

A G E N D A  
Village of Barrington, Illinois  
Meeting of November 12, 1973 at 8:00 P.M.

- ✓ 1. Call to Order
- ✓ 2. Roll Call
- ✓ 3. Approval of the Minutes of the Village Board Meeting of October 22, 1973.
- ✓ 4. Inquiries from the Audience.
5. President's Report:
  - a) Request for Liquor Permit
6. Manager's Report:
  - ✓ a) Closing of Summit Street.
  - ✓ b) Downtown Whitewash.
  - ✓ c) Railroad Agreement.
  - ✓ d) Senior Citizen Request re Reduction in Vehicle Sticker Charge.
  - ✓ e) Administrative Reports.
7. Old Business:
  - ✓ a) Consideration of the Audit of all Funds Except Utilities.
8. New Business:
  - ✓ a) Consideration of the appointment of Three (3) New Marshals.
  - ✓ b) Adoption of an Ordinance Amending the Zoning Ordinance and Creating a Special Use District (Pickwick-on-the-Lake) Docket No. PC20-72 N-2.
  - ✓ c) Consideration of a Recommendation of the Plan Commission for Rezoning, Resubdividing Certain Lots in Barrington Highlands and Short Hills Subdivisions, and Closing of Part of Forest Drive.
  - ✓ d) Consideration of an Agreement with Old Colony Builders for the Extension of Hillside Avenue.
  - ✓ e) Award of a Bid to Instrumentation Specialties Company for an Automatic Sewer Sampling Device.
  - ✓ f) Award of a Contract for the Purchase of Utility Chemicals.
  - ✓ g) Award of a Contract for Intersection Improvements and Traffic Signals at Northwest Highway and Hart Road.
- ✓ 9. List of Bills
- ✓ 10. Adjournment

9:30

Office of the Village Manager  
D. H. Maiben

Posted November 9, 1973



# Village of Barrington

COOK AND LAKE COUNTIES, ILLINOIS

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

The Village President and Board of Trustees want to remind you that the village ordinance prohibiting the open burning of leaves is still in effect.

In August, Gov. Daniel Walker signed a bill that prohibited the Illinois Pollution Control Board from adopting any regulations that banned leaf burning on a statewide basis. Before the Governor's action, the IPCB banned all open leaf burning in communities with populations of 2,500 or more.

However, the governor's action does not affect the village's ordinance. It is still against the law to burn leaves in the open in Barrington.

Instead, local residents are being asked to sweep leaves into the street. Public Works and Street Department personnel are standing ready to begin the village's annual leaf collection program.

There will be no set schedule for leaf collection, because of the problems encountered last year with adverse weather conditions. However, the village plans to collect leaves from the entire community three times every month during October and November.

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

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

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

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

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

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

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

President  
F. J. Voss

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

Village Clerk  
Karol S. Hartmann

Manager  
D. H. Maiben

Attorney  
J. William Braithwaite

Deputy Clerk  
D. L. Belz

Mark Spyer  
Mary Roedler

AGENDA MEMORANDUM  
Village of Barrington, Illinois  
Meeting of November 12, 1973 at 8:00 P.M.

- ✓ 1. CALL TO ORDER
- ✓ 2. ROLL CALL
- ✓ 3. APPROVAL OF THE MINUTES OF THE VILLAGE BOARD MEETING OF OCTOBER 22, 1973.

Copies of the minutes are attached.

4. President's Report:
  - a) Request for liquor permit
5. Manager's Report:
  - a) Closing of Summit Street.

Residents on Summit Street have requested closing of the street and the Board requested that the Staff study this matter. The Comprehensive Plan for this neighborhood indicates the concern of the Board for traffic and potential traffic in this neighborhood and suggests that provisions for reducing traffic on Summit should be considered.

Traffic count and origin and destination studies were made and we will produce the result of those studies. Staff recommendations are that the street be restructured on the intersection of Yale Avenue and Summit Street to allow access to property on the east and to force north-south traffic to Barrington Road via Yale Avenue. This action should be taken only after the following:

- ✓ 1. Grove Avenue is extended south to Dundee Road.
- ✓ 2. Cornell is widened to a full 40-foot width. ✓
- ✓ 3. Acceleration lanes are installed on Barrington Road on all intersecting College Streets.

Grove Avenue will be completed by summer 1974, Cornell Avenue will require a special assessment; Public Benefit will be at least 40%. The Township or County will probably install acceleration lanes on Barrington Road.

5. Manager's Report, (continued)

b) Downtown Whitewash.

We have contacted the High School and asked that representatives be present to discuss methods of restoring damage from building and sidewalk painting during Homecoming. Unfortunately, there is a conflicting High School Board meeting and Superintendent Zoeller cannot be with us. Representatives of the students and Student Federation and Chamber of Commerce will be present. Damage estimates are as follows:

Village Signs	\$ 600.00	
Village Sidewalks	\$1,200.00	
Community Sign	\$ 100.00	
Private Buildings	\$1,719.00	\$3,619.00

These estimates do not include windows which were hand scraped by store employees, but which added to the total cost of damage.

c) Railroad Agreement.

Several months ago, we delivered to you, a draft agreement with the Railroad at the October 22 meeting. We delivered a map showing reference points in the agreement.

We would like to gain your agreement, in principle, with the draft in order that we can complete negotiations with the Railroad.

The basic points of the agreement are as follows:

The Village will purchase from the Railroad, two strips of land (shown in yellow). The cost of the land will be the cost to the Railroad for relocating the coach yard and building a new station. This will be \$265,000 and \$70,000. In addition, the Village will give the Railroad an easement for the use of our property for access and parking (shown in brown).

The Village will also allow the Railroad use of the alley right-of-way between the Park and the railroad (shown in green) for access to their trains for maintenance purposes and for stabilization of the track area.

The Village will build an 8-foot chain link fence from Cumnor Avenue to the park animal pens, \$10,000.00, and we will pave Cumnor Avenue to the railroad r/w \$4,000.00.

In addition, we lease all railroad r/w not purchased at present conditions 30% gross revenues.

*New station extended to Northwest Hwy.*

5. Manager's Report, (continued)

We agree to build and maintain 1,000 parking spaces - we now have nearly 600. There is land available to build an additional 2,400 spaces.

The Railroad agrees to move the coach yard and station in such a way as to insure the gates will be down on Cook, Main and Hough Streets only when the trains are passing the intersections.

Total cost of this project will be \$349,000 of which \$335,000 will be paid out on a 10-year mortgage at the legal interest rate, using Federal Revenue Sharing and other funds. Other Village funds will be used for the additional \$14,000. ✓

The Village will acquire a \$445,000 grant from the Department of Transportation for the acquisition of right-of-way and the extension of Station Street as well as for the additional 400 parking spaces.

In addition to better traffic flow, we will have available, 100 spaces for shopper parking.

The Village Board will organize themselves into a Development Board, acquire this property, make improvements, and sell it to the Village as well as deliver proper easements to the North Western.

The Railroad has also asked that we insure that no noise violations would be imposed upon them, and ask that we take necessary action to assure that they will be in compliance. We asked Research Engineers, Wiss, Jenney & Elstner to determine this cost. We are told it would require a simple concrete wall 16' x 80' on each side of the train - an additional \$25,000, if it is required at some date in the future. ✓

d) Senior Citizen Request.

We have had many requests for reductions in vehicle stickers from Senior Citizens. Several other villages allow some form of deduction. We will have a verbal report on that matter.

e) Other administrative reports are attached. Note, the Treasurer's Report is now in computer format. All ledger accounts are now produced by the computer. Cost accounting starts January 1, 1974.

*10yr Mgt*  
*Agreement*  
*10yr mortgage*

2.50  
7.00  
5.00  
u

6. OLD BUSINESS:

a) CONSIDERATION OF THE AUDIT OF ALL FUNDS EXCEPT UTILITIES.

The audit was delivered to you at the October 22, 1973 meeting. You may have questions or comments. The last page of the audit shows some significant data regarding property taxes in Lake and Cook Counties and the amount of legal debt limit now available to the Village. A motion to show the audit was received and filed would be in order.

7. NEW BUSINESS:

a) CONSIDERATION OF THE APPOINTMENT OF THREE (3) NEW MARSHALS.

Attached is a letter requesting the appointment of three marshals. The three men recommended are: Robert Balgemann, William Vosnos, and Carl Jack.

*Refer meeting*  
b) ADOPTION OF AN ORDINANCE AMENDING THE ZONING ORDINANCE AND CREATING A SPECIAL USE DISTRICT (PICKWICK-ON-THE-LAKE) DOCKET NO. PC20-72 N-2.

The Board instructed the Village Attorney to draft a Special Use Ordinance creating a P.U.D. for 42 apartment units known as Pickwick-on-the-Lake. A copy of the ordinance is attached. Action on this ordinance is pending receipt of a deed for part of the site to be dedicated.

c) CONSIDERATION OF A RECOMMENDATION OF THE PLAN COMMISSION FOR REZONING, RESUBDIVIDING CERTAIN LOTS IN BARRINGTON HIGHLANDS AND SHORT HILLS SUBDIVISIONS, AND CLOSING OF PART OF FOREST DRIVE.

While these two parcels must be considered separately, the actions must be viewed simultaneously in order to accomplish the extension of Hillside Avenue. Also to be considered an integral part of this action is the next item - an agreement with Old Colony Builders to buy certain properties, improve them, and sell them to the Village.

d) CONSIDERATION OF AN AGREEMENT WITH OLD COLONY BUILDERS FOR THE EXTENSION OF HILLSIDE AVENUE.

This agreement contains three separate provisions:

7. NEW BUSINESS, (continued)

1. The Village will purchase approximately 1,100 feet of improved right-of-way via a mortgage and pay the principle and interest over a ten-year period.
2. The Village will pay the difference in cost between an eight-inch sanitary sewer and a 21-inch sanitary sewer which is to be installed to serve both Westwood Subdivision and to reroute sewage from the Southgate lift station and to increase the line size to insure that future flooding will not take place. ✓
3. Allow Old Colony to place a small sign on the right-of-way indicating directions to Westwood Subdivision.
- e) AWARD OF A BID TO INSTRUMENTATION SPECIALTIES COMPANY FOR AN AUTOMATIC SEWER SAMPLING DEVICE.

Because these devices are not standardized, the Staff has required demonstrations from all manufacturers which met our minimum performance requirements. Of the three on the Bid Tabulation, the Instrumentation Specialties device proved far more versatile and far more reliable in demonstrated use; therefore, the Staff is recommending that an award be made to ISCO in the amount of \$1,134.00. ✓

(Note: This device is used to collect a 24-hour composite sample of sewage at any designated manhole. The content of the sample can then be analyzed and specific problems can be isolated and controlled. The device is an essential part of the procedures for administering the Sewer Control Ordinance which you have for consideration. ✓

- f) AWARD OF A CONTRACT FOR THE PURCHASE OF UTILITY CHEMICALS.

Attached is a tabulation of the bids. The Staff recommends that an award be made to the low bidder, America Coop, in the amount of \$17,869.50.

- g) ✓ AWARD OF A CONTRACT FOR INTERSECTION IMPROVEMENTS AND TRAFFIC SIGNALS AT NORTHWEST HIGHWAY AND HART ROAD.

You recall the Ford-Grant Motors escrow pays \$40,000.00 of this contract and the State Department of Transportation pays the remainder, and the Village is simply the Administrator and Contractor. *Heck  
can't  
do*

✓ Only one bid was received. The total bid was in the amount of \$65,490.00. After consultation with the State, a verbal recommendation will be made.

Office of the Village Manager  
D. H. Maiben

MINUTES OF THE PUBLIC MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF BARRINGTON, ILLINOIS ON OCTOBER 22, 1973

CALL TO ORDER

Meeting was called to order by President Voss at 8:00 o'clock p.m.

ROLL CALL

Present at roll call: Trustee Capulli, Trustee Shultz, Trustee Wyatt, Trustee Schwemm, Trustee Pierson, Trustee Sass, Jr.  
Also present: Village Manager, Dean H. Maiben; Village Clerk, Karol S. Hartmann; Deputy Village Clerk, Doris L. Belz; Village Attorney, J. William Braithwaite arrived at 8:04 p.m.  
The audience numbered 18.

APPROVAL OF THE MINUTES OF THE PUBLIC MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARRINGTON, ILLINOIS, ON OCTOBER 8, 1973.

The minutes were corrected, page 2, paragraph 5 of the Trustees' Reports to read: "Trustee Pierson led the discussion of truck traffic problems within the Village". MOTION: The minutes were approved as corrected on motion of Trustee Shultz; second Trustee Pierson. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

INQUIRIES FROM THE AUDIENCE

None.

REPORTS OF VILLAGE OFFICIALS

PRESIDENT'S REPORT

President Voss expressed his disappointment of the Homecoming activities which caused property damage in the Village. Trustee Pierson commented that there were financial costs to various businesses for paint removal. Trustee Shultz suggested restitution be made by those responsible.

The Board requested the Village Manager contact the Superintendent of School District 224 requesting a meeting with students to discuss damage to properties due to Homecoming activities.

President Voss received and filed the Sales Tax Collection for July, 1973, and the Service Desk Report for September, 1973.



REPORTS OF VILLAGE OFFICIALS, (continued)MANAGER'S REPORT

The Village Manager presented a visual explanation of property acquisition necessary with the relocation of the railroad station. An acoustical study is being made to determine whether railroad engines parked in the proposed coach storage yard will violate the recent EPA's noise limitation control.

The Village Manager detailed his report describing guidelines for implementing sequencing sewer connection policies. The Village Manager explained his report is a companion to the Comprehensive Plan, including property presently in the Village of Barrington or planned annexation to Barrington. The Village Manager listed three alternatives to be considered: 1. Upgrade the present Water Reclamation Plant for a population equivalent of 12,000; 2. Upgrade the plant for a population equivalent of 20,000 or 3. Upgrade to a population equivalent of 33,000. The Village Attorney explained the importance of implementing a sequencing plan in conjunction with the BACOG Comprehensive Plan as this type of information was the basis used by the courts in the Centex-Winston zoning decision and that following the plan is an important basis in the future zoning decisions. The Trustees and the Village President discussed the sequencing of sewer connection report in some detail. A Public Hearing will be held to consider a federal grant application to improve the Water Reclamation Plant.

MOTION: Trustee Wyatt moved that the Water Reclamation Plant should be improved to service a population equivalent of 20,000; second, Trustee Schwemm. Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

The Village Manager distributed the Audit for the Village of Barrington Funds other than Waterworks and Sewer Funds, dated April 30, 1973, to all Board members.

TRUSTEES' REPORTS

Trustee Pierson inquired what progress has been made in reducing truck traffic in the Village. The Village Manager reported major trucking concerns were invited to attend a meeting with other staff members and were urged to use alternate routes.

Trustee Schwemm requested that pedestrian markings be painted at the intersection of Hough Street and Route 14.

Trustee Shultz asked for a progress report on the signalization of Hart Road and Route 14 and the lighting at Main Street and Eastern Avenue. The Village Manager reported that bids are advertised for the signalization and that the Power Companies are investigating installation of lighting at Main Street and Eastern Avenue.

ORDINANCES AND RESOLUTIONS

CONSIDERATION OF AN AMENDMENT TO THE VILLAGE CODE AMENDING CHAPTER 21, AND ADDING FOUR (4) LAND USE CHAPTERS TO THE SUBDIVISION CONTROL ORDINANCE.

CONSIDERATION OF AN EROSION AND SEDIMENTATION CONTROL ORDINANCE.

Mr. Jack Lageschulte, 245 West Lincoln Avenue, addressed the Village Board listing his concerns and those of Mr. Pantaleo with this ordinance. The Village Manager had previously met with Mr. Lageschulte and Mr. Pantaleo to discuss areas of difficulty. Mr. Lageschulte agreed to submit a letter to the Village Manager outlining proposed amendments to this ordinance within a few days in order that changes could be considered at the next Board Meeting. The Village President remarked that flexibility is an important phase of this ordinance. MOTION: Trustee Wyatt moved to adopt Ordinance No. 1268 re Erosion and Sedimentation Control, amending Chapter 8 of the Barrington Village Code, excluding developments of one acre or less of contiguous property; second, Trustee Capulli. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Schwemm, aye; Trustee Pierson, abstained; Trustee Sass, Jr., aye.

The Village Attorney will present a resolution on fees at the November 12, 1973, Public Meeting of the President and Board of Trustees.

CONSIDERATION OF A SOIL OVERLAY ZONING ORDINANCE.

MOTION: Trustee Capulli moved that the Soil Overlay Zoning District as a proposed amendment to the Zoning Ordinance be referred to the Plan Commission for a public hearing; second, Trustee Shultz. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

CONSIDERATION OF A SEWER USE AND SURCHARGE ORDINANCE.

Consideration of this ordinance was deferred until the next meeting of the President and Board of Trustees on November 12, 1973.

CONSIDERATION OF A REZONING ORDINANCE AND SPECIAL USE P.U.D. PICKWICK-ON-THE-LAKE. DOCKET NO. PC20-72 N-2

This ordinance was deferred until the next meeting of the President and Board of Trustees on November 12, 1973, for the staff to receive comments of the developers.

OLD BUSINESS

CONSIDERATION OF A CHANGE ORDER ON THE SUMMIT-RUSSELL STREET SEWER.

MOTION: Trustee Wyatt moved to approve the Change Order for the Summit-Russell Street Sewer Replacement amounting to a total deduction of \$19,511.00 and a total addition of \$9,290.60 for a net deduction of \$10,220.40. The current contract value of

OLD BUSINESS (continued)

\$277,588.67 is reduced by this amount and hereby becomes \$267,368.27; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye, Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

NEW BUSINESS

CONSIDERATION OF A REQUEST BY THE SALVATION ARMY TO SELL WAR CRY MAGAZINES.

MOTION: Trustee Capulli moved to permit the sale of the Christmas edition of War Cry for two (2) days between November 6 and December 24, 1973, with all fees waived; second, Trustee Pierson. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

CONSIDERATION OF A RECOMMENDATION OF THE PLAN COMMISSION TO AMEND THE ZONING ORDINANCE RELATIVE TO LAND TRUSTS.

The proposed ordinance was discussed at a public hearing of the Plan Commission on October 10, 1973, and the Plan Commission recommends the ordinance. The Trust Department of the First National Bank and Trust Company of Barrington also favors the ordinance. All trusts are included in this ordinance. MOTION: Trustee Schwemm moved to adopt Ordinance No. 1269 amending the Zoning Ordinance relative to Land Trusts; second, Trustee Sass, Jr. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye, Trustee Sass, Jr., aye.

A REPORT OF THE PLAN COMMISSION ON THE STATUS OF A REQUEST FOR A SPECIAL USE PERMIT BY BETHANY HOMES.

The attached letter from Mr. James Tuttle of 746 East Hillside Avenue was presented to the Village President and Board of Trustees.

MOTION: Trustee Capulli moved that the Village Manager contact the petitioner to reconsider the petition presented to the Plan Commission concerning density and height proposals; second, Trustee Shultz. Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

AWARD OF A CONTRACT FOR ONE (1) POLICE CAR.

MOTION: Trustee Shultz moved to award the contract for the purchase of one (1) 1974 squad car to Grant Motor Sales, not to exceed \$3,117.86, the low bid; second, Trustee Pierson. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

NEW BUSINESS (continued)

AWARD OF A CONTRACT FOR ONE (1) DIESEL TRACTOR BACKHOE AND PAVEMENT BREAKER.

MOTION: Trustee Wyatt moved to award the contract for the purchase of the John Deere backhoe and pavement breaker to North Side Tractor Sales, Wheeling, Illinois, in an amount not to exceed \$13,190.00, low bidder; second, Trustee Schwemm. Roll call: Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.

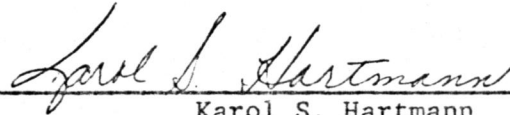
LIST OF BILLS

Payment was approved from funds indicated on the List of Bills.

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

ADJOURNMENT

Meeting was adjourned at 9:50 o'clock p.m. MOTION: Trustee Capulli; second, Trustee Sass, Jr. Trustee Capulli, aye; Trustee Shultz, aye; Trustee Wyatt, aye; Trustee Schwemm, aye; Trustee Pierson, aye; Trustee Sass, Jr., aye.



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Karol S. Hartmann  
Village Clerk

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

PETER GRANT, Chief  
Telephone 381-2131  
121 West Station Street  
Barrington, Illinois 60010



## VILLAGE OF BARRINGTON

October 27, 1973

POLICE DEPARTMENT

Hon. F. J. Voss, President  
Village of Barrington  
Barrington Illinois 60010

re: Appointment of Deputy Marshals

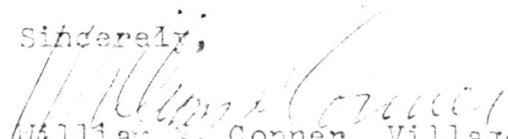
We hereby request the appointment of the following men to serve as Deputy Marshals for the Village of Barrington:

Robert A. Balgemann, 817 S. Hough street, Barrington Illinois ✓  
William E. Vosnos, 1010 Sterling avenue, apt 211, Palatine, Ill.  
Carl W. Jack, 230 Wyngate Drive, Barrington Ill

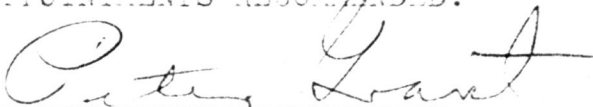
All three men have indicated a willingness to serve and have had their personal history statements verified and cleared. Mr Balgemann is a local resident and is locally employed with Barrington Press; he has also served is department in various capacities during the past several years. Mr snos lives between Palatine and Barrington and is the proprietor of a local business. Mr Jack is a local resident with an active interest in community affairs.

We urge your early attention to these recommendations so we can train and utilize these men who have an interest in serving the community.

Sincerely,

  
William N. Conner, Village Marshal

APPOINTMENTS RECOMMENDED:

  
Peter Grant, Chief of Police

MNC/hp

BARR

STENOGRAPHIC REPORT of the proceedings had at a public hearing held before the Plan Commission of the Village of Barrington in the Council Chambers on Wednesday, October 17, 1973.

PRESENT:

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

Mr. Hartlaub called the meeting to order in a public meeting of the Plan Commission on petition of Mr. Harold Morgan and Glenacres, Inc. for rezoning of certain lots in the area south and west of the Evergreen Cemetery for purposes in the project extending Hillside Avenue west of Dundee.

Mr. Canby III represents Glenacres Inc. regarding resubdivision of Lots 67 and 68 (Lots 83, 84 and 85). Present Lots 67 and 68 proposing a trade-off. Lots 67 and 68 reclassified R-6, Single Family Dwellings. Village support in receiving most of Lots 67 and 68.

Mr. Morgan did not have much to add. He would give up Lot #1 to the Village in exchange for what's left of Lot #2.

Mr. Hartlaub would like to know the value of Lots 67 and 68. Why break three lots into two?

Mr. Lageschulte stated they would not give a high enough economic value, a sewer system would have to be re-installed, higher cost per lot and lower sale prices. Biggest advantage: Use of Hillside Avenue instead of Tower Avenue and Forest Drive.

Mr. Morgan stated that much more would be gained from building traffic on Hillside Avenue and eliminating residents from going through the subdivision.

Mr. Hartlaub asked the demension of Lot 8A and Mr. Morgan answered frontage 60' or more.

Mr. Hartlaub points out Lot 8A for Plan Use Development. Cannot be considered without PUD Commission. He states there is substantial acres in lot 8A.

Mr. Wollar asks why can't we restructure ours to Lots A, B and C. Why disturb something already in existence? Leave Lot A alone.

Mr. Maiben, Village Manager, states that he doesn't have any position as far as zoning. He is for strong interest in getting Hillside Avenue accomplished, closing Forest Drive and opening Hillside Avenue.

Mr. Hartlaub calls attention to Lots 83, 84 and 85 which would be R-6 classification and Lots A, B and C are proposed for R-7 classification.

Mr. Bradwell from Lot 59 asks if Lots A, B and C meet standards of present Village Board.

Mr. Hartlaub states that at present they do not.

Mr. Bradwell wants to know when Hillside Avenue will be extended.

Mr. Maiben, Village Manager, says this will take place when the Westwood subdivision is established, next construction year (1974). Arrangements have been made to purchase property from the St. Matthews Lutheran Church.

Mr. Koenig asks if there are any lots that come down to 90 feet.

Mr. Lageschulte states there are only a few.

Mr. Hartlaub asks if the Village is involved in buying any of the land.

Mr. Maiben, Village Manager, says no.

Mr. Hartlaub states that an element of give and take is involved and should not be overlooked.

Mr. Koenig states that going from R-7 by zoning reduces property to a considerable reduction. He asks Mr. Morgan if he could consider R-6.

Mr. Morgan replies that Lot 8 had to be because of the sanitary sewer. Lot 8A is about 8- $\frac{1}{2}$  acres.

Mr. Lageschulte says these lots cannot be moved because of a sewer easement which would be both impractical and illegal.

Mr. Koenig asks what do you plan as a planned development.

Mr. Morgan replies that it was proposed to him to put eight or ten units with a couple of tennis courts open to the Home Owners Association.

Mr. Hartlaub says he doesn't see anything wrong with resolving the entire matter now.

Mr. Bradwell asks if the Village Fire Ordinances are met by putting through Hillside Avenue.

Mr. Hartlaub doesn't think there is any legal problem.

Mr. Thomas asks if the extension of Hillside Avenue takes place will the Lutheran Church property be purchased?

Mr. Maiben, Village Manager, thinks it would be desirable to purchase the Lutheran Church property.

Mr. Koenig asks if Lots A, B and C are rezoned to R-7 what is the square footage? Will three lots last forever. The reply was yes.

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

Rezone Lots 1 and 2 and part of Lot 8. That petitioners be approved and zoning classification be put to R-7. No action on Lot 8 and 9 as no information was presented in the meeting.

4 Ayes - Mr. Hartlaub, Koenig, Wollar and Woodsome.

0 Nays.

Mr. Hartlaub wants to know would you be agreeable of accepting the Plat of Lot 8 split if it stays R-5.

Mr. Wollar feels that this is to preliminary. He says that things should be left as they are now.

Mr. Woodsome motioned just to approve Plat of Lots 1 and 2 into three building sites with no action taken into Lot 8.

Mr. Koenig seconded the motion.

4 Ayes - Mr. Hartlaub, Koenig, Wollar and Woodsome.

0 Nays.

Mr. Koenig complimented Mr. Lageschulte for informing all residents concerned regarding the public hearing.

Meeting adjourned at 9:30 PM.



F. J. VOSS  
President

LAWRENCE P. HARTLAUB  
Chairman

T. C. KITTREDGE  
Secretary

## Plan Commission



### Members

JOHN R. WOOD

BURNELL WOLLAR

FRANK J. SCHNEIDER

DOUGLAS J. MILLIN

## Village of Barrington

206 South Hough Street  
Barrington, Illinois 60010

October 20, 1973

President and Board of Trustees,  
Village of Barrington.

Gentlemen:

On Wednesday evening, October 17, 1973, the Plan Commission of the Village of Barrington unanimously approved the following motion:

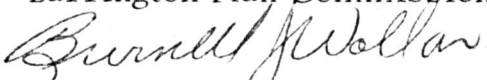
"It is recommended that the Village of Barrington vacate the east 33 feet of Forest Drive from an extension of the north line of Lot 4 in Short Hills Subdivision to the south line of Hillside Avenue, as extended, and that Lots 67 and 68 (except the north 80 feet thereof) and the east 33 feet of vacated Forest Drive facing Lots 67 and 68, be re-subdivided into three lots facing upon said proposed westerly extension of Hillside Avenue, and that said lots be classified "R-6" Single Family Dwelling District. "

The above recommendation is made subject to formal dedication of the 80 foot right of way for the proposed Hillside Avenue extension and the vacation of the east 33 feet of Forest Drive as described above and that further the re-subdivision will involve no more than three building sites as shown on the preliminary plot of subdivision. That portion of vacated Forest Drive facing lot 66 should be dedicated to the present owner and become part of lot 66.

The Plan Commission also recommends that consideration be given to vacating Forest Drive only from an extension of the northline of lot 3 to the proposed Hillside Avenue Extension. The remaining stub of Forest Drive between lots 3 and 66 can then be cul-de-saced in the 66 foot right of way allowing lots 3 and 66 ingress from Forest Drive and proposed lots "A" and 85 ingress from the cul-de-saced Forest Drive rather than Hillside Avenue.

The above hearing was held after due notice of public hearing (press date: September 27, 1973) on Docket #PC 22-73, N-9 - petitioner Glenacres, Inc.

Members present: Hartlaub, Wollar, Keonig and Woodsome.

Respectfully submitted,  
Barrington Plan Commission,  
  
Burnell J. Wollar, Secretary.

F. J. Voss  
President

LAWRENCE P. HARTLAUB  
Chairman

T. C. KITTREDGE  
Secretary

## Plan Commission



## Members

JOHN R. WOOD

BURNELL WOLLAR

FRANK J. SCHNEIDER

DOUGLAS J. MILLIN

## Village of Barrington

206 South Hough Street  
Barrington, Illinois 60010

October 20, 1973

President and Board of Trustees,  
Village of Barrington.

Gentlemen:

On Wednesday evening October 17, 1973, the Plan Commission of the Village of Barrington unanimously approved the following motion:

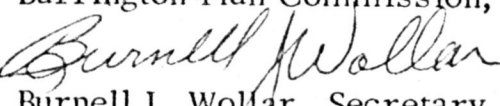
"It is recommended that the Village of Barrington vacate the west 33 feet of Forest Drive from an extension of the north line of Lot 4 in Short Hills Subdivision to the south line of Hillside Avenue, as extended, and that remaining part of Lot 1 not used for the 80 foot wide Hillside Avenue extension, all of Lot 2 and the west 33 feet of Forest Drive facing the remaining portions of Lots 1 and 2 be re-subdivided into 3 lots as shown on the preliminary plot of subdivision, said lots to be classified "R-7" Single Family Dwelling District. It is further recommended that no action be taken on the re-subdivision of Lot 8."

The above recommendation is made subject to formal dedication of the 80 foot right of way for the proposed Hillside Avenue extension and the vacated west 33 feet of Forest Drive as described above and that further, the re-subdivision will involve no more than 3 building sites as shown on the preliminary plot of subdivision. That portion of the vacated Forest Drive facing lot 3 should be dedicated to the present owner of lot 3 and be included as part of lot 3.

The Plan Commission also recommends that consideration be given to vacating Forest Drive only from an extension of the north line of lot 3 to the proposed Hillside Avenue Extension. The remaining stub of Forest Drive between lots 3 and 66 can then be cul-de-saced in the 66 foot right of way allowing lots 3 and 66 ingress from Forest Drive and proposed lots "A" and 85 ingress from the cul-de-saced Forest Drive rather than Hillside Avenue.

The above hearing was held after due notice of public hearing (press date: September 27, 1973) on Docket #PC 23-73, N-9 - petitioner Harold S. Morgan.

Members present: Hartlaub, Wollar, Keonig and Woodsome.

Respectfully submitted,  
Barrington Plan Commission,  
  
Burnell J. Wollar, Secretary

I N T E R O F F I C E   M E M O

TO:           D. H. Maiben, Village Manager  
 FROM:        R. Crumrine, Director of Public Works  
 SUBJECT:     Purchase of Automatic Sampler  
 DATE:        November 7, 1973

The following list of the subject mentioned equipment is submitted for your perusal and consideration.

Elan Engineering Corporation  
P. O. Box 486, Hinsdale, Illinois 60521

1	Sigamotor Model W.D. 5	\$ 900.00
1	Suspension Harness	15.00
1	Five-gallon Sample Container	<u>15.00</u>
Total Bid Price		\$ 930.00

Manning Environmental Corporation  
112 Dakota Avenue, Box 1671  
Santa Cruz, California 95060

1	Sirco Sample Model MK-US7 Complete with three-gallon container	\$1,375.00
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Instrumentation Specialties Company  
4035 West Dobson Avenue  
Skokie, Illinois 60076

1	ISCO Sampler #1391X (battery not included)	\$ 995.00
1	#1392 W Nicad Battery Pack	110.00
1	Set 28 Additional Plastic Bottles	14.00
1	Suspension Harness	<u>15.00</u>
Total Bid Price		\$1,134.00

After checking in the field, we recommend purchase of the ISCO Sample for the following reasons:

The ISCO Sampler is totally enclosed; no chance of fouling by surcharging of the manhole. This unit can be operated with the Nicad Battery Pack in the unit or from a 12 volt car battery (cables and clamps supplied with the unit) or from a 115 VAC line. This converter is also used in the lab to recharge Nicad batteries. ✓

This unit can be used in manholes, ditches or streams due to its water-tight sealing of electronics.

  
 Roy Crumrine

RC:hj  
 cc: Deputy Clerk for 11/12/73 agenda ✓

CONTRACT ON BID FOR VARIOUS CHEMICALS FOR PRODUCTION & TREATMENT DEPT.

Contract to run from Oct. 1, 1973 thru May 1, 1975 or 19 months.

COMPANY	APPROX. AMT.	ITEMS	UNIT COST	CONTAINER	CONTAINER COST	TOTAL COST
A) OXFORD CHEMICAL	19	Odor Control	5.42/gal.	55 gal. drum	298.10	\$ 5,663.90
	57	Anti foam	3.50/gal.	55 gal. drum	192.50	10,972.50
	19	Enzymes	3.50/lb.	50 lb. drum	175.00	3,325.00
	95	Organic digester	4.80/gal.	5 gal. pail	24.00	2,280.00
			Total cost			\$ 22,241.40
B) AMERICHEM CO-OP	19	Odor Control	3.45/gal.	55 gal. drum	189.75	\$ 3,605.25
	57	Anti foam	2.80/gal.	55 gal. drum	154.00	8,778.00
	19	Enzymes	3.40/lb.	50 lb. drum	170.00	3,230.00
	95	Organic digester	4.75/gal.	5 gal. pail	23.75	2,256.25
			Total cost			\$ 17,869.50
C) NOELLE ENTERPRISES	19	Odor Control	3.50/gal.	55 gal. drum	192.50	\$ 3,657.50
	57	Anti foam	2.90/gal.	55 gal. drum	159.50	9,091.50
	19	Enzymes	3.99/lb.	50 lb. drum	199.50	3,790.50
	95	Organic digester	5.59/gal.	5 gal. pail	27.95	2,655.25
			Total cost			\$ 19,194.75
D) ALLIED CHEMICAL CORP.		NO BID ON ANY ITEMS				

Village Board  
Information Memorandum 73-44  
November 9, 1973

FOR YOUR INFORMATION

CHIEF OF OPERATIONS - FIRE CHIEF, HAROLD MARTENS, IS IN SHERMAN HOSPITAL FOR SURGERY.

THE ILLINOIS INSPECTION BUREAU HAS BEEN EXAMINING OUR FIRE FIGHTING CAPABILITY. This is the once every ten-year inspection. They confirm that the new automatic water control has increased line pressure by nine pounds. The results have been obvious - about 40 more line breaks than normal, and suspended solids in the water have increased noticeably as has some discoloration. This is caused by loose scale which builds up from phosphate and calcium deposits. The increased pressure loosens them and they go into suspension. The condition should be corrected with our current hydrant flushing program which will be completed by mid-December. The deposits are not harmful, but they do point out that we have no water-softening capability. Homes which do soften water should not notice this change.

ANOTHER AND ANOTHER AND ---

THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY HAS ASKED THE ILLINOIS COMMERCE COMMISSION TO CONSIDER A REQUEST TO INCREASE FARES BY 7.1 PER CENT ON ITS SUBURBAN LINES. This latest request comes on the heels of another 7 per cent rate increase that went into effect on October 25, 1973. North Western says that the 7.1 per cent fare increase is necessary to offset \$1.75 million in increased operating expenses. These increased expenses have been broken into three categories: increased Railroad Retirement Taxes (\$720,000); increased wages (\$525,000); increased diesel fuel costs (\$507,000). If the ICC grants the fare increase, the impact on fares from the Barrington station to Chicago will be as follows:

	Present	Proposed
One-way.....	\$ 1.75	\$ 1.90
Round-trip.....	\$ 3.50	\$ 3.80
Weekly.....	\$14.45	\$15.45
Semi-monthly.....	\$25.40	\$27.25
Monthly.....	\$46.20	\$49.50
10 ride.....	\$15.75	\$17.10
25 ride.....	\$39.40	\$42.75

As an alternative to the fare increase, the North Western has raised the threat of service reductions. The proposed rate increase, if approved by the ICC, will go into effect on January 1, 1974.

FOR YOUR INFORMATION, (continued)

A COMPROMISE REGIONAL TRANSPORTATION PLAN (RTA) OFFERED BY A TEAM OF FOUR DEMOCRATS AND FOUR REPUBLICANS HAS JOINED TWO OTHER RTA PROPOSALS NOW UNDER CONSIDERATION BY THE ILLINOIS LEGISLATURE. Various forms of RTA's have been proposed as a means of meeting the transportation problems of the six-county Chicago metropolitan area. The compromise RTA plan, dubbed the Katz plan, seems to split the difference between the proposal sponsored by Governor Walker and the Democrats, and House Speaker Blair and the Republicans. As seen from the comparison below, the major difference between the Walker and the Blair RTA proposals is the method of financing.

	Walker Plan	Blair Plan	Katz Plan
Sales tax in six counties		½% yielding \$107 million	¼% yielding \$ 50 million
Auto license fees in six counties	\$ 45 million		\$ 45 million
Auto related taxes in six counties	\$ 65 million	\$ 10 million	\$ 70 million
General Revenue Fund	\$ 60 million		
Chicago		\$ 15 million	
TOTAL	\$170 million	\$132 million	\$165 million

The Republican plan relies heavily on funds generated by the State sales tax. Under Blair's proposal, the State sales tax would be reduced by ½ per cent state-wide; this ½ per cent reduction would then be reimposed in the six-county RTA area. The Democratic plan relies heavily on the auto license fees and auto-related taxes, such as the gasoline tax. The compromise plan relies on funding from State sales tax, auto license fees and auto-related taxes. In all three cases, the RTA governing board would be made up of nine members; four selected by Chicago, four selected by the suburbs, and the ninth member elected by a two-thirds vote of the board members. This ninth member would serve as the Board Chairman and RTA Chief executive officer. As an incentive for local government, the compromise plan sends a new revenue to village hall - part of the auto registration fee. The Republican plan has many merits for the suburbs, but nicks Chicago. Many feel it under-finances the system.

ADMINISTRATIVE ABSTRACTS

THE STATE OF ILLINOIS IS CURRENTLY CONDUCTING A STUDY TO DETERMINE IF WEIGHT LIMITATIONS SHOULD BE PLACED ON LAKE-COOK ROAD BETWEEN ROUTE 14 AND ROUTE 12. The study is being made in response to a request submitted by the Association of Concerned Lake-Cook Road/Main Street Residents. In the letter requesting the weight limitation study, the Association named the gravel trucks that use this stretch of Lake-Cook Road as the target of their action. The Illinois Department of Transportation responded to the request by stating that an investigation was underway and that the results of the investigation will be made known when completed. We will follow this and let you know the outcome.

YOU SHOULD KNOW

MARK YOUR CALENDAR FOR DECEMBER 2. The Employee Annual Banquet - to be held at The Barn. Cash bar 5:00 p.m. - dinner at 6:30 p.m.

Board Meetings

11/12/73 . . . . . Regular Meeting . . . . . Village Hall . . 8:00 p.m.  
11/26/73 . . . . . Regular Meeting . . . . . Village Hall . . 8:00 p.m.  
12/10/73 . . . . . Regular Meeting . . . . . Village Hall . . 8:00 p.m.

Plan Commission

11/21/73 . . . . . Hearing - Soil  
Overlay Ordinance . . . . . Village Hall . . 8:00 p.m.

Office of the Village Manager  
D. H. Maiben

FOR YOUR INFORMATION

THE NORTHEASTERN ILLINOIS PLANNING COMMISSION (NIPC) IS PRESENTLY SEEKING NOMINATIONS TO FILL FIVE VACANCIES ON ITS ASSEMBLY OF MAYORS AND VILLAGE PRESIDENTS. Any elected official within NIPC's six-county service area (Cook, Lake, DuPage, Kane, McHenry and Will) is eligible to serve as a commissioner. In broad terms, the Assembly sets NIPC's long-range policy. Actions by NIPC's administrative staff are geared to implement this policy. Direct Assembly representation by a BACOG public official would seem to be advantageous to our area, as the Assembly does exert broad influence over NIPC's policies and A-95 reviewing powers. Nominations should be returned prior to November 13. Additional nominations may be made from the floor when the Assembly convenes to elect the new Commissioners on November 17. Basically, the commissioner's job is a non-compensative, four-year term. Each commissioner is appointed to a NIPC standing committee that meets on a monthly basis; in addition, the full Assembly meets quarterly. A nomination sheet is attached.

ALSO ATTACHED IS AN ARTICLE FROM LAST SUNDAY'S CHICAGO TRIBUNE THAT DEALS WITH THE DWINDLING SUPPLY OF FARM LAND IN THE CHICAGO METROPOLITAN AREA. In a nutshell, the author looks at some of the reasons behind the decrease (i.e. higher taxes produced by urbanization pressures, the age of the existing farmers, etc.) and some of the methods other states have used to preserve prime farm lands. Any changeover in land use in the BACOG area from agricultural to some form of development has a direct impact on the BACOG population. The first and most evident today, is a decrease in the food supply produced by this area. Second, and as important, land development incurs both quantifiable and unquantifiable costs to the individual municipality. BACOG's Agricultural Zoning Ordinance takes the first steps needed to preserve prime agricultural land. However, revisions in the state tax structure must go hand in hand before any effort to preserve prime farm lands becomes effective.

COOK COUNTY'S LONG-RANGE HIGHWAY TRANSPORTATION PLAN CONTAINS SOME ROAD CONSTRUCTION AND/OR IMPROVEMENT PROJECTS THAT MAY HAVE A DIRECT IMPACT ON DEER PARK, BARRINGTON AND BARRINGTON HILLS. The county's transportation plan outlines a list of transportation projects that have been planned for 1973 through 1977. The county plans to upgrade Lake-Cook Road to four lanes with improved intersections from the Eden's Expressway to Rand Road. The work is scheduled to begin this year and extend through 1976. Deer Park, Barrington, and Barrington Hills may feel two impacts from this project. By transforming Lake-Cook Road into a four-lane, divided highway from almost Lake Michigan to the Barrington area, traffic both from and into the area is bound to increase. With this increase in traffic, land that fronts Lake-Cook Road to the west of Rand Road may become subject to increased pressures for development. The Ela Road and Lake-Cook Road intersection may become highly susceptible to some form of development. Much of the land fronting Lake-Cook Road between Rand Road and Ela Road is presently zoned for low intensity residential development.



Village Board  
Information Memorandum 73-43  
November 2, 1973

Page Two

*YOU SHOULD KNOW*

Board Meetings

11/13/73 . . . . . Regular Meeting . . . . . Village Hall . . 8:00 p.m.  
11/26/73 . . . . . Regular Meeting . . . . . Village Hall . . 8:00 p.m.  
12/10/73 . . . . . Regular Meeting . . . . . Village Hall . . 8:00 p.m.

Plan Commission

11/ 7/73 . . . . . Wm. Cassin & M. J. Graft  
PC24-73 N-10 . . . . . Village Hall . . 8:00 p.m.

Office of the Village Manager  
D. H. Maiben

NORTHEASTERN ILLINOIS PLANNING COMMISSION

ASSEMBLY OF MAYORS AND VILLAGE PRESIDENTS

November 17, 1973

Nomination For Commissioner

Nominee \_\_\_\_\_

Elective Position \_\_\_\_\_

Municipality \_\_\_\_\_

Home Address \_\_\_\_\_

Person Making Nomination \_\_\_\_\_

Elective Position \_\_\_\_\_

Municipality \_\_\_\_\_

The person named above as a nominee has agreed to serve as a Commissioner of the Northeastern Illinois Planning Commission if elected to that position by the Assembly of Mayors and Village Presidents.

\_\_\_\_\_  
Nominator

## Condominiums replacing corn

# Hour grows late to save suburban farmland

By Justin Fishbein

FARMLAND is one of the Chicago area's most precious natural assets, but we're frittering it away. This is because we've failed to consider whether—as a matter of public policy—it ought to be conserved, much less where, or how, this might be accomplished.

In the six county area, the trend toward urbanization is unmistakable and may even now be irreversible. So much farmland is being irrevocably lost to nonagricultural use—36 square miles a year—that 50 years from now there won't be a farm left, unless you count the ones in the Lincoln Park Zoo or the Museum of Science and Industry.

NOT SO long ago, farms in the Chicago area yielded bumper crops of fruit, vegetables, and gourds. This was some of the best land in the nation. But prime farmland often is most attractive to developers, so today, investors are harvesting a bumper crop of condominiums, planned unit developments, regional shopping centers, industrial districts, and new towns.

No one's arguing that the building boom is any less desirable than farming. It creates jobs and bops the local economy, so it's not a question of farmland versus development. Quite the contrary. The real question is: What do we need to do if we want the best of both?

Clearly, something has to be done. Otherwise, there won't be any farms left to worry about conserving. Actually, the situation is even worse than when the statistics were gathered in 1969.

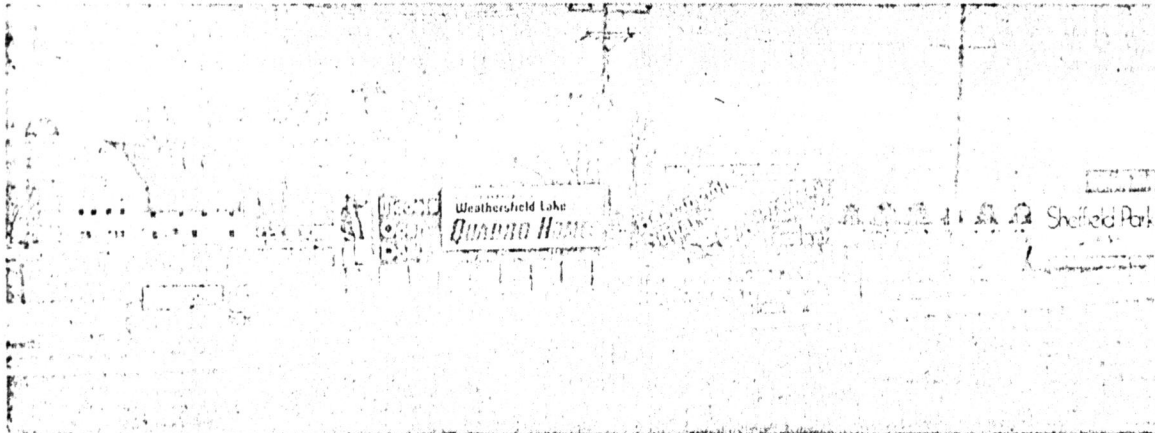
Du Page County has less than 300 farms in operation, and most of them have options to buy on them, says Harold Lutz, executive secretary of the Illinois Farm Bureau.

In Cook County, only 15 per cent of the land was still yielding crops in 1969. Not so long ago, the county was a world leader in truck farming, producing abundant fruit and vegetables for the nation's dinner tables, recalls William Whiteside of the University of Illinois Cooperative Extension Service. Today, he says, Cook County is still a leader, but in the production of ornamental landscape plants and shrubs. We are harvesting an inedible crop.

There are reasons for these changes and we won't be able to plan for proper land use unless we understand them.

First, farmers and others are competing for land. The Northeastern Illinois Planning Commission predicts that the area population will increase 66 per cent in the next 50 years, largely in suburbia.

To accommodate this growth, new towns are springing everywhere, occupying up to 20,000 acres of prime farmland at a time. Will County has Park Forest South. Lake County has New Century Town. And other new towns for Lake and Kane counties are on the draw.



## Agriculture's decline in six counties

County	1954	1959	1964	1969*	Pct. of decline	County	1954	1959	1964	1969*	Pct. of decline
<b>Cook</b>						<b>Lake</b>					
Total farms	2,272	1,483	959	713	-69	Total farms	1,293	884	727	660	-49
Total acreage	171,566	130,937	100,845	92,883	-46	Total acreage	151,567	139,127	117,765	110,669	-27
<b>Du Page</b>						<b>McHenry</b>					
Total farms	1,039	776	601	410	-61	Total farms	2,059	1,879	1,672	1,507	-27
Total acreage	123,216	102,334	86,938	71,204	-42	Total acreage	321,706	316,645	304,775	289,656	-10
<b>Kane</b>						<b>Will</b>					
Total farms	1,879	1,550	1,372	1,210	-36	Total farms	2,607	2,277	1,912	1,845	-29
Total acreage	293,063	275,207	267,745	275,228	-6	Total acreage	423,710	406,823	395,145	393,460	-7

\*Last year figures were available

Source: Illinois Cooperative Crop Reporting Service

The boom has inflated land values in Du Page County. An acre that's worth \$21,000 to a farmer may be worth \$21,000 to a speculator. Even poor land is commanding \$5,000 to \$10,000 an acre. If you're a farmer caught in the tax squeeze, you think twice before rejecting offers like those for your land.

THE TAX squeeze stems in part from those who yearn for the simple, rustic life—as long as it has the basic conveniences of the city. That means fresh water, sewers, police and fire protection, roads, streets and street lights, plenty of schools, libraries, parks, playgrounds, garbage collection, and of course, services such as laundries and cleaners, hardware stores, groceries, and restaurants.

Since municipal services cost money,

up go taxes, and up go the farmer's costs. This makes it tough for him to compete with farmers whose land is just as productive, but whose costs are less.

High taxes are threatening the farmer's economic survival. Clarence Pontius, supervisor of Lake County's rural Vernon Township, says one can't stay in farming very long on land that's bringing in \$25 an acre and costing \$80 an acre in taxes. Yet unless the farmer seeks relief, his land will be valued for its highest and best use, and if the area

is becoming urbanized, his taxes are bound to skyrocket.

To remedy this, the General Assembly in 1971 sought to enable farms of 40 acres or more in counties with at least 200,000 people to be valued as farms rather than as residential or commercial property. Tho it's too early to tell whether this step will save any farms, chances are it's a stopgap measure.

In New Jersey, where a similar law has been in effect since 1963, the disappearance of farms has only slowed; it's down from a 1,000 a year to 300 a year.

The social psychology of farming is another reason farmers are selling out. Today's young people are seeking other occupations. As a group, farmers are aging: The average farmer is 51. And since he's been in farming a long time, he's seen times change, farms combined to maintain profitability, friends go to work as truckers or retire to Florida or Arizona, local merchants with whom he could swap small talk sell out to a chain and move. His ties to the land have been severed. So reluctantly, when a speculator offers him

a spectacular sum for the old homestead, he is no longer bound to the land by memories and respect. He sells.

THE DEVELOPMENT that follows has its benefits in land improvements and economic stimulation. But it also has its costs. Some of these can be calculated, tho up to now they haven't been.

Land absorbs rainwater; roofs, tennis courts, and parking lots don't. So people have to pay for sewers to take away the runoff.

In winter, maintenance crews spread 5 tons of salt on each mile of road. In spring, when snow melts, runoff of chloride compounds makes well water unpotable. A costly city water system must be built.

A contractor clears 25 acres of Douglas firs to make way for a shopping center, enough trees to filter sulfur dioxide from the air of a city the size of St. Louis. Costly countermeasures are necessary to regain clean air.

These costs can be quantified; others can't. Who can put a price tag on a sunset seen across a rolling field or the whistle of the wind and crunch of a cornstalk as you walk across a field on a gray November day? What value do you attach to homegrown sweet corn bought at a roadside stand, or the excitement in a child's eye as he picks a pumpkin for Halloween?

ANOTHER INTANGIBLE cost is nutritional. The productivity of marginal land can be boosted by means of fertilizers. But recently, scientists at West Virginia University have discovered that the lack of certain trace elements in fertilized land seems to be related to the rising incidence of a number of diseases such as anemia, hardening of the arteries, infertility, skin disorders, and repair of wounds, broken bones, and damaged arteries.

Low levels of these elements may even be a cause of the increase in the incidence of heart attacks. This is now under worldwide investigation.

The Illinois does not have a public policy aimed at balancing development and the conservation of prime farmland, other states do. Some of the means are dramatic.

New Jersey is considering establishment of a statewide fund to buy development rights from farmers to keep farms going near municipalities. New York has set up agricultural districts. In suburban Long Island, a county executive has proposed spending \$15 million to buy 12,000 acres, mostly in potato farms, to keep them out of the hands of speculators and in production. The Los Angeles County Board, acting under terms of the California Open Lands Act, froze building permits on 13 million acres of land, declaring that there could be no more than one housing unit per acre.

Illinois is not a completely do-nothing state. The Northeastern Illinois Planning Commission is considering five steps. New laws would be necessary to implement them.

- Develop a state agricultural land policy like California's, designed to preserve farms and keep them in production.

- Enact an agricultural land preservation act like California's, setting forth criteria for identifying land that ought to be saved.

- Change local and county zoning laws to reflect agricultural land-use planning.

- Establish agricultural districts so counties can keep land in farming without penalizing owners by denying their property rights.

- Repeal the law giving preferential real estate tax treatment to farmers because it is unneeded and ineffective.

BUT THERE is no sense of urgency about this issue. Tho NIPC timetable, it is said, calls for finalizing a policy by 1977. However, at the rate farmers are selling out, by then the question of conserving farmland may be moot.

One reason NIPC doesn't move faster is that it lacks political support, probably because in the Midwest, land-use planning is a touchy political issue. Some people are afraid that planning will deprive them of their property rights. But in New York, New Jersey, and Pennsylvania which have agricultural districting acts, these rights are protected.

Meanwhile, the future of farmland in the Chicago area is in jeopardy and farms still are disappearing.