to all properties within the VILLAGE.

20. Stop Orders. The VILLAGE will issue no stop orders directing work stoppage on buildings or other development without setting forth the Section of the Code allegedly violated by DEVELOPER, and the DEVELOPER may forthwith proceed to correct such violations as may exist. Other work may continue on any structure subject to a stop order after re-inspection by the VILLAGE indicates the violation has been corrected.

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21. Certificates of Occupancy. The VILLAGE agrees to issue certificates of occupancy within five (5) working days of request for final inspection or issue a letter of denial within said period of time informing the DEVELOPER specifically as to what corrections are necessary as a condition to the issuance of a certificate of occupancy and quoting the Section of the Code relied upon by the VILLAGE in its request for correction. If after final inspection or reinspection, the VILLAGE'S inspector does not request correction of any items, immediate occupancy of the premises will be allowed, it being understood that the staff processing of the Certificate may take up to five (5) working days. Temporary occupancy permits shall be issued when adverse weather conditions do not permit outside painting, landscaping, sidewalks, driveways, or final grading for individual homes. Final surfacing of driveways may also be deferred for weather conditions. Such painting, landscaping, sidewalks, grading and driveway construction shall be accomplished or installed as soon as weather permits. Such additional temporary permits that may be required due to adverse weather conditions shall not be unreasonably withheld. A certificate of occupancy shall not be required for storage of personal property in a garage.

22. Individual Occupancy Permits. The VILLAGE shall grant individual occupancy permits to multi-tenant commercial buildings or in multi-family residential buildings on a store by store or unit by unit basis but no such permit shall be issued unless work on portions of such commercial buildings or residential buildings has advanced to the point that the individuals using the portions of such buildings for which the certificate is to be issued will not be

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endangered by construction in progress and the building is safe for the area occupied.

23. Building Permits. The VILLAGE agrees to issue within thirty (30) working days after receipt of application therefor permits for the construction of any buildings or improvements of buildings or issue a letter of denial within sayd period of time informing the DEVELOPER as to wherein the application does not conform to the stated Section of the Code.

24. Effect of this Agreement. It is the agreement of the parties that if any pertinent existing resolution or ordinances or interpretations thereof, of the VILLAGE be in anywise inconsistent or in conflict with any provisions hereof, then the provisions of this Agreement shall constitute lawful and binding amendments to, and shall supersede the terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may relate to the Subject Premises.

25. Modifications. In the event that OWNERS and DEVELOPER wish to modify this Agreement, the VILLAGE agrees to hold the necessary hearings for such purpose. Such hearings shall be held and an approval granted or denial given without unreasonable delay after the request of the OWNERS and DEVELOPER for such hearings. If denied, the reasons for such denial shall be stated in writing.

26. Sanitary Sewer and Sewage Facilities. The VILLAGE shall, no later than nine (9) months after request in writing from DEVELOPER, plus the time to reasonably secure necessary easements, provide sanitary sewer lines of sufficient size and capacity to service the Subject Premises and said lines shall be located at the perimeter of the Subject Premises at the location as shown on

Appendix _____, Plate _____ at no cost to DEVELOPER, except as otherwise provided herein. DEVELOPER shall be responsible solely for the cost of on-site _____ inch sewer lines and appurtenances.

27. Sewage Treatment Plant Capacity. The VILLAGE guarantees, at no cost to DEVELOPER, that sewage treatment plant capacity sufficient to provide complete and adequate sewage treatment for a particular final plat area of Subject Premises when fully developed will be available at the time of request for issuance of building permits within said final plat. The VILLAGE further guarantees that sewage treatment plant reservations for capacity and connections shall be available to the DEVELOPER at the rate of 500 G.P.D. (P.E.) for each year, for the ensuing five (5) years from the date of this agreement. The VILLAGE and DEVELOPER may, by mutual agreement, increase the aforesaid guarantee of reservations for capacity and connection.

28. Exercise of Eminent Domain Power. The VILLAGE agrees to exercise its power of eminent domain to obtain any easements and rights of possession required by the DEVELOPER for the installation of public utilities, including storm, sanitary and water, in order to service any portion of the Subject Premises. The VILLAGE further agrees to exercise such power of eminent domain which may be required or requested by the DEVELOPER to obtain easement rights or right of possession for sanitary sewer, water main or for drainage or storm water retention or detention. The DEVELOPER further agrees

to reimburse the VILLAGE for all expenses, including reasonable attorney's fees, in connection with the exercise of the VILLAGE'S power of eminent domain to acquire any such easements or rights of possession.

29. Enforceability. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties hereto by any appropriate action at law or in equity to secure the performance of the covenants herein contained.

30. Severability. If any provision of this Agreement is held invalid, such provision shall be deemed to be excised therefrom and the invalidity thereof shall not affect any of the other provisions contained herein. It is expressly understood that the zoning classification of R-10 with a Special Use for a Planned Unit Development in accordance with Appendix _____, which has been approved by the VILLAGE pursuant to the provisions of the VILLAGE'S Planned Unit Development Regulations shall survive this Agreement and continue to be the zoning classification of the Subject Premises.

31. Binding Effect and Term. This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of land which is the subject of this Agreement, assignees, lessees, and upon any successor municipal authorities of said VILLAGE and successor municipalities for a period of ten

RIDER ATTACHED TO AND MADE A PART OF DOCUMENT
DATED May 22, 1978 UNDER TRUST NO. 43321

This instrument is executed by LaSalle National Bank, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LaSalle National Bank are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LaSalle National Bank by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

SEE TRUSTEE'S RIDER ATT

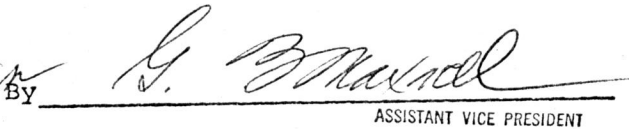
ACCEDED HERETO AND MADE A PART HEREOF

(10) years from the date of execution hereof, and any extended time that may be agreed to by amendments.

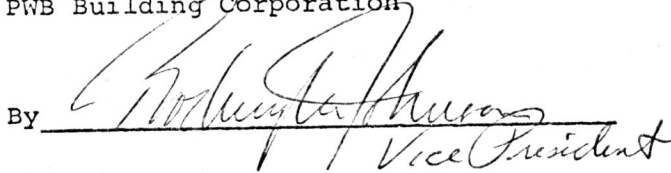
LaSalle National Bank as Trustee under
Trust Agreement dated November 19, 1971
and known as Trust 43321 AND NOT PERSONALLY

Attest:

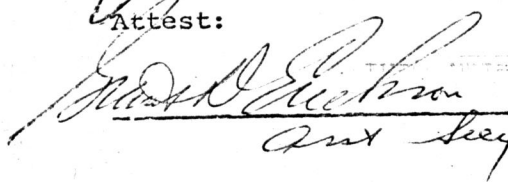

ASSISTANT SECRETARY

By 
ASSISTANT VICE PRESIDENT

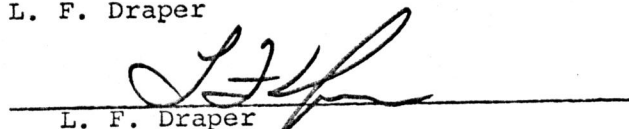
PWB Building Corporation

By 
Vice President

Attest:


Attest

L. F. Draper


L. F. Draper

Village of Barrington, an Illinois
Municipal Corporation

By _____

Attest:

- PARCEL 1: THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, IN LAKE COUNTY, ILLINOIS.
- PARCEL 2: ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31 AND THE EAST HALF OF THE NORTH 74 RODS OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.
- PARCEL 3: THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM: THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONTAINING 20 ACRES.

EXCEPTING FROM THE ABOVE THE FOLLOWING LEGAL DESCRIPTION:

Commencing at a point on the East line of the Right-of-Way of Ela Road (as now existing and occupied) which is 200 feet South of the intersection of the East line of the Right-of-Way of said Ela Road with the South line of the Right-of-Way of Cuba Road (as now existing and occupied), in said Section 29;

Thence West on a line parallel to the South line of said Cuba Road (as now existing and occupied) to a point on the Westerly line of the Right-of-Way of the Elgin, Joliet & Eastern Railway;

Thence Southwesterly along said Westerly line of the Right-of-Way of the Elgin, Joliet & Eastern Railway for a distance of 900 feet;

Thence East on a line parallel with the South line of Cuba Road (as now existing and occupied) to a point on the East line of the Right-of-Way of Ela Road (as now existing and occupied);

Thence North along the East line of the Right-of-Way of said Ela Road (as now existing and occupied), to the point of beginning

All in Section 29, Township 43 North, Range 10, East of the Third Principal Meridian, Lake County, Illinois.

1

Commencing at a point on the East line of the Right-of-Way of Ela Road (as now existing and occupied) which is 200 feet South of the intersection of the East line of the Right-of-Way of said Ela Road with the South line of the Right-of-Way of Cuba Road (as now existing and occupied), in said Section 29;

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Thence North along the East line of the Right-of-Way of said Ela Road (as now existing and occupied), to the point of beginning

All in Section 29, Township 43 North, Range 10, East of the Third Principal Meridian, Lake County, Illinois.

PETITION

TO: The President and Board of Trustees
Village of Barrington
Lake County, Illinois

NOW COME LaSalle National Bank as Trustee under Trust Agreement dated November 19, 1971 and known as Trust 43321, hereinafter referred to as "OWNERS", and PWB Building Corporation and L. F. Draper d/b/a Lakes of Barrington Joint Venture, hereinafter referred to as "DEVELOPER", and petition the Village Board of the Village of Barrington as follows:

1. OWNERS and DEVELOPER are filing with this Petition a proposed pre-annexation agreement and a petition for annexation of certain properties to the Village of Barrington, Lake County, Illinois.

2. OWNERS and DEVELOPER propose to develop a Planned Unit Development, consisting of approximately 380 acres with 684 residential units and a minimal portion of commercial property. Attached to the proposed preannexation agreement is a proposed preliminary plat which sets forth the proposed land uses. As a separate exhibit, each of the identified land use areas is keyed to a schedule which sets forth the proposed densities for each of the land use areas set forth in the proposed plat.

3. That the proposed Planned Unit Development is consistent with the Barrington Area Master Plan, and is also consistent with the standards and procedures set forth in the Village of Barrington Zoning Ordinance.

4. An affidavit setting forth the nature of the land owners interest in the land proposed to be developed is attached hereto and made a part hereof.

WHEREFORE, OWNERS pray that a special use permit be granted and that the appropriate public hearings be provided with respect to the proposed preannexation agreement and approval of a Planned Unit Development.

LaSalle National Bank as Trustee under
Trust Agreement dated November 19, 1971
and known as Trust 43321

By: Marvin J. Glink
MARVIN J. GLINK, Attorney and Agent

ANCEL, GLINK, DIAMOND & MURPHY, PC.
111 West Washington Street
Chicago, Illinois 60602
782-7606

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

PETITION FOR ANNEXATION

TO: The President and Board of Trustees
Village of Barrington
Lake County, Illinois

The undersigned, LaSalle National Bank as Trustee under Trust Agreement dated November 19, 1971 and known as Trust 43321, and ORVEL A. LEIBERT and VIRGINIA LEIBERT, his wife, Petitioners herein, respectfully represent as follows:

1. That the Petitioners are the owners of the territory legally described on Exhibit 1 attached hereto and made a part hereof, all delineated on the proposed Plat of Annexation accompanying this Petition for Annexation, which proposed Plat is by this reference made a part hereof.
2. That the territory is not within the limits of any municipality and is contiguous to the Village of Barrington, Lake County, Illinois.
3. That all electors residing within the territory and upon the land have signed this Petition.
4. That the Petitioners ask that the territory be annexed to the Village of Barrington conditioned upon the due and proper execution of an Annexation Agreement between the Petitioners and the Corporate Authorities of the Village of Barrington.

WHEREFORE, your Petitioners pray that the territory be annexed to the Village of Barrington, Lake County, Illinois

in accordance with an Annexation Agreement between Petitioners and the Corporate Authorities of the Village of Barrington and with the provisions of Chapter 24, Section 7-1-8 of the Illinois Revised Statutes (1973).

LaSalle National Bank as Trustee under
Trust Agreement dated November 19, 1971
and known as Trust 43321

By G. B. Murrell
ASSISTANT VICE PRESIDENT

ATTEST:

James C. Loh
ASSISTANT SECRETARY

Orvel A. Leibert
ORVEL A. LEIBERT, Resident and Elector

Virginia Leibert
VIRGINIA LEIBERT, Resident and Elector

STATE OF ILLINOIS)
COUNTY OF COOK) SS

_____, being first duly sworn on oath, deposes and says that he is a Trust Officer of LaSalle National Bank, and that he is the duly authorized agent and representative of the Petitioners and owners, and authorized to subscribe this affidavit on their behalf, that he has read the foregoing Petition and has knowledge of the facts as set forth therein, and that the matters therein set forth are true in substance and in fact.

Subscribed and Sworn to
before me this _____ day
of _____, 1974.

Notary Public

- PARCEL 1: THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, IN LAKE COUNTY, ILLINOIS.
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All in Section 29, Township 43 North, Range 10, East of the Third Principal Meridian, Lake County, Illinois.

INTEROFFICE MEMO

DATE August 24, 1973

TO: President and Board of Trustees
FROM: D.H. Maiben, Village Manager
SUBJECT: Barrington Lakes - L. F. Draper & Associates

Utility Policy

Our File 3-515

Louis Draper and Associates have presented the village staff with a plan for annexation of approximately 380 acres and a proposed planned unit development with a density of 1.8 units per acre and a convenience center of some 15 acres limited to shopping the size of Southgate and some office area.

The Staff has indicated the requirements for utility installation to service the areas as follows:

	Draper	Recovery From Other Developers	Unit Cost
Connection Fees for 630 units	\$472,500.00	None	\$ 750.00
Fox Point Trunk Recovery			
Kennedy Payback	185,000.00	None	293.65
Village Surplus	20,000.00	None	31.75
Well	70,000.00	\$ 33,000.00	111.11
10 & 12 inch Loop	207,000.00	125,000.00	328.57
300,000 storage	280,000.00	132,363.00	444.44
Increased Sewer Plant Capacity	345,000.00	None	547.62
Contribution to Eastside Trunk	23,040.00	None	<u>36.57</u>
		Total	\$2,543.71 ✓

These requirements would be in addition to on-sight improvements. Draper points out that revenues to the system will provide certain revenues above the

1870.02

INTEROFFICE MEMO

DATE 8/24/73

TO: President and Board of Trustees
FROM: D. H. Maiben, Village Manager
SUBJECT: Barrington Lakes - L. F. Draper & Associates

Utility Policy - Our File 3-515

Page Two

cost of operation and has pointed out that \$1,200.00 per unit for off-sight utility cost is the maximum he could absorb. He has, therefore, suggested that we rebate him part, or all, of the connection fee in lieu of the fact that he is substantially improving the entire system and the added customers will offset those costs over a period of time.

The Staff has agreed to determine if the Board Policy would be altered to allow such credits. Second, he has requested that we allow him to pay off Kennedy on the Fox Point \$200,000.00 and relieve him of any further charge. ✓

The following facts bear on such a decision:

Service Charge Revenues from Development at completion in 7 years (1980)	\$118,530.00 per year
Operating and Bond Cost	105,800.00 per year
Amount not used in operation	12,730.00 per year
Revenue needed to pay for depreciation of the system	60,000.00 annually

Presently connection fees serve this purpose.

It is recommended that the Village should not change its present position on connection fees because of the precedent it would set. Secondly, if we change our position on the Fox Point sewer and allow Draper a free ride after Kennedy is paid back, we must do the same for all future developers. We would, therefore, lose a good bargaining position with the owners of the Mandernach property, if someday forced to change the zoning.

INTEROFFICE MEMO

DATE 8/24/73

TO: President and Board of Trustees
FROM: D. H. Maiben, Village Manager
SUBJECT: Barrington Lakes - L. F. Draper & Associates

Page Three

Therefore, any reduction which might be given Draper and Kennedy could come in the form of the Village agreeing to install certain of the facilities required for the site by using proceeds generated by development of the site.

Nevertheless, we should agree not to take on any part of the cost of improvements.

It would be helpful if we could meet on this matter after the Board Meeting of August 27, in order that the Manager can inform Mr. Draper what he can expect.

D. H. Maiben
Village Manager

DHM:ps

*Pay the fuel
freight -*

JFW

MINUTES OF THE PUBLIC MEETING OF THE PRESIDENT AND BOARD
OF TRUSTEES OF THE VILLAGE OF BARRINGTON, ILLINOIS ON
AUGUST 12, 1974.

CALL TO ORDER

Meeting was called to order by President Voss at 8:00 o'clock p.m. Present at roll call: Trustee Capulli, Trustee Shultz, Trustee Schwemm, Trustee Pierson, Trustee Sass, Jr. Absent: Trustee Wyatt. Also present: Village Manager, Dean H. Maiben; Village Clerk, Karol S. Hartmann. Village Attorney, J. William Braithwaite arrived at 8:02 p.m. The audience numbered 64.

APPROVAL OF THE MINUTES OF THE PUBLIC HEARING BY THE PRESIDENT
AND BOARD OF TRUSTEES OF THE VILLAGE OF BARRINGTON ON JULY 22, 1974.

MOTION: Trustee Pierson moved to approve the minutes of the Public Hearing by the President and Board of Trustees of the Village of Barrington on July 22, 1974; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

APPROVAL OF THE MINUTES OF THE PUBLIC MEETING OF THE PRESIDENT
AND BOARD OF TRUSTEES OF THE VILLAGE OF BARRINGTON ON JULY 22, 1974.

Trustee Schwemm asked that all references to "the south half of Hager Avenue" on pages 4 and 5 be corrected to read "South Hager Avenue".

MOTION: Trustee Schwemm moved to approve as corrected the minutes of the Public Meeting of the President and Board of Trustees of the Village of Barrington on July 22, 1974; second, Trustee Pierson. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

INQUIRIES FROM THE AUDIENCE

Mr. Ted Horne, 621 East Main Street, presented the Board members with a letter asking that the speed limit on East Main Street be reduced and a stop sign added at the intersection of East Main Street and Eastern Avenue. President Voss explained that the Village has repeatedly requested that the State lower the speed limit on East Main Street, but to date, the request has not been honored. Trustee Capulli noted

INQUIRIES FROM THE AUDIENCE (Continued)

that a three-way stop at East Main Street and Eastern Avenue would slow down the Main Street traffic and benefit traffic turning from Eastern Avenue. The Village Manager was directed to have a study made of this possibility and an appropriate resolution prepared ordering the three-way stop if found feasible.

Mr. Fred Zandier, 200 South Hager Avenue, inquired as to the status of communication with the industrial owners on South Hager Avenue regarding repavement of the street. The Village Manager stated that as yet there was still no agreement with the industrial owners but that he would be contacting them this week. An extension has been granted by the contractor until mid-August, after which time the contract will have to be rebid. There was discussion of the existing chuck holes and their patching. President Voss reiterated that patches would not achieve any type of permanent repair; however, the Street Department would be directed to repatch the holes.

REPORTS OF VILLAGE OFFICIALSPRESIDENT'S REPORT

President Voss announced that an application for a Class 2 liquor license (packaged sales) had been received from Liquorland Enterprises, Inc. Since all licenses in this category are currently committed, Liquorland Enterprises is requesting the Board to amend the Village Code to create an additional Class 2 license. Mr. Gordon Abbott, attorney for Liquorland Enterprises, Inc., reviewed the company's current operations in Elgin and Algonquin and stated the proposed location for a Barrington store would be the former National Tea Company site on Northwest Highway. Mr. Donald H. Koepke, President of Liquorland Enterprises, commented that in the company's opinion, Barrington could support another packaged liquor store. Mr. Koepke outlined an estimate of projected sales tax revenue that would benefit the Village and presented aspects of the company's business philosophy. The Trustees stated that they would like additional time to consider the request. A decision was deferred to the August 26, 1974 meeting.

President Voss stated that he would be unable to attend the Annual Conference of the Illinois Municipal League on October 25-28, 1974, and asked for an alternate delegate to represent the Village. Attorney Braithwaite and the Village Manager said they planned

PRESIDENT'S REPORT (Continued)

to be in attendance at the Conference. The Village Manager will serve as alternate delegate for the Village and all Trustees were urged to attend.

MANAGER'S REPORT

The Village Manager presented a Staff Study of transportation for Senior Citizens. Trustee Pierson suggested the Village look into the purchase of a small van for the purpose, and approach the Senior Citizens on the prospect of providing the drivers and administrative services. The Village Manager was asked to pursue the various possibilities and report back to the Board.

The Sales Tax Report for May, 1974 and the Building Inspection Report for July, 1974 were received and filed.

TRUSTEES' REPORTS

Trustee Schwemm advised the Manager of the unsightly condition of the vacant property just north of 425 North Hough Street and asked if something would be done about the overgrowth of weeds.

Trustee Shultz asked that an investigation be made of the sign configuration at 800 South Northwest Highway, former location of American Kitchens, as it did not appear to be in conformance with the Sign Ordinance. He further requested that the owners of the Barrington Standard service station be advised that pennants recently displayed are not allowed in the Village under the provisions of the Sign Ordinance.

ORDINANCES AND RESOLUTIONSCONSIDERATION OF AN ORDINANCE AMENDING THE SUBDIVISION CONTROL REGULATIONS.

The Village Manager explained that the proposed ordinance reclassifies or redefines streets on the basis of traffic volume, increases the standards and specifications for street construction, and generally improves the administration of the Subdivision Control Ordinance.

MOTION: Trustee Capulli moved to adopt Ordinance #1313 amending the Subdivision Control Regulations (Ordinance #675-1); second, Trustee Shultz. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

ORDINANCES AND RESOLUTIONS (Continued)

CONSIDERATION OF AN ORDINANCE AMENDING THE SIGN ORDINANCE.

The Manager explained that this ordinance simply assigns new section designations to two recently adopted Sign Ordinance amendments in order to conform to the recodified Sign Ordinance.

MOTION: Trustee Shultz moved to adopt Ordinance #1314 amending Chapter 19 of the Barrington Village Code; second, Trustee Schwemm. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

CONSIDERATION OF A RESOLUTION RELATIVE TO THE FEDERAL FLOOD INSURANCE PROGRAM.

This resolution is required under the federal government's guidelines for participation in the Flood Insurance Program.

MOTION: Trustee Shultz moved to adopt Resolution #397 relative to the Federal Flood Insurance Program; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

NEW BUSINESS

CONSIDERATION OF A REQUEST TO REZONE A 3.84-ACRE PARCEL FROM AN R-1 CLASSIFICATION TO B-1 SPECIAL USE AS A BUSINESS PLANNED UNIT DEVELOPMENT.

The Village Manager read the recommendation from the Plan Commission and showed a transparency of the site plan. The property lies just north of the proposed Southgate Shopping Center on the east side of Barrington Road. The petitioner plans to build a studio type building to house a showroom, designers' offices and executive offices, and a second building to be used for inventory storage. It was noted that this proposal seemed to significantly increase the size of the intended commercial area. The Village Manager pointed out that the Special Use as a Business Planned Unit Development limits the use of the property.

Francis A. Heroux, attorney for the petitioning H/K Development, stressed the fact that they do not consider this a part of the Southgate Shopping Center, nor do they expect customers trading in one area to necessarily stop at the other.

NEW BUSINESS (Continued)

Richard Honquest, President of H/K Development, stated that the business is that of an interior designers' studio with a showroom and a facility for the assembly of draperies. He further stated that they had chosen this site for its accessibility as they hoped to serve the Northwest suburbs from this location. In this respect, he commented on the projected sales tax revenues from their business.

Jack Lageschulte, Vice President of the Barrington Chamber of Commerce, stated that the Chamber of Commerce has, on several occasions, objected to the enlargement of the Southgate Shopping Center as it competes with the downtown merchants and would possibly create two weak shopping areas instead of one strong area.

James Perille, member of the Fox Point Homeowners Association, expressed his concern over the compliance with the Comprehensive Plan, and urged the Board's attention to the provisions for green space made by the Plan.

MOTION: Trustee Schwemm moved to accept in principle the recommendation of the Plan Commission and to have the appropriate ordinance drafted with restrictions limiting future uses of the proposed storage area; second, Trustee Shultz. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

CONSIDERATION OF THE CLOSING OF COOK, GROVE AND SUMMIT STREETS AT CORNELL AVENUE.

The Village Manager explained that the completion of the Villages of Bent Creek and the Southgate Shopping Center were expected to increase the traffic flow through this area to 4,000 cars a day. In an effort to avoid this problem, the staff, together with Barton-Aschman and with the concurrence of Barrington Township, proposes the closure of Cook, Grove and Summit Streets at Cornell Avenue, the widening of Cornell Avenue, and the extension of Grove Avenue south from Cornell Avenue to Dundee Road, thus diverting the traffic from residential neighborhoods.

The following residents of the neighborhood involved expressed their opinions either in favor of or against the proposed closure: Steve Paul, 1212 S. Grove Ave.; Horst Joseillis, 1209 S. Division St.; Lucjan Holc, 1219 S. Cook St.; Chester Kieliszek, 1220 S. Summit St.; James Boynton, 607 E. Hillside Ave.; David Majewski,

NEW BUSINESS (Continued)

1200 S. Summit St.; Susan Bateman, 725 S. Summit St.; Linda Taylor, 635 Summit St.; Richard Radzwillowicz, 1200 S. Grove Ave.; Don Stanton, 517 S. Cook St.; Burnell Wollar, 744 S. Cook St.; A. L. Rice, representing Technical Publishing Co.; Paul Prickett, 702 Summit St.; and, Dorothea Stanton, 517 S. Cook St. Objections to the closure of Cook, Grove and Summit Streets included: traffic would use the driveways for turnaround facility; residents of the area immediately north of Cornell Avenue enjoy the accessibility of that exit; streets other than Cornell Avenue have dangerous access to Barrington Road due to limited visibility; instead of closure, consideration of making the streets one-way; Barrington Road, in its present two-lane state, will not bear the increased usage. Those in favor of the street closures cited the present volume of traffic now using Summit Street, the excessive speeds of this traffic, the safety of the children in this neighborhood, and the repair of the streets with increased usage. The Board will give the matter further study and consideration.

CONSIDERATION OF AN AGREEMENT TO WIDEN CORNELL AVENUE BETWEEN BARRINGTON ROAD AND SUMMIT STREET.

The Village Manager stated that at present Cornell Avenue is paved to a 22-foot width. The cost of the proposed widening to a 40-foot width would be shared by the Village and the developer, and the street east of Summit Street would be oil sealed for future use.

Mrs. Gustav Winter, 1220 S. Division Street, asked if something could be done about the condition of the Village right-of-way on the north side of Cornell Avenue. She stated that it was overgrown with weeds and littered with refuse.

MOTION: Trustee Shultz moved to approve the agreement to widen Cornell Avenue to a 40-foot width between Barrington Road and Summit Street, the cost to be shared with the developer and the Village's share not to exceed \$9,735.00 of the total \$26,326.05 cost; second, Trustee Schwemm. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

CONSIDERATION OF A REQUEST FROM THE NATIONAL CYSTIC FIBROSIS RESEARCH FOUNDATION FOR A DOOR-TO-DOOR SOLICITATION.

MOTION: Trustee Pierson moved to deny the request from National Cystic Fibrosis Research Foundation for a door-to-door solicitation and to recommend they

NEW BUSINESS (Continued)

join the Barrington Area United Drive; second, Trustee Shultz. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

CONSIDERATION OF A REQUEST FROM THE LITTLE CITY FOUNDATION FOR A TAG DAY ON SEPTEMBER 6, 1974.

MOTION: Trustee Capulli moved that permission be granted to the Little City Foundation to hold a Tag Day on September 6, 1974, with all fees waived, and they be instructed to furnish the Village Manager with the locations where tagging will take place and the names of those individuals involved; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

LIST OF BILLS

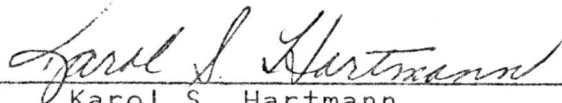
Payment was approved from funds indicated.

MOTION: Trustee Pierson moved to approve payment from funds indicated; second, Trustee Schwemm. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.

ADJOURNMENT

Meeting was adjourned at 10:50 o'clock p.m.

MOTION: Trustee Capulli; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye. Absent: Trustee Wyatt. The President declared the motion carried.


Karol S. Hartmann
Village Clerk

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

August 10, 1974

To the Village Board:

In the interest of safeguarding the children and residents who use East Main Street, we the undersigned would like the village to take the appropriate steps to lower a speed limit and add a stop sign on E. Main, east of Route 14.

We would like the speed limit lowered to 25 MPH from Rte. 14 to Ela Road. We would like a three-way stop at Eastern Avenue.

We realize the village by itself can do nothing about the road and must request action from the state. But the request must be initiated by the village.

Yesterday we drove around the area with Mr. David Capulli reviewing the speed limits of Barrington's approach roads. We found in the solidly residential area from Rte. 14 to Eastern Avenue, the present limit is 35 MPH. That means cars and trucks can go 40 MPH without fear of arrest. And at Eastern Avenue, where Middle School and Lines School have a combined attendance of 1600 children, the limit is raised to 40 MPH (really 45). This is far too fast for a residential, child-heavy area. And a three-way stop here at Eastern Avenue would allow more people easier access to the street.

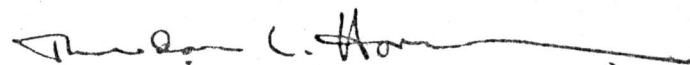
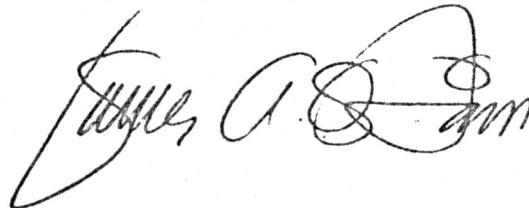
Mr. Capulli told us he agreed that limits should be lowered, the three-way stop would be useful, and that this letter was a way to start the process of change.

By no means are we alone in this. Residents up and down East Main would overwhelmingly support the limit change. We hope that action ensues before a tragedy occurs -- the likelihood of which increases as school-opening nears.

Sincerely,

James A. O'Brien
609 E. Main Street

Theodore L. Horne
621 E. Main Street



To: Village Board
From: Traffic Safety Co-ordinating Committee
Re: Stop Signs on Eastern Avenue

August 22, 1974

The staff has reviewed the system impact of placing stop signs on Main Street part of the Eastern-Main intersection to make a three-way stop at this intersection. Our review covers the following areas:

- 1) Accidents; 2) speed limits; 3) traffic counts; 4) the Comprehensive Plan; 5) State Highway Regulations; 6) the projected impact on traffic safety, noise, congestions, convenience.

Accidents. During the past year there have been 2 accidents at this intersection as follows:

Stop sign violations 0; stop sign combined with speeding 0; reckless driving 0; rear-end and fast stopping 2.

There have been no death occurrences due to accident in the past year or at any time to the recollection of long-time police officers. There were two injuries due to accidents. Generally, injury and death accidents relate to speed violations.

A four-way stop would probably reduce these intersection accidents. There is some chance that unless the speed limit is actually reduced to 30 m.p.h. that there may be an increase in rear-end accidents with a consequent increase in injuries. Even with a decrease in speed limit there is a higher than usual probability that speeds at certain hours will not decrease; therefore the higher probability of rear-end accident is present.

In order to avoid this situation, a blinking red light, clearly visible to the approaches to the intersection for a distance of 500 feet on Lake-Cook Road from the east, and 200 feet for other approaches would be required. Cost of such an installation would be approximately \$4,500.

Speed Limits

The east approach now has a limit of 45 m.p.h. This limit should be reduced to 30 m.p.h. or 35 m.p.h. at a maximum. Traffic averages 47 m.p.h. during peak hours at present. Due to the long stretch of infrequent cross traffic and no driveway interruptions between Ela Road and Eastern, a reduction in speed limit of 17 m.p.h. will probably produce a speed trap which will cause great irritation among the residents. One official of the State Highway Department has intimated that presently truck traffic may be the only recipients of citations while they constitute only 30 per cent of the traffic. We have not made an analysis to determine these

facts. Nevertheless, a reduction in the speed limit will create a more difficult enforcement problem.

Traffic Counts

Traffic counts taken do not include school generated traffic. They show a heavy preponderance to traffic on Main Street, nearly a 15 to 1 ratio. During peak hours there will be heavy backup on Main Street. Main Street should be four-laned in the area between 14 and Eastern to allow the necessary peak hour traffic to accumulate and not cause hazards at the intersection of 14 and Main. There will be an enforcement problem with Main Street cars running the stop signs during off-peak hours. Traffic counts so far out of proportion do not favor all stop intersections.

The Comprehensive Plan

The Plan suggests that Eastern should be extended north when that area develops, and that a stop and go light should be placed at the intersection. The Plan therefore anticipates that Eastern will be a more heavily used street than it is today. The intersection does not have the traffic counts to meet state requirements for a stop and go light, nor could a \$24,000 expenditure be justified at this time. Extension of Eastern northward to serve a larger population would create the need.

State Highway Regulations

Four-way stops are placed on State highways at intersections where there are a minimum of 2,000 cars per day on each street and the ratio of cars per day on each of the intersecting streets does not exceed 4 to 1; otherwise, a stop and go light with traffic actuation is required so that the street bearing heavy traffic does not stop unless there is an actuation from the side street. We are told Quintens Road-Lake-Cook Road intersection is this type installation. However, the cross traffic ratio is much closer in that case.

The State policy on speed limits states that highways which have five drive entrances per 1,000 feet will have speed zones reduced below 45 m.p.h. The area between Ela Road and Eastern is 4,000 feet, and there are nine entrances onto Main Street. Thus, the speed limit remains at 45 m.p.h. with 20 m.p.h. school zones. Accidents from cross streets have been negligible and the State feels that this policy has good application in the area.

Projected Impact on Traffic Safety, Noise, Conveniences and Congestion.

It is our feeling that a four-way stop without warning lights will not be a safe situation. Accident reduction will not be significant. School crossing will be improved. Noise conditions will be changed from a constant to one of upgearing and downgearing noises. It may be relocated slightly so that more noise will be generated from start-up at Eastern Avenue. R.P.M. causes engine noise - r.p.m. will be increased. Congestion will be significantly increased in the area of 14 and Main Street, and travel time for residents at peak hours will be increased.

JFW

ZONING BOARD OF APPEALS
VILLAGE OF BARRINGTON
206 South Hough Street

August 15, 1974

President and Board of Trustees
Village of Barrington, Illinois

On August 6, 1974, the Zoning Board of Appeals of the Village of Barrington heard the petition of Barrington Shopping Center, Inc., Ray L. Tucker, President for variation to Ordinance No. 1285 to waive the 35' setback requirement for the property at 101-135 West Northwest Highway. The following facts pertinent to the request were considered:

- 1) A variance is requested in connection with remodeling of the former National Food Store.
- 2) The existing parking lot is non-conforming to the 35' setback requirement.
- 3) A proposed site plan was submitted showing traffic flow, parking, and landscaping.

Based on the above facts, this Board recommends that the variance be granted with the following stipulations:

- 1) Traffic and parking plan must be as approved by the Village Manager.
- 2) Landscape plan must be as approved by the Village Manager.

Respectfully submitted,

Elma Lindford
Secretary

LG/EL:hj

STENOGRAPHIC REPORT of the proceedings had at a public hearing held before the Zoning Board of Appeals of the Village of Barrington in the Council Chambers on Tuesday, July 2, 1974.

PRESENT:

Mr. Clyde Church, Chairman
Mr. Deane Paulson
Mr. Victor Porth
Mrs. Elma Linfors

Mr. Church called the meeting to order at 7:30 P.M. in a public meeting of the Zoning Board of Appeals held pursuant to public notice on presentation of petitioner, Ray Tucker, requests the Village of Barrington to waive the 35' setback on Northwest Highway as required by Ordinance 1285 for the purpose of remodeling of existing vacant store into three shops.

Mr. Tucker is sworn. He explains the plan of subject property.

Mr. Church says he feels Mr. Tucker should maintain the parkway area (land between the sidewalk and curb).

Mr. Tucker claims he was ordered off the parkway area.

Mr. Church reads memo from Linda Grubb to Z.B.A. dated June 28, 1974 (copy attached).

Mrs. Grubb says no new construction can be approved without a 35' setback. If in remodeling the petitioner should try to conform to a 35' setback and put in some type of landscaping.

Mr. Paulson asks if the 35' setback waiver was denied would Mr. Tucker still be obliged to keep up the landscaping.

Mrs. Grubb says the landscaping would still have to be maintained.

Mr. Porth says he feels it is the responsibility of the owner or the city to provide for arrows painted on the driveway or a sign indicating the elimination of the left-turn exit onto Hough Street.

Mr. Porth moved and Mrs. Linfors seconded the following motion:

Petitioner's request be granted with recommendations of Linda Grubb which have been agreed upon by petitioner.

3 AYES - Messrs. Church and Porth and Mrs. Linfors.

1 NAY - Mr. Paulson.

Meeting adjourned at 8:05 P.M.

STENOGRAPHIC REPORT of the proceedings had at a public hearing held before the Zoning Board of Appeals of the Village of Barrington in the Council Chambers on Tuesday, August 6, 1974.

PRESENT:

Mr. Edward Dugan, Chairman
Mr. Deane Paulson
Mr. Victor Porth
Mrs. Elma Linfors

Mr. Dugan called the meeting to order at 7:55 P.M. in a public meeting of the Zoning Board of Appeals continued from July 2, 1974, on presentation of petitioner, Ray Tucker, requests the Village of Barrington to waive the 35' setback on Northwest Highway as required by Ordinance 1285 for the purpose of remodeling of existing vacant store into three shops.

Mr. Paulson moved and Mr. Porth seconded the following motion:

Petitioner's request be granted to waive the 35' setback on Northwest Highway on described property. It's so stipulated that the recommendation as stated is again affirmed and that the prior recommendation be granted.

4 AYES - Messrs. Dugan, Paulson and Porth and Mrs. Linfors.

0 NAYES.

Meeting adjourned at 8:00 P.M.

JFW

**ZONING BOARD OF APPEALS
VILLAGE OF BARRINGTON
206 South Hough Street**

Docket No. ZBA 6-74 N-6

August 14, 1974

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

On August 6, 1974, the Zoning Board of Appeals of the Village of Barrington heard the petition of Alexander Miles, as agent for the owner, Stone Gate Center, under Harris Trust & Savings Bank Land Trust No. 33190 of which the sole beneficiaries are Robert Dallagiacomo and William J. Gruber, to waive the 35' setback requirement of Ordinance No. 1285 for the property at 600-660 South Northwest Highway. The following facts pertinent to the request were considered:

- 1) The variance is requested so that petitioner can construct a second floor and secure the necessary parking required.
- 2) The existing parking lot and sign are non-conforming to the 35' setback.
- 3) The parcel is zoned B-2 and is bordered on the south by Northwest Highway, on the east by B-2, the west by B-1 and on the north by R-8 residential zoning.
- 4) Petitioner proposes to construct a second story on the existing building and enlarge the parking lot to the rear, including the paving of a Village alley for use as a drive.
- 5) Proposed site plan was presented showing traffic flow, parking and landscaping.

Based on the above facts, this Board recommends that the variance be granted with the following stipulations:

- 1) The existing non-conforming sign must be removed.
- 2) Landscaping as shown in the plan must be provided.

Zoning Board of Appeals
Docket No. ZBA6-74 N-6
August 14, 1974

- 3) Front parking area should enter from George Street and exit to Kainer Avenue. Rear parking lot should enter from Kainer Avenue and exit to George Street.
- 4) Existing ingress-egress directly from Northwest Highway be eliminated and replaced with landscaping.

Respectfully submitted,

Elma Lindfors
Secretary

EL:hj

STENOGRAPHIC REPORT of the proceedings had at a public hearing held before the Zoning Board of Appeals of the Village of Barrington in the Council Chambers on Tuesday, August 6, 1974.

PRESENT:

Mr. Edward Dugan, Chairman
Mr. Clyde Church
Mr. Deane Paulson
Mr. Victor Porth
Mrs. Elma Linfors

Mr. Dugan called the meeting to order at 8:25 P.M. in a public meeting of the Zoning Board of Appeals held pursuant to public notice on presentation of petitioner, Stone Gate Center, requests the Village of Barrington to waive the 35' setback on Northwest Highway for the addition of second story for offices and shops to existing retail center.

Mr. Alexander Miles, designer, represents Stone Gate Center and is sworn in. He presents an Affidavit of Notice to Property Owners, attached to petitioner's request. He says the owner has agreed to remove the non-conforming sign. He presents an architectural rendering.

Mr. Porth asks what would be on the second floor.

Mr. Miles replies offices and stores.

Mr. Paulson asks are you going to blacktop the entire back area.

Mr. Miles answers "yes".

Ms. Grubb asks Mr. Miles to describe the materials to be used on the second floor.

Mr. Miles says architectural design block with a mansard roof will be used. Limestone which was used on the first floor would be much too expensive now.

Mrs. Linfors asks how much height is the second floor going to add.

Mr. Miles replies 10½ feet, maybe 11 feet.

Mr. Church moved and Mr. Paulson seconded the following motion:

The petitioner's request to waive the 35' setback on Northwest Highway be granted.

Mr. Dugan says the motion should stipulate the following:

1. The existing sign is to be removed.
2. That there will be screening of the type so indicated in the drawing.

3. The front parking area is to enter from George and exit from Kainer only. The rear alleyway to enter from Kainer and exit from George.

Mr. Dugan stated in addition as indicated on the sketch the existing egress and ingress from Northwest Highway is to be eliminated. Having heard the testimony and an indication from the witness of the financial burden that would be on, that the rear alley would be screened other than now existing will not be enforced. If the Board agrees with the amendment we will now take a vote.

5 AYES - Messrs. Dugan, Church, Paulson and Porth and Mrs. Linfors.

0 NAYES.

Meeting adjourned at 9:00 P.M.

FOR YOUR INFORMATION

THE ATTACHED DOWNTOWN IDEA EXCHANGE explains use of a Special District as a means for redevelopment of a Downtown. The recent Special Tax District for snow removal gave us an indication that the special district must get a much wider involvement if it is to be effective as a beautification tool, or as an ongoing promotional effort. We probably should have some public hearings on downtown beautification and the Special Tax District and invite homeowners groups from inside and outside Barrington as well as downtown people.

THE ATTACHED ARTICLE EXPLAINS A RECENT SUPREME COURT ACTION ON ZONING WHICH HAS VERY INTERESTING IMPLICATIONS FOR LOCAL DETERMINISM. Justice Douglas has also agreed to review recent lower court decisions on Petaluma, California to limit growth to 600 new people per year. If Justice Douglas recommends that the Supreme Court hear the case, it may well have some interesting implications for BACOG.

ADMINISTRATIVE ABSTRACTS

THE NORTH WESTERN IS FIGHTING A BATTLE WITH THE CITY OF CHICAGO AND THE C.T.A. The issue is extension of the C.T.A. to O'Hare with intermediate stops and tied to bus service. The whole thing will lose two million per year and will cause the North Western to lose 1,500,000 riders per year or about a million in revenue which they claim will put them out of business in the northwest, if not out of suburban service.

They ask only that no action for state and federal grants be taken until the R.T.A. is formed and can coordinate such action. It is our feeling that it is in this area of coordination that the R.T.A. will benefit the suburbs. We should support the North Western in this effort to stop Chicago until the R.T.A. can be organized and a coordinated action taken through purchase of service agreements. Presently, the request is before NIPC; we will make a recommendation to send a supporting letter.

YOU SHOULD KNOW

Board Meetings

- * 8/26/74 . . PUBLIC HEARING . . Village Hall . . Prior to regular meeting
- 8/26/74 . . Regular Meeting . . Village Hall . . 8:00 p.m.
- 9/ 9/74 . . Regular Meeting . . Village Hall . . 8:00 p.m.
- 9/23/74 . . Regular Meeting . . Village Hall . . 8:00 p.m.

(over)

Village Board
Information Memorandum 74-34
August 23, 1974

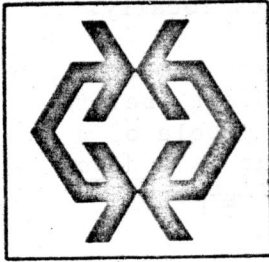
Page Two

YOU SHOULD KNOW, (continued)

Plan Commission

9/11/74 . . .	(Werd)				
	PC 12-74 N-13 . . .	Village Hall . . .	7:30 p.m.		
9/11/74 . . .	(Borah)				
	PC 4-74 N-2 . . .	Village Hall . . .	8:00 p.m.		
10/2/74 . . .	(Draper, continued)				
	PC 11-74 N-12 . . .	? . . .	8:00 p.m.		
11/6/74 . . .	(Dundee Annexation)				
	(40 acres)				
	PC 8-74 N-8 . . .	Village Hall . . .	8:00 p.m.		

Office of the Village Manager
D. H. Maiben



Green Sheet

ISSN 0012-5822

**SPECIAL
STUDY**

Downtown Idea Exchange

20th Anniversary Year / 555 Madison Avenue, New York, New York 10022 / Telephone 212/980-3840

Vol. 21 No. 16

August 15, 1974

DOWNTOWN DISTRICT ACTION -- 12

Is the downtown improvement district the answer to all downtown problems wrapped up in one neat little package?

Certainly not. A district will not "solve" the problems of aggressive suburban development, of downtowners' bad judgment or of declining transit ridership. At least not directly.

But as a downtown management tool -- which is what it really is -- the district may very well be the unifying, power-orienting element that enables downtown interests to get together, plan, decide, finance and execute programs which can, in fact, solve problems like those listed, and a great many more.

In other words, the work of creating and running a district -- and it is arduous work getting a district established -- may actually involve the building of the perpetually functioning machinery for producing physical action, mental orientation and a flow of benefits for downtown year after year.

Bear in mind that the true downtown improvement district has the powers to plan, finance and act; and that true downtown improvement districts with this capability are a very new idea. Only a handful of downtown improvement districts have been established to date.

Most of them are very new. Some are brand new or thoroughly untested. Others are just a few years old. This is a short time span in which to work and over which to demonstrate measurable benefits.

A good number of districts can show important accomplishments in the physical sense. But a mature, long-run evaluation of how effective districts are working out for downtowns cannot yet be made.

Allowing for that, our study and analysis of downtown improvement districts to date suggest that this is very likely the most comprehensive and potentially effective downtown revitalization mechanism yet put together. Districts have shown they can accomplish things. They show real evidences of local acceptability. But probably most important, they are composed of familiar, tried and true elements recombined into the downtown improvement district. That is, old tools are reforged for new applications. We think it works.

Downtowners must also consider if the district is good for the city and the citizens in toto. First, we and most downtowners are committed to the opinion that downtowns are important places economically, socially, culturally, etc. Second, we all know very well that in the long-run downtown must be good for the citizens and for the city otherwise it will lose interest and support from them. To survive and thrive downtown must serve the people and produce benefits for them. If not, the laws of economics and of politics will operate to phase out downtown.

If these two ideas are valid, then downtown ought to be able to prove it

and to generate citizen and political backing for improvement districts locally.

In its study on districts, the Advisory Commission on Intergovernmental Relations stated "it should be borne in mind that the essential ingredient, before any influence is brought to bear for creating a district, is that the people of a community want a service." In this context, the service they must want is a downtown. And the term community must mean the downtown community and the general citizen community.

In deciding if a district makes sense -- as a place and mechanism for providing services -- both downtowners and general citizens will have to be fully satisfied:

- * That the proposed district can do the job set for it in an effective manner.
- * That the district will mesh with existing city government and administration.
- * That it can do the job economically and without duplication.
- * That the district will be a viable financing mechanism.
- * That the district will be responsive to the needs of those who created it including both the downtowners and the citizenry.
- * That it will produce positive benefits, not serve as a mere crutch to prop up a crumbling structure.

The ACIR "finds that the creation of special districts is generally the result of the need to: (1) provide an essential service when resort to regular governmental processes has failed to produce an acceptable means of providing the service through existing units of general local government (i.e., counties, cities, or towns); (2) otherwise meet a particular local governmental or political problem."

It is very evident that in a great many downtowns there is a vacuum, at least a partial vacuum, of the ability to cope with downtown problems. Even with real desire to do so, the money and mechanism are typically not fully available.

There is some pretty good reason for thinking that the district can help out very strongly. In fact it was exactly to do so that the downtown improvement district idea was conceived and is being refined.

For the district to get created, it is necessary to convince the two publics, the downtown interests and the general citizens, that downtown is worth having and that a district will help strengthen and improve downtown.

In doing this it is necessary to demonstrate that the district will be efficient, economical, suitable to the tasks assigned it and that it will be a responsive entity.

Our research suggests that the district can do this job, that the business, political and citizen leadership can be "sold the idea" on its merits -- and therefore, that downtown improvement districts will indeed be a powerful, and swiftly growing force in the downtown renaissance.

Louis Kohlmeier

Zoning rights and communes



WASHINGTON — The connection may not seem crystal clear. There's your house. And there's a house in the village of Belle Terre, N. Y., where six unrelated college students, male and female, were living commune style.

There is a distinct connection, in the opinion of Justice William O. Douglas.

The house in Belle Terre was the subject of a legal battle over zoning. Local zoning ordinances, controlling use of land and property, are blooming all over the country as open spaces become more scarce and valuable.

LEGAL BATTLES are everywhere, and state and federal governments are joining in.

Belle Terre was the Supreme Court's first important zoning case since 1926 and Douglas, who wrote the court's opinion, was looking beyond the house and its six coinhabitants.

If Douglas means what he said, zoning laws can be used to keep out almost anything you don't want in your town, city, or suburb, from communes to kids to land developers eager to build offices, shopping centers, factories, or refineries.

Belle Terre is a Long Island village of single-family homes, tudor-style architecture, lawns, and trees. It intends to remain green and quiet.

One of the owners, a dentist, rented his six-bedroom home to the students for \$500 a month. The village notified the dentist he was violating the single-family zoning ordinance, which defines "family" as any number of related persons living together but no more than two unrelated persons.

The dentist and students claimed the ordinance was unconstitutional and fought all the way to the Supreme Court and lost.

Your home may not be threatened by a commune next door. But many legal battles are being fought over corporations' and land developers' claims that zoning laws violate their constitutional rights.

Indeed, if Douglas was willing to override the rights of young people living communally, corporations and land developers would seem to have

little hope. Douglas for years has been championing the rights of students, unwed mothers, draft protesters, and other nonconformists.

But he threw the commune out of the house in Belle Terre because, he said, the village's right to remain green and quiet is superior to the rights of the dentist and his six student renters.

"A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines" for zoning, Douglas wrote. "It

Bob Wiedrich is on special assignment.

is ample to lay out zones where family values, the blessings of quiet seclusion and clean air make the area a sanctuary for people."

The court was unanimously behind Douglas in ruling that towns, cities, and suburbs can restrict uncontrolled growth.

The decision reaffirmed the thinking back in 1927, when the court upheld zoning that restricted industrial and commercial construction. However, zoning today is a bigger and more complex issue.

Office buildings and shopping centers are trying to bulldoze their way into residential suburbs from Connecticut to California. In Delaware, the battle is over a law banning heavy industry along the state's entire shoreline. New York's Greenwich Village doesn't want a McDonald's hamburger stand.

THE BATTLES are escalating into statehouses. Florida and California have begun statewide land planning. Congress soon will vote on a bill giving all states \$800 million for comprehensive land use planning.

Bigger court battles are coming. America always has been an open land and a lower court has held unconstitutional a Petaluma, Cal., anti-growth ordinance because it restricts outsiders' freedom to move and settle where they like.

For now anyway, the Supreme Court is saying that your right to green and quiet is more important than others' rights to settle where they like.

J29

Village Board
Information Memorandum 74-35
August 30, 1974

FOR YOUR INFORMATION

THE CLOSING OF SUMMIT STREET, GROVE AVENUE AND COOK STREET HAS BASICALLY DEGENERATED INTO A NEIGHBORHOOD SQUABBLE. The people on the south end feeling they'll be inconvenienced; the people on the northern end feeling they have a problem with no neighborhood traffic that is speeding. Following is a summary of the petitions which have been presented to date.

Petition for Closing.

50 Households in the Village from the Area

17 Households out of the Village in the Area

0 Households out of the Area

67 TOTAL

The important point of concern on the part of the staff is that as traffic increases in volume and weight, Summit Street will be inadequate. In effect, we will have created the same kind of situation as exists on South Hager Avenue - a residential street serving industrial and commercial traffic. This project originated last summer in neighborhood meetings where residents said flatly, "If you want us to pay for residential street improvements, make sure it will be a residential street and remove the through traffic".

There is no question that ten years from now, everyone on the street will want to reduce traffic and everyone off the street will want it improved. Reduction of traffic will be politically impossible.

(over)

Village Board
Information Memorandum 74-35
August 30, 1974

Page Two

ADMINISTRATIVE ABSTRACTS

YOU ARE ALL AWARE OF THE RECENT U. S. COURT OF APPEALS DECISION ON REQUIRING CHICAGO HOUSING AUTHORITY PLANS TO INCLUDE SUBURBAN LOCATION. The timing of the decision was very coincidental with the signing of new Urban Development Block Grants which provides the necessary funds to implement Suburban Housing Programs.

The real question, however, is how does the Federal Government motivate suburbs to develop housing programs?

There is an answer --- TAKE THE DECISION-MAKING POWER AWAY FROM SUBURBAN LOCAL GOVERNMENT. The attached Land and Environment Newsletter explains the plan in detail. Please note that growth management is linked with excluding lower income groups.

If we don't take the initiative in housing, soon the power to shape the community will be removed.

Barrington should be a showplace of how growth can be managed and still provide adequate housing alternatives.

YOU SHOULD KNOW

BARRINGTON AREA CHAMBER OF COMMERCE ANNUAL MEETING IS SEPTEMBER 14, 1974. It will be at Barrington Hills Country Club. Jim Thompson will be the guest speaker. Anyone wishing to attend, please notify the Village Manager.

ATTACHED IS A BROCHURE EXPLAINING A COMMUNITY RELATIONS EDUCATION PROGRAM FOR ELECTED OFFICERS. Seminars will be presented by Harper College. You may find something of interest. There is also a series for Citizens and Citizen's Groups.

Board Meetings

9/ 9/74 . . Regular Meeting Public Safety Building - 8:00 p.m.
9/16/74 . . PUBLIC HEARING - INCINERATION . . Village Hall - 8:00 p.m.
9/23/74 . . Regular Meeting Village Hall - 8:00 p.m.

Village Board
Information Memorandum 74-35
August 30, 1974

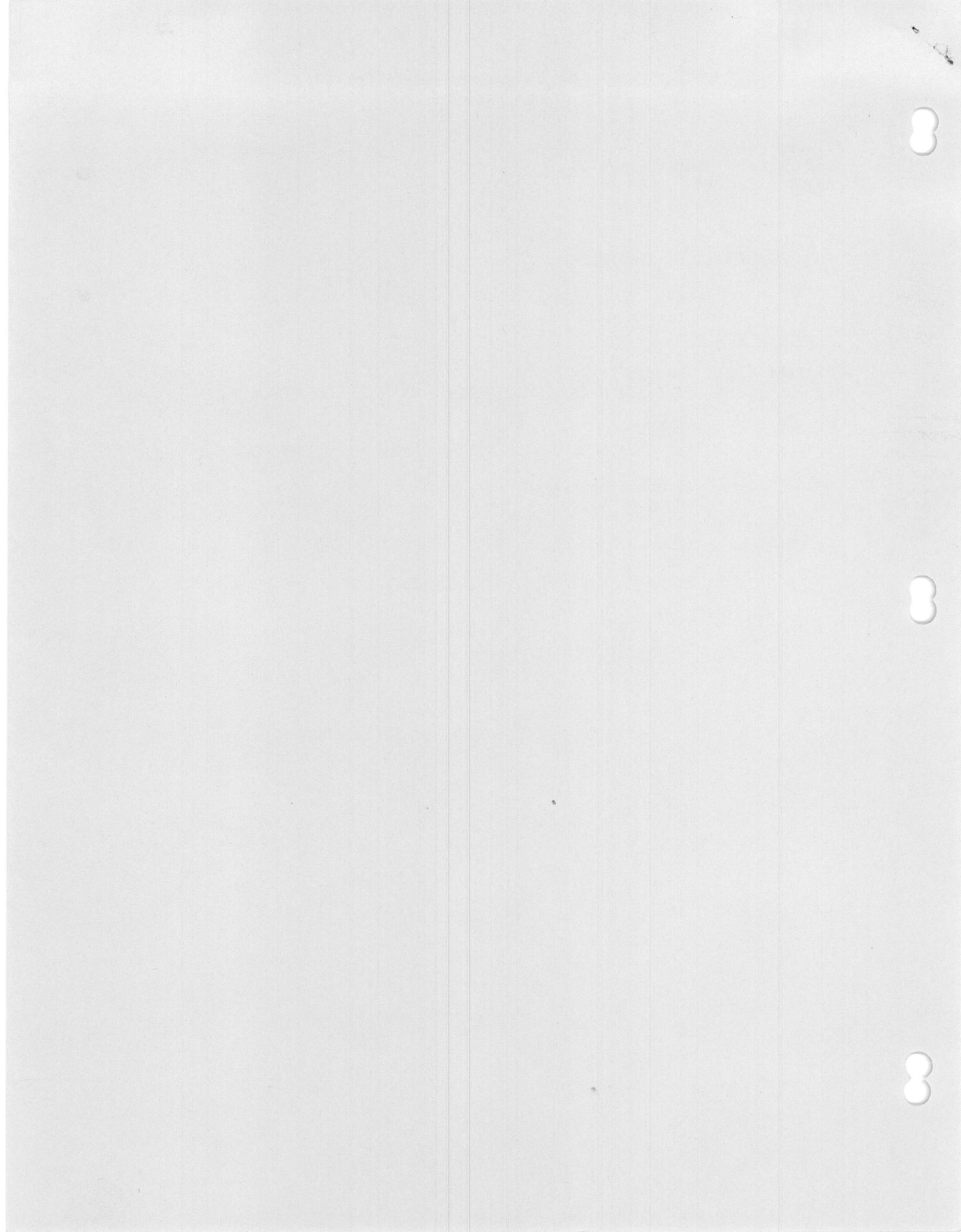
Page Three

YOU SHOULD KNOW, (CONTINUED)

Plan Commission

9/11/74	. .	(Werd)					
		PC 12-74 N-13	. .	Village Hall	. .	7:30 p.m.	
9/11/74	. .	(Borah)					
		PC 4-74 N-2	. .	Village Hall	. .	8:00 p.m.	
10/ 2/74	. .	(Draper, continued)					
		PC 11-74 N-12	. .	?	. .	8:00 p.m.	
11/ 6/74	. .	(Dundee Annexation)					
		(40 acres)					
		PC 8-74 N-8	. .	Village Hall	. .	8:00 p.m.	

Office of the Village Manager
D. H. Maiben



LOCALITIES' UNFAIR LAND USE CONTROLS SHOULD BE OVERRIDDEN, COMMISSION SAYS

Federal government should require states to establish metropolitan housing authorities and community development agencies with power to override local and state laws which employ land use controls, zoning and building codes to exclude minorities from certain areas, U.S. Commission on Civil Rights said in report released Aug. 12.

"Suburban governments have acted almost exclusively in their own economic interests often to the detriment of the central city and of the metropolitan area as a whole" in enforcing land use controls, report charged. Exclusionary zoning, failure to enact or enforce fair housing ordinances, and failure to utilize Federal housing assistance programs have been used by suburbs to create affluent "white nooses" around central cities, the commission continued, adding private business, banking and labor interests have also encouraged housing discrimination.

Report concluded that only an agency at the statewide or metropolitan area-wide level can insure fair access to housing, since local land use decisions affect the availability of housing in the entire metropolitan area. These agencies "would be required to develop a plan governing the location of housing at all income levels throughout the metropolitan area," with authority to override state and local regulations and laws such as large lot zoning ordinances, minimum square footage requirements and building codes leading to needlessly expensive dwellings.

Housing plans should also include transportation and community facilities, and should insure that a disproportionate share of low-income housing is not placed in a single jurisdiction or group of jurisdictions, report said.

Report, "Equal Opportunity In Suburbia," is available from U.S. Commission on Civil Rights, Information and Publications Office, 1121 Vermont Ave., Washington, D.C. 20425.

* * *

INCREASED URBAN DENSITIES, MASS TRANSIT USE PREDICTED

Suburban sprawl appears to be approaching a limit, especially along the West Coast, and a new trend toward increased population densities in growing urban areas has emerged, according to Resources for the Future's Irving Hoch at a recent Jacksonville, Fla., conference sponsored by Transportation Research Board.

Hoch said problems of growth, at both a national level and in terms of the burgeoning of "too" large urban areas, appear to have been "grossly overstated." Lack of growth may eventually be seen as a national problem, Hoch said, while at the local level, "there is evidence to support the contention that there are eventual diseconomies of scale, in terms of increased congestion and pollution effects."

In assessing growth's impact on land use and transportation, Hoch predicted that the slowdown in total growth and in the growth of large urban areas will cause a related slowdown in highway construction. Department of Transportation's estimate that 18,000 additional highway miles will be needed by 1990 "may well be too high if earlier growth patterns were used in its development."

Suburban sprawl is likely to continue at its former pace only in the high density areas of the East, Hoch predicted. In other areas, "there is likely to be a build-up of density at every distance from the urban center, concurrent with little additional growth in auto ownership." Patterns of increasing urban densities may make mass transit operations more viable in a number of areas, although such operations probably will not become profitable.

* * *

ALTERNATIVES TO PRIVATE AUTOMOBILE ACCESS TO recreational areas, with emphasis on increased access for urban residents, will be developed under a \$230,000 study to be conducted by VTN Consolidated, Inc., Irvine, Calif., in association with Midwest Research Institute, Kansas City, Mo. Departments of Transportation and Interior are jointly sponsoring the study, which will include possible future energy restrictions, environmental problems and transportation corridor congestion and use. Access problems at recreational areas of major regional significance will be reviewed, as well as smaller areas, for which case studies will be prepared.

Village Board
Information Memorandum 74-33
August 16, 1974

ADMINISTRATIVE ABSTRACTS

THE STAFF HAD A BUSY WEEK. In addition to preparation for discussion with the Plan Commission concerning sewer phasing and an evaluation system for PUD and annexations, the staff had two other important meetings. One, the Housing Sub-committee of the Human Relations Commission met on the housing report, and second, we made a presentation to the Campground Association for the acquisition of the Campground property.

THE STAFF HAS DEVELOPED A HOUSING REPORT WHICH LISTS THE ALTERNATIVES FOR IMPLEMENTING A HOUSING PROGRAM IN BARRINGTON. It points up some interesting alternatives to deal with the very unique problems which Barrington has. The sub-committee will meet again on the report in September, and will then make a recommendation to the board on action which the board should undertake to implement the BACOG Housing Report and to meet the character of the community objectives of the Comprehensive Plan. We will send a copy of the staff housing report to the board and plan Commission next week and recommendations of the committee will follow for action at the second board meeting in September.

THE MANAGER AND ENVIRONMENTAL DIRECTOR MET WITH REPRESENTATIVES OF THE PARK DISTRICT AND AGREED TO FOLLOW A JOINT PROGRAM OF CONSERVATION AREA PLANNING AND DEVELOPMENT. We will also invite Citizens for Conservation to cooperate. The planning will culminate with a grant application to the Department of Housing and Urban Development for an open space acquisition and development grant which will include a large area of conservation property including the campground. If the grant is approved, the local share will be 25% of the cost.

The Park people expect some kind of referendum would be necessary to make that workable. We will not be eligible for these funds before July 1, 1975; our application must be in prior to April 1, 1975.

WE PROPOSED TO THE CAMPGROUND THAT WE SELECT APPRAISERS TO DETERMINE THE PROPERTY VALUE AND THAT WE ENTER INTO AN OPTION BASED ON THE APPRAISED VALUE. They are mulling this and other proposals. A point raised was the question of condemnation. Will we condemn if they don't give us an option? We must agree to do that to get the grant. This may be a policy question with which we'll be confronted soon.

(over)

Village Board
Information Memorandum 74-33
August 16, 1974

Page Two

YOU SHOULD KNOW

Board Meetings

* 8/26/74 . . PUBLIC HEARING . . Village Hall . . Prior to Regular Meeting
8/26/74 . . Regular Meeting. . Village Hall . . 8:00 p.m.
9/ 9/74 . . Regular Meeting. . Village Hall . . 8:00 p.m.
9/23/74 . . Regular Meeting. . Village Hall . . 8:00 p.m.

Plan Commission

8/21/74 . . Draper (Continued) Middle School
PC 11-74 N-12 . . Auditorium . . 8:00 p.m.
9/11/74 . . (Werd)
PC 12-74 N-13 . . Village Hall . . 7:30 p.m.
9/11/74 . . (Borah)
PC 4-74 N-2 . . Village Hall . . 8:00 p.m.
11/6/74 . . (Dundee Annexation)
(40 acres)
PC 8-74 N-8 . . Village Hall . . 8:00 p.m.

Office of the Village Manager
D. H. Maiben

Following is a companion to the Comprehensive Plan which indicates the alternatives for development of property which is in Barrington or planned for annexation to Barrington.

It is obvious that in order to accomplish the comprehensive plan, we must phase the development of property to fit into our ability to develop sanitary sewer treatment capacity. Several factors are considered in evaluating sewer use. 1) The capacity of the plan, 2) expansion alternatives at the plant, 3) the amount of population equivalent that can be added before we can expect water quality problems, 4) the population equivalent that is allowed by the E.P.A., 5) the status of federal funding, 6) the ability of the Village to fund future expansion.

Baxter & Woodman have indicated that our plant is undersigned in several areas and some units have a rating of only five thousand population equivalent, while other units have a rating as high as 20,000 p.e., therefore, we are told that some work is required just to bring the plant up to the 12,000 population equivalent it has been given.

You will note that present population equivalent, plus the 2,500 additional which the E.P.A. will allow, puts the plant beyond its rated capacity. Our engineers indicate that the plant must not be allowed to reach beyond that p.e. before expansion is underway.

Federal funds will not be available until July, 1974 and we cannot commit any funds to design until we have received federal approval. Therefore, construction cannot get underway before January, 1975, which means completion in late 1976. This places more emphasis upon the need to sequence development according to a plan and to control growth within fine limitations.

Accordingly, we have based the alternatives for land development on planned land use as shown in the plan, on present zoning, and on the best feel we have for future development sequences. The information which follows is a neighborhood analysis of land development, and assigns a sequence to land development.

It is recommended that the Board adopt this sequence as a policy for implementing the comprehensive plan. Any deviation from this sequence would then require a specific action of the Village Board. The development sequence plan could be a strong tool to control growth, even if rezoning were forced upon the Village.

The following sequence is only a table showing one possible land use sequence which would permit the annexation policy envisioned in the comprehensive plan.

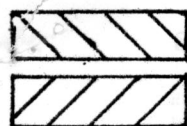
YEAR	NEIGHBORHOOD	NAME OF DEVELOPMENT	TYPE OF DEVELOPMENT	POPULATION EQUIVALENT	TOTAL FOR YEAR	CUMULATIVE TOTAL
1974		Southgate Shopping	commercial	30		
		Bent Creek	multi	181		
		Barn	commercial	20		
		Barrington West	multi	60		
		Pickwick-on-the-Lake	multi	68		
		Village	single	100		
		Westwood	single	95		
		Wyngate	single	95		
		Fox Point East	single	48		
		Hampton Court East	multi	48		
		Paganica	single	50	795	795
1975		Southage	office	50		
		Barn	commercial	44		
		Pickwick	multi	60		
		Campground	R-7 equivalent	160		
		Barrington West	multi	60		
		Bent Creek	multi	181		
		Village	single	100		
		Westwood	single	95		
		Wyngate	single	95		
		Fox Point East	single	47		
		Hampton Court West	multi	66		
		Paganica	single	50		
		Draper	mixed	450		
		Kennedy	mixed	250	1,708	2,503

*Control
is Total*

<u>YEAR</u>	<u>NEIGHBORHOOD</u>	<u>NAME OF DEVELOPMENT</u>	<u>TYPE OF DEVELOPMENT</u>	<u>POPULATION EQUIVALENT</u>	<u>TOTAL FOR YEAR</u>	<u>CUMULATIVE TOTAL</u>
1976		Paganica	single	50		
		Campground	R-7 Equivalent	120		
		Bent Creek	multi	181		
		Southgate	office	140		
		Northwest Highway Village	multi	130		
		Kennedy	single	120		
		Draper	mixed	300		
		Barn	mixed	500		
			commercial	50	1,591	4,094
1977		Mandernach	office/mixed	600		
		Southgate	office	260		
		Ishak	single	64		
		Ford-Borah	commercial	20		
		Draper	mixed	500		
		Kennedy	mixed	300		
		Bent Creek	multi	181		
		Roslyn	single	100		
		Village	single	130		
		Barn	commercial	50	2,205	6,299
1978		Dart	single	120		
		Ishak	single	64		
		Bent Creek	multi	181		
		Hillside	single	200		
		Roslyn	single	100		
		Kennedy	mixed	350		
		Draper	mixed	550		
		West Main St.(Hager)	multi	200		
		Jewel	single	100		
		Village	single	130		
		Schlachter	single	200		
		Barn	commercial	50		
		Southgate	office	150	2,395	8,694
1979		Dart/Borah	single	100		
		Ishak	single	64		
		Draper	mixed	500		
		Jewel	single	100		
		West Main St.(Hager)	multi	200		
		Village	single	130		
		Barn	commercial	50		
		Southgate	office	120	1,264	9,958
1980		Village	single	150		
		Dart/Borah	single	100		
		Kennedy	mixed	300		
		Draper	mixed	500		
		Southgate	office	100	1,150	11,108
					+ 9,750	Present P.E.
					20,858	Total P.E. in 1980

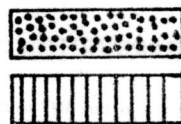
Other Annexations
Will Require
New Plant
Probably in a
New Location

NOTE: Both Southgate & Mandernach Properties
have potential for far larger population
equivalents; however, we feel that is a
realistic estimate of development by 1980.

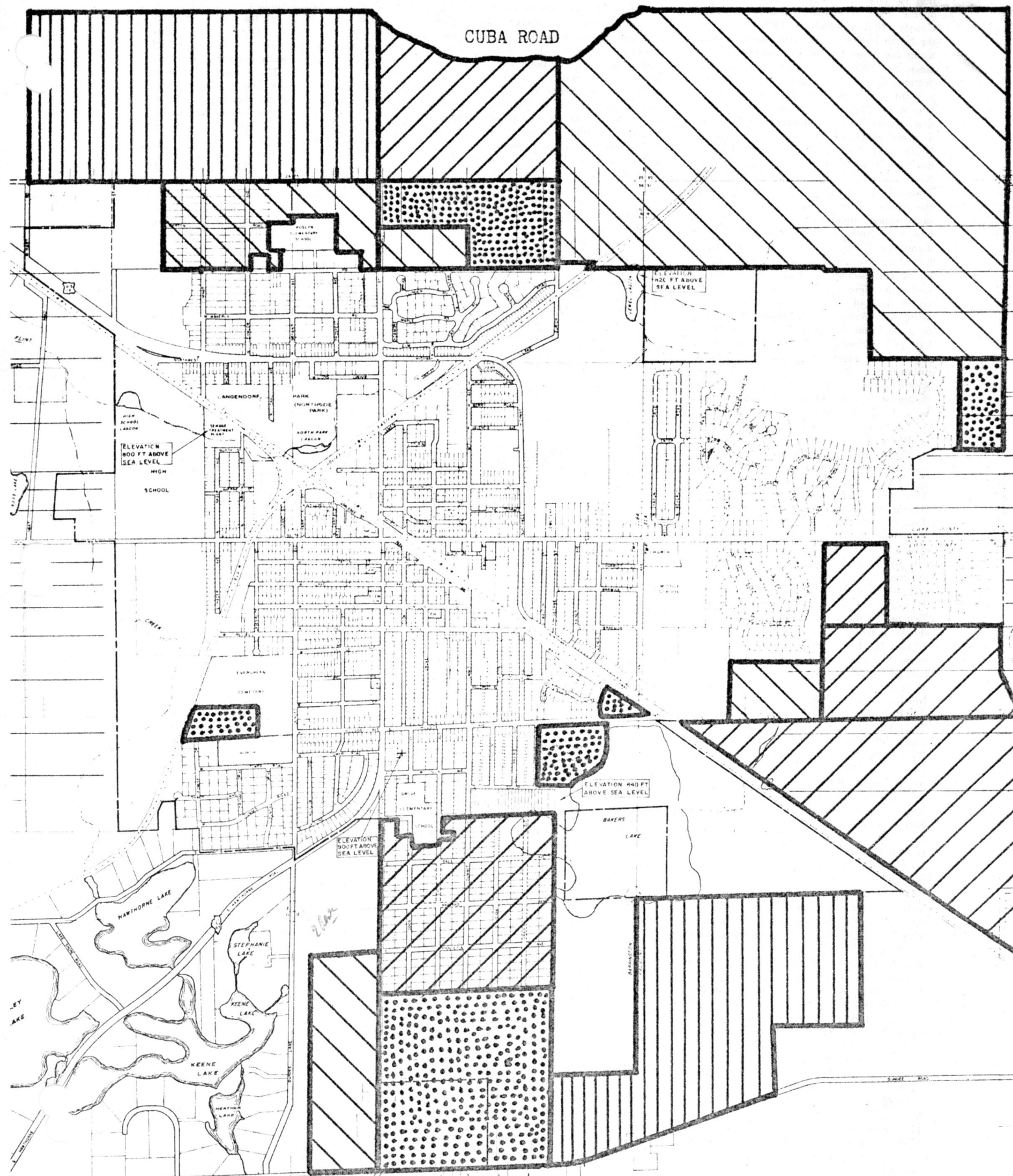


ANNEX BEFORE 1980
(SERVE WITH SEWER)
ANNEX AFTER 1980
(SERVE WITH SEWER)

LEGEND



SERV WITH SEWER
BEFORE 1980
ANNEX AFTER 1980
(SERVE WITH SEPTIC)



Map of Village of Barrington

LEGAL DESCRIPTION OF VILLAGE OF BARRINGTON, COOK AND LAKE COUNTIES, ILLINOIS

Beginning at a point on the West line of Section 31, Township 43 North, Range 10 East of the Third Principal Meridian in Lake County, Illinois which is 1320' South of the North line of said Section; thence South along the West line of said Section a distance of 1320' to the center line of said Section; thence East a distance of 1640' to a point which is 1000' West of the East line of the Northwest Quarter of said Section; thence North a distance of 1419' to a point which is 74 rods South of the North line of said Section; thence East a distance of 1000' to the East line of said Northwest Quarter; thence South along said East line a distance of 99' to a point on the center line of the Northeast Quarter of said Section; thence East along the center line of the Northeast Quarter of said Section a distance of 660' to a point on the center line of the West half of the Northeast Quarter of said Section 31; thence South along said center line a distance of 1320' to the center line of said Section; thence East along said center line a distance of 1320' to a point on the center line of the East half of the Southeast Quarter of said Section; thence South along said center line a distance of 1320.83' to a point on the South line of the Northeast Quarter of said Southeast Quarter of said Section; thence West along said South line a distance of 299.53' to a point on said South line; thence Southwest along a straight line a distance of 399.88' to a point on the West line of said Southeast Quarter of said Southeast Quarter of said Section 175' South of the Northwest corner of said Southeast Quarter of said Southeast Quarter of said Section; thence South along said West line of the Southeast Quarter of the Southeast Quarter of said Section a distance of 419.95' to a point 726' North of the South line of said Section 31; thence West along a line 726' North of and parallel to said South line of said Section 31 a distance of 584.49' to a point on the East line of the West 75' of the East half of the West half of said Southeast Quarter of Section 31; thence South along said East line to the North line of Lake-Cook Road; thence East along said North line to the East line of said Section 31; thence East along said North line of said Road a distance of 33' to the East line of Ela Road in Section 32, Township 43 North, Range 10, East of the Third Principal Meridian in Lake County, Illinois; thence South a distance of 50' to a point on the North line of Section 5, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois; thence South along said East line of Ela Road a distance of 1300.86' more or less to a point on the North line of Barrington Hillcrest Acres Subdivision extended East; thence West a distance of 33' to the intersection of said North line as extended East with the East line of Section 6, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois; thence along such extension of said North line of said Subdivision and along said North line a distance of 1045.10' to a point; thence North 21.88' to a point; thence West 629.80' to a point; thence South 37.06' to a point; thence West 4.14' to a point on the East line of said Subdivision; thence North along the East line of said Subdivision a distance of 1250.86' to the South line of Lake-Cook Road; thence West along said South line of said Road a distance of 968.78' to the intersection of said line with the center line of said Section 6; thence South along said centerline a distance of 1768' more or less to a point; thence West 1333' to a point; thence South a distance of 957' more or less to the South line of Hillside Avenue; thence West along said South line of Hillside Avenue to the intersection of said line with the Northeastly line of the right-of-way of the Chicago & Northwestern Railway; thence Southeastly along

said right-of-way line 400' to the intersection of said right-of-way line with a line running 660' East of and parallel to the West line of said Section 6; thence South along said line to its intersection with the Southwestly right-of-way line of said railroad; thence Southeastly along said right-of-way line to its intersection with the South line of said Section 6; thence West along the South line of said Section 6, 3518.9' to a point; thence North 1330.18' to a point on the center line of Illinois Street extended East; thence West along said center line as extended, to the West line of Section 6; thence West along said center line as extended, to a point in Section 1, Township 42 North, Range 9, East of the Third Principal Meridian in Cook County, Illinois, 140.18' East of the East line of George Street; thence South to the South line of said Section 1; thence East along said South line 1311.58' to the Southeast corner of said Section; thence South along the East line of Section 12, Township 42 North, Range 9, East of the Third Principal Meridian in Cook County, Illinois 2647.18' to the North line of the Southeast Quarter of said Section 12; thence West along said North line 1314.18' to the East line of the West Half of the Southeast Quarter of said Section 12; thence South along said East line a distance of 1370' to the South line of Dundee Road; thence West along said South line of Dundee Road a distance of 1001.98' to a point 1659.57' East of the West line of Barrington Road; thence North on a line 1659.57' East of the West line of Barrington Road and parallel thereto a distance of 1370' to the North line of the Southeast Quarter of said Section 12; thence West along said quarter section line to the West line of Barrington Road a distance of 1659.57'; thence North along said West line of Barrington Road to the South line of Cornell Avenue extended West; thence East along said extension and the South line of Cornell Avenue to the East line of George Street; thence North along the East line of George Street to the centerline of Illinois Street in Section 1, Township 42 North, Range 9 East of the Third Principal Meridian in Cook County, Illinois; thence West along said centerline to the East line of Grove Avenue; thence South along said East line of Grove Avenue to the North line of Lot 13 in block 9 in Arthur T. McIntosh and Company's Hillside Addition to Barrington in the South half of said Section 12 according to the plat recorded May 27, 1925 as Document No. 8924976 in Cook County; thence East along the North line of said Lot to the East line thereof; thence South along said East line to the South line of said Lot; thence West along said South line and the extension thereof to the West line of Grove Avenue; thence South along said West line of Grove Avenue to the North line of Lot 8 in Block 8 of said Addition to Barrington; thence West along said North line extended to the Center of Cook Street; thence North along the center of said Street to the South line of Lot 3 in Block 7 of said Addition to Barrington; thence West along said South line of said Lot to the West line thereof; thence along said West lot line extended to the center of Illinois Street; thence West along the center of Illinois Street extended to the center of Hawthorne Road; thence along the center of said Hawthorne Road to the West line of Section 1; thence North along said West line to the center of Otis Road; thence West along the center of said Road to the center of Forest Drive; thence North along the center of said Drive a distance of 330' more or less to a point in the Southeast Quarter of Section 2, Township 42 North, Range 9 East of the Third Principal Meridian in Cook County, Illinois; thence West a distance of 367.50' along the boundary of the Village of Barrington Hills, Illinois to a point; thence North along said boundary line a distance of

330' more or less to a point on the North boundary line of said Village; thence West along said North boundary line a distance of 250.31' to a point on the West boundary line of said Village; thence Southwardly along said boundary line a distance of 162.71' to a point; thence South along said boundary line a distance of 272.5' more or less to a point on the North line of said Village; thence West along the boundary line of said Village to the West line of the Southeast Quarter of said Section 2; thence North along said West line of said quarter section; being also the East boundary line of said Village of Barrington Hills to the North line of Section 2, being also the centerline of Lake-Cook Road; thence West along said Section line a distance of 558.1' to a point; thence North in the Southwest Quarter of Section 35, Township 43 North, Range 9 East of the Third Principal Meridian in Lake County, Illinois along the boundary of said Village of Barrington Hills a distance of 350' more or less to a point; thence West along said boundary a distance of 441.63' to a point; thence North along said boundary a distance of 727.9' to a point; thence East along said boundary line a distance of 935.04' to a point on the East line of the Southwest Quarter of said Section 35 that is 1023.26' North of the Southeast corner of said Southwest Quarter of said Section 35; thence North along said boundary and the East line of said Southwest Quarter of said Section 35 to the intersection of said quarter section line with the Northeastly line of the right-of-way of the Chicago & Northwestern Railway; thence Northwestly along said right-of-way line to the West line of Hart Road; thence North along said West line to the centerline of Harrison Street extended West; thence along said extended centerline to the center of Thirteenth Street; thence North along the center of said Street to the North line of said Section 35; thence East along said Section line to the West line of Scott Avenue; thence along said West line of Scott Avenue to the center of Roslyn Road; thence East along said centerline of Roslyn Road to the West line of Cumnor Avenue; thence North to the North line of Roslyn Road; thence East along said North line of said Road to the East line of Exmoor Avenue; thence North along said East line of said Avenue a distance of 194.55' to a point; thence East a distance of 306.44' to a point; thence South a distance of 227.55' to a point on the centerline of Roslyn Road; thence East along said centerline a distance of 194.55' more or less to the West line of Lot 2; thence North along said West line a distance of 264' to a point; thence West a distance of 194.55' more or less to a point 306.44' East of the East line of Exmoor Avenue; thence North along a line 306.44' East of and parallel to said East line of Exmoor Avenue a distance of 396' to the centerline of Merton Road extended East; thence East along said centerline as extended East a distance of 329.97' to a point on the East line of said Section 35; thence North a distance of 132' along said East line of Section 35; thence East a distance of 660' to the West line of the East half of the Northwest Quarter of the Northwest Quarter of Section 36, Township 43 North, Range 9 East of the Third Principal Meridian in Lake County, Illinois; thence South a distance of 528' to a point; thence East a distance of 330' to a point; thence South 264' to the North line of Roslyn Road; thence East along said North line extended East to the East line of Lake Zurich Road; thence North along said East line of said Road a distance of 98.22' to a point; thence East a distance of 543.68' to the Northwestly line of the right-of-way of the Elgin, Joliet & Eastern Railway; thence Southwestly along said right-of-way line a distance of 171.28' to a point; thence East to the East line of said Section 36 to the Place of Beginning.

ADDENDUM FOR PLANNING SEMINAR 8/15/74

1. Copy of Ordinance No. 1154 - Planned Unit Development
2. Point System
 - a) This system of evaluation is suggested for use in the consideration of each proposed Planned Unit Development and Annexation.
 - b) Evidence that the requirements of Section B, items 7-11 (covered by items 1-4 in the Requirements for Planned Unit Development Handout Sheet) have been met would require a minimum of 155 points.

**ORDINANCE NO. 1154
AN ORDINANCE AMENDING
THE ZONING ORDINANCE OF
THE VILLAGE OF BARRINGTON
TO PROVIDE FOR
PLANNED DEVELOPMENTS**

WHEREAS the question of amending the text of the Zoning Ordinance of the Village of Barrington has been referred by the Corporate Authorities to the Plan Commission of the Village; and

WHEREAS the Plan Commission of this Village held a public hearing on the proposal to amend the Zoning Ordinance, after due publication of notice thereof, as required by law; and

WHEREAS the Plan Commission has made recommendations to the President and Board of Trustees; and

WHEREAS it is in the best interests of the Village to provide for Planned Developments;

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, that the Zoning Ordinance of this municipality is hereby amended as follows:

SECTION 2: Article II of the Zoning Ordinance of the Village of Barrington, Ordinance No. 931, as amended, is further amended to add the following Section 2.60A, immediately following Section 2.60:

"2.60A Planned Development. A tract of land developed in a way which may not be allowable under Zoning District requirements, where the property is of such size and character that it may be treated as a separate development and may create its own environment. A Planned Development is intended to provide flexibility in land use and retain controls for the Village which otherwise would not be present or available and must be compatible with the goals and objectives of the then applicable comprehensive plan of the Village."

SECTION 3: Article IV of the Zoning Ordinance of the Village of Barrington, Ordinance No. 931, as amended, is hereby further amended to add at the end of Section 4.02, the following:

"Planned Developments, pursuant to the provisions of Section 4.04 of this Article IV."

SECTION 4: Article IV of the Zoning Ordinance of the Village of Barrington, Ordinance No. 931, as amended, is hereby further amended to add the following new Section 4.04:

"4.04 Planned Developments.

A. PURPOSES:

A Planned Development special use is a privilege to be earned and not a right which can be claimed simply upon complying with all the standards established in this Section 4.04. The Plan Commission may recommend, and the Corporate Authorities may require, any reasonable condition or design consideration which will promote proper development of benefit to the community. It is not intended that the Corporate Authorities automatically grant the maximum use exceptions or density increase in the case of each planned development. The Plan Commission shall recommend, and the Corporate Authorities shall grant, only such increase or latitude which is consistent with the benefit accruing to the Village as a result

of the Planned Development. As a condition for approval, each planned development must be compatible with the character and objectives of the zoning district or districts within which it is located, and each planned development shall be consistent with the objectives of the Village of Barrington Comprehensive Plan.

Some specific purposes of the planned development special use are:

1. **RESIDENTIAL PLANNED DEVELOPMENT. (RPD)** To add to the sense of spaciousness through the preservation of natural green spaces, to offer recreational opportunities close to home, to enhance the appearance of neighborhoods by the conservation of streams and local areas of natural beauty, to counteract the effects of urban monotony and congestion in the streets, to encourage cooperative relationships between neighbors and participation by all age groups in the use and care of local open space tracts in new residential subdivisions, to promote harmonious architecture between adjacent dwellings or institutional buildings and to encourage the placement of structures in proper relationship to the natural characteristics of the site.

2. **BUSINESS PLANNED DEVELOPMENT. (BPD)** To promote the cooperative development of business centers each with adequate off street parking, to control access points on thoroughfares, to separate pedestrian and automobile traffic, to aid in stabilizing property values, to develop centers of size and location compatible with the market potential, to buffer adjacent residential areas with landscaped green spaces and to encourage harmonious architecture between adjacent commercial structures and between homes and commercial structures.

3. **OFFICE & RESEARCH PLANNED DEVELOPMENT (O&RPD).** To promote the development of Office & Research Centers, to permit buildings in such centers to be grouped and thus preserve open space and to allow utilization of parking areas by several buildings to provide a buffer to adjacent land uses.

4. **INDUSTRIAL PLANNED DEVELOPMENT (IPD).** To promote the establishment of industrial parks, to permit groups of industrial buildings with integrated design and a coordinated physical plan, to encourage recreational facilities within industrial areas and to buffer adjacent residential areas with landscaped green spaces.

B. REQUIRED INFORMATION & PROCEDURES:

Prior to submitting a formal application for a Planned Development, the developer shall file with the Village Manager preliminary information, including a rough sketch or plan and a tentative construction schedule. The Village Manager shall arrange a preliminary conference with the developer and other Village Officials selected by the Manager.

Thereafter, as part of the formal application, or at the time of public hearing and other formal presentations, the developer shall be required to submit the following information, and any other information

that may reasonably be required by the Plan Commission or Corporate Authorities.

1. A site plan indicating the arrangement and tentative location of buildings, dwelling unit density, uses permitted, land to be preserved as permanent common open space, parking and loading spaces, existing natural features and other special features of the development plan.

2. A preliminary plan or plat similar to that required under the Sub-division Control Ordinance.

3. Architectural renderings of proposed building, if requested by the Plan Commission or Corporate Authorities.

4. A draft of any proposed protective covenants whereby the owner proposes to regulate land use and open space and otherwise protect the proposed development and the municipality. Such covenants are required whenever the Planned Development includes open space areas or whenever such covenants otherwise are required by the Plan Commission or Corporate Authorities.

5. A draft of any proposed incorporation agreement and a draft of any by-laws or easement declarations concerning maintenance of recreational and other common facilities.

6. A schedule of proposed stages of construction of all improvements (utilities as well as buildings), indicating order of priority of construction.

7. Evidence that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

8. Evidence that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor unreasonably diminish and impair property values within the neighborhood.

9. Evidence that the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

10. Evidence that adequate utilities, access roads, drainage, school sites, park sites and other necessary facilities have been or are being provided, including facilities to minimize the impact of the development on the immediate neighborhood in particular and the community in general.

11. Evidence that adequate measures have been or will be taken to provide ingress and egress, so designed as to minimize traffic congestion in the public streets.

C. USE EXCEPTIONS:

The Plan Commission may recommend and the Corporate Authorities may authorize that there be in parts of the area of such development, and for the duration of such development, specified uses not permitted by the use regulations of the district in which said development is located, provided that evidence is presented to the Plan Commission that:

1. The uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.

(Continued on next page)

2. The uses permitted by such exception are not of such a nature or so located as to be likely to constitute a detrimental influence on the surrounding neighborhood, and

3. Not more than twenty (20%) percent of the ground area or of the gross floor areas of such development shall be devoted to the uses permitted by said exception, provided that not more than ten (10) percent of such areas shall be devoted to Business Uses in a Residential Planned Development.

D. AREA AND SET BACK REGULATIONS:

Open space or yard areas on the periphery of the Planned Development shall be required, to the satisfaction of the Corporate Authorities upon recommendations of the Plan Commission.

The Plan Commission may recommend and the Corporate Authorities may authorize exceptions to the applicable lot areas, yard or frontage regulations of the Zoning Ordinance within the boundaries of such development, provided that evidence is presented to the Plan Commission that:

1. such exceptions are solely for the purpose of promoting an integrated site plan no less beneficial to the residents or occupants of such development, as well as the neighboring property, than would be obtained under the regulations of the applicable Zoning District for buildings developed on separate zoning lots.

2. the area covered by buildings or structures in the Planned Development shall not exceed by more than fifteen (15%) percent the maximum area which may be covered by buildings or structures in the applicable Zoning District.

3. in a Residential Planned Development, the maximum number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the district or districts in which the area is located. Net development area shall be determined by subtracting the area set aside for non-residential uses (other than public or private streets) from the gross development area and deducting fifteen (15%) percent of the remainder for public and private streets (regardless of the amount of land actually required for streets). The Corporate Authorities may determine that the area of land set aside for common open space or recreational use may be included in the net development area in determining the number of dwelling units permitted.

E. DESIGNATION OF PERMANENT COMMON OPEN SPACE:

1. DEFINITION:

Permanent common open space may include parks, playgrounds, parkway medians, landscaped green space, lakes, ponds, streams, school sites, community center sites or other similar areas in public or private ownership or covered by an open space easement or articles of incorporation.

2. DESIGNATION:

No plan for a Planned Development shall be approved unless such plan provides for permanent open space of such size

and location as determined by the Plan Commission to be reasonably appropriate.

F. PUBLIC IMPROVEMENTS:

All streets, sewers and water service shall be dedicated to the Village and shall meet the minimum requirements of the Village Subdivision Control Ordinance and all other Ordinances, unless any of such requirements are waived by the Corporate Authorities and unless such dedication is waived by the Corporate Authorities.

G. REVOCATION:

In any case where a special use has not been established within one (1) year after the date of granting thereof, then, without further action by the Plan Commission or the Corporate Authorities, the special use or authorization thereof shall be null and void and if in connection with such Planned Development, the property was rezoned from one Zoning District to a different Zoning District, then the zoning classification shall automatically revert to that existing prior to the grant of a special use. For the purpose of this Ordinance, a special use is established if a building permit for the project or part thereof is secured within one year from date of the passage of the Ordinance granting the special use, provided, however, that if construction on a special use is discontinued for a period of one (1) year or more, or if progress on any stage of a planned development falls behind the approved schedule by more than one (1) year, then the uncompleted portions of the planned development will be subject to review by the Corporate Authorities, who will have the authority to revoke the special use permit for the uncompleted portions.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this 28 day of December, 1970.

Ayes 5, Nays 0, Absent 1.

APPROVED this 28 day of December, 1970.

s/s F. J. Voss

Village President

ATTESTED and FILED this 28th day of December, 1970.

s/s May L. Pinkerman

Village Clerk

PUBLISHED in the Barrington Courier-Review, January 7, 1971.

POINT SYSTEM ANALYSIS FOR P.U.D. AND ANNEXATION APPLICATIONS

1. Economic Analysis ("pass-fail") Pt. range: 0 to 50; 50 points required.
 - a) If an acceptable study is not made - 0 points.
 - b) If an acceptable study is submitted - 50 points.
2. Tax Impact Study - Point range: -50 to +50:
 - a) Negative points would be assigned if a tax deficit to the Village were indicated.
 - b) Zero points would be assigned if a "break-even" situation were indicated.
 - c) Positive points would be assigned if a tax benefit were indicated.
3. Environmental Study - Point range: 0 to 50; 35 points required.
(A Natural Resources Inventory must be completed to quality.)
 - a) Effect of development on proposed property: 25 points.
 - b) Effect of development on surrounding property: 25 points.
4. Character Study - Point range 0 to 70; 50 points required.
 - a) Overall plan - 10 points.
 - b) Housing needs - 10 points. (points earned for % increments of units of moderate-income housing provided)
 - c) Additional jobs - 10 points. (points earned for the number of jobs created for the community)
 - d) Open Space - 10 points. (points earned for % increments of total land area devoted to open space)
 - e) Recreational Facilities - 10 points. (points earned for increments of \$/unit programmed for recreational facilities)
 - f) Landscape Design - 10 points.
 - g) Architectural Design - 10 points. ("pass-fail"; sent to an Architectural Review Board for this evaluation)
5. Relationship to the Comprehensive Plan - Point range = -50 to +50;
 - a) Negative points would be assigned to proposals which exceed the density (or P.E.) of the Comprehensive Plan.
 - b) Zero points would be assigned to those whose density (or P.E.) meet the Comprehensive Plan.
 - c) Positive points could be earned if density (or P.E.) are lower than that set forth in the Comprehensive Plan.
6. Utility Study - Point range = -50 to +50;
 - a) Water system - Point range = -10 to +10.
 - 1) Negative points for below minimum requirements.
 - 2) Zero for meeting minimum requirements.
 - 3) Positive for above minimum requirements.
 - b) Sewer System - Point range = -10 to +10.
 - 1) Negative points for below minimum requirements.
 - 2) Zero points for meeting minimum requirements.
 - 3) Positive points for above minimum requirements.

6. Utility Study - continued

c) Drainage Program - Point range: -10 to +10.

- 1) Negative points for accommodating less run-off than the undeveloped land (based on a % increment).
- 2) Zero points for detention system accommodating run-off equal to the undeveloped land.
- 3) Positive points for accommodating more run-off than exists on the undeveloped land (based on a % increment).

d) Relationship to P.E. of Sewer Sequence Plan - Point range: -10 to +10.

- 1) Negative points assigned for exceeding the P.E. set forth in the plan.
- 2) Zero points for P.E. equal to plan.
- 3) Positive points for P.E. less than that of the plan.

e) Time Relationship to Sewer Sequence Plan - Point range = -10 to +10.

- 1) Negative points assigned for development prior to dates suggested by the plan.
- 2) Zero points for development on schedule with the plan.
- 3) Positive points earned for development later than scheduled by the plan.

7. Facilities Study - Point range 0 to 30; 20 points required.

- 1) 0 - 10 awarded for contributions and proximity to schools (land, cash/unit, etc.).
- 2) 0 - 10 awarded for contributions and proximity to parks (land, contribution to park district, etc.).
- 3) 0 - 10 awarded to contributions and proximity to other public facilities (library, fire district, etc.).

8. Traffic Impact Study - Point range -50 to +50:

- 1) Zero points if a "break-even" situation is achieved (i.e. if developer provides sufficient improvements to keep effects of traffic generated by his development at present level).
- 2) Negative points assigned if minimum requirements for neutralizing traffic impact are not met.
- 3) Positive points earned if developer provides above the minimum requirements for neutralizing traffic impact of his development



Village of Barrington

COOK AND LAKE COUNTIES, ILLINOIS

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

OFFICE OF:

August 5, 1974

Mr. Benjamin Covert
Barrington Village Taxi, Inc.
444 South Rand Road
Wauconda, Illinois

Re: Barrington Village Taxi-
Village Ordinance Violations

Dear Mr. Covert:

On the basis of testimony given at a public hearing on July 27, 1974, relating to the above matter and information subsequently submitted by Barrington Village Taxi Company to the Village, I have determined that your taxicab company has committed the following violations of the Barrington Village Code:

- (1) Failure to notify the village clerk of the motor number and state license number of each cab operated and of the corresponding village tag or sticker number as required by Chapter 13, Section 13-159 of the Barrington Village Code;
- (2) Failure to have three taxicabs in operating condition for a period of time exceeding one month as required by Chapter 13, Section 13-156 of the Village Code; and
- (3) Use of a taxicab, having 1974 State License plate number 7484, for approximately seven months without having a village license as required by Article VIII, Chapter 14 of the Village Code.

While any one of these violations is grounds for revocation of your taxi company license, I have decided not to revoke your license at this time.

Mr. Benjamin Covert
August 5, 1974
Page Two

However, you are advised that my decision concerning your license at this time does not affect the right of the Village to pursue other legal remedies for past, present and future ordinance violations. Your attention is called to Chapter 1, Sections 9 and 10 of the Barrington Village Code which impose a fine not exceeding \$500.00 for each day that a violation of any ordinance regulating taxicab companies has occurred. However, the Village does not intend to take further action as to past violations unless there are additional violations in the future.

Sincerely,



VILLAGE PRESIDENT