Barrington Area
Council of
Governments
Newsletter

BACOG

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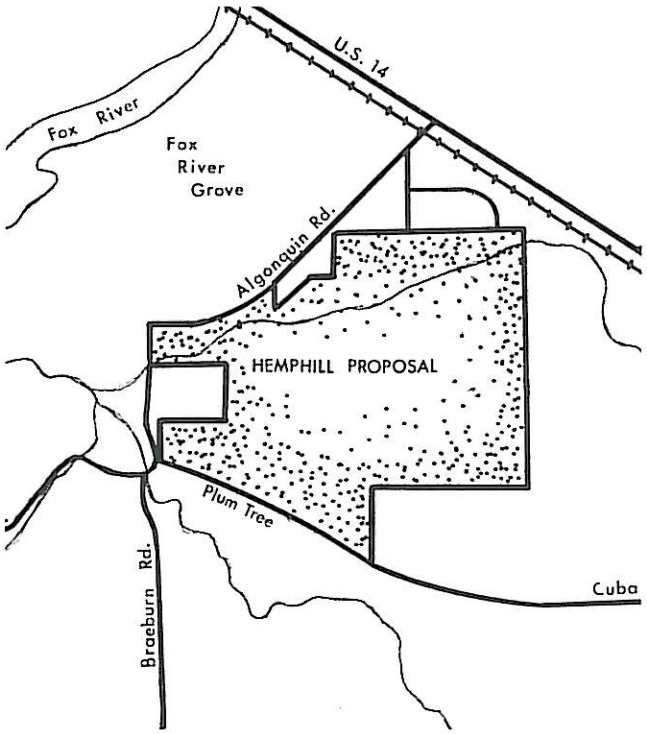
High density violates Comp Plan

The proposed 1026 unit Hemphill development for Fox River Grove bordering on Barrington Hills drew a formal letter of opposition from BACOG March 4. The major argument against the proposal focused on the 4.84 unit/acre density on 212 acres, which was mentioned as "completely incompatible with any land use goals for the site area." The BACOG Plan recommends 1 unit for 2-5 acres for the Hemphill site region. Dangerous and inefficient traffic generation on local roads, environmental incompatibility, land devaluation and possible utility inadequacies were stated as potential results of such a high density. The Barrington Hills Village Board has previously sent their own letter of opposition.

The village held a preliminary public hearing on March 11 with approximately 100 residents present. Bob Grossman, Fox River Grove's village planner presented his own analysis of the proposal pointing out similar problem areas. The Fox River Grove Plan Commission continued its review of the development proposal on March 24th.



A land use guidance system explained

Land use guidance and growth management are key concepts in BACOG's Comprehensive planning. The recently adopted BACOG Comprehensive Plan states, "the basic strategy for implementing the plan is the refinement of an overall land use guidance system." To develop and implement such a system BACOG has applied and received tentative approval for a $40,000 block grant from Cook County.

What is a land use guidance system? How does it differ from the present land use monitoring and recommended ordinances adopted in most member villages? A land use guidance system is a coordinated set of techniques to guide the use of land in a manner that is flexible and responsive to both policy decisions and market conditions.

Such a system would build on the present zoning, ordinances and comprehensive planning recommended in BACOG's plan and those of our member villages. It would coordinate the use of zoning prerogatives of BACOG member villages and other appropriate units of government. Such a system does not usurp the zoning or review power of member villages, rather it implies a degree of organization on an area-wide basis to manage growth in an efficient and concerted manner. It would use the basic elements now present in the village review structure such as zoning, subdivision regulations, building codes, ordinances and other regulatory measures and with the addition of innovative techniques such as impact zoning, transferable development rights or phased works programming and other growth management tools develop a formalized coordinated system for the BACOG sub-region.

Implied in such a system are the review imperatives such as environmental impact analyses, financial feasibility studies, cost-benefit analysis, transportation impact analysis, natural resource reviews and other review elements that impact on our area's quality of life.

BACOG has accomplished the necessary technical planning to develop such a land use guidance system. Refinements and updating of some basic planning data will be accomplished. In developing a land use guidance system, the extensive functional data compiled on soils, natural resources and ecology, open space, transportation, housing, population, and

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"COG NOTES"

Representatives from four organizations and thirteen communities met recently and have agreed that solid waste problems have become a top priority for their consideration and action. Sponsored by the Northwest Municipal Conference, members of NIPC, the Northwest Environmental Council as well as five BACOG villages and other communities participated in the meeting held March 18.

The group discussed joint approaches to solid waste problems in the northwest suburban area. They explored the various issues and began the initial work in organizing a work program for the staffs of BACOG and the NMMC.

"The meeting gave an overview of the issues involved in solid waste," Don Klein, BACOG executive director said. "The participants were split into sections to discuss the critical issues in terms of solid waste and developed a list of approximately 65 issues," he added. The two groups cited the need for closer community cooperation, the future need for land fills and investigations into pollution causes and solutions as major concerns.

NIPC area representative Chuck Kincaid explained that the next step will involve examining the concerns and developing a program by which to solve them during the next few years.

Final results of the meeting are being compiled by NIPC and will soon be sent to all participating groups and villages. The information will include a tentative work program and time-table to be submitted for approval by respective boards.

Attending the meeting on solid waste problems in the northwest suburbs were: Jean Ost, Deer Park trustee; Cyril Wagner, Tower Lakes and BACOG chairman and Virginia Hayter, mayor of Hoffman Estates.

The Barrington Plan Commission is continuing its review of the BACOG Comprehensive Plan and will again discuss the housing chapter at its fourth and final public hearing on the plan April 8.

Barrington Plan Commission Chairman Robert Woodsome presides over the review sessions of the BACOG Comprehensive Plan.

The BACOG Comprehensive Plan summary has reached the semi-finals in a publications competition program sponsored by the National Association of Regional Councils (NARC). Also submitted in the competition was the BACOG Newsletter.

Will and Grundy counties have indicated their support in attempting to amend the EPA Act of 1970. BACOG became involved in the action last fall when the Illinois Pollution Control Board stated that local zoning approval was not required before the state EPA could issue a sanitary landfill permit. BACOG then directed its legislative committee and attorney J. William Braithwaite to work with the Illinois Municipal League to amend the act. The Will and Grundy Council, representing 38 communities, has passed a resolution similar to BACOG's.

The Village of Barrington has received a $216,975 Step One Sewer grant for two projects from the U.S. Environmental Protection Agency (EPA). The Village will conduct a regional sewer study covering most of the area within the boundaries of Unit School District 220 and a portion of Lake Zurich which lies in the Flint Creek Watershed. The second project which the Step One funds will support is an evaluation of the sewer in Barrington. No monies would be released by the Federal EPA until Lake Zurich had agreed to participate or withdraw from the planning considerations. BACOG Executive Director Don Klein has met with representatives of both villages, Federal EPA and NIPC personnel to discuss technical aspects of the study and develop a tentative schedule of target dates for the study. (The schedule of tentative dates was listed in the February newsletter.)

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community services will be used to select those management techniques most suited to the BACOG area, and most compatible with our Comprehensive planning goals.

Other areas have developed guidance systems, generally using a single management tool, such as the Ramapo Plan in New York which uses phased public works programming, or the Petaluma Plan which uses a growth ceiling of 500 units a year.

Minneapolis-St. Paul has a growth development framework which can provide useful insights for the BACOG Region, as it develops its own guidance system. Guidance systems of the type envisioned for the BACOG area have not been implemented in Illinois. As BACOG develops its land use guidance system it could be used as a model for other Chicago suburban areas and for other sub-regional areas in the state.

GSH receives bed count recommendation

A series of meetings by the Comprehensive Health Planning ad hoc committee resulted in a recommendation that Good Shepherd Hospital be recommended for 166 beds in 1980 and 218 beds in 1985. The ad hoc committee had been charged by the State Health Facilities Planning Board to develop a need methodology and bed count for the proposed hospital. After determining the geographic limits of the medically underserved area that would utilize Good Shepherd Hospital, the ad hoc committee used a 65% population use factor after considering the use rates of other hospitals and gauging the evident community support from within the proposed Good Shepherd service area.

The ad hoc committee used population projections from the Northeastern Illinois Planning Commission in its formula for determining the bed need at Good Shepherd. The projections showed that for the service area set by the committee the populations figures would be:

1975	62,033
1980	80,000
1990	106,000

Interpreting the 1980 and 1990 projections, a figure of 92,000 for 1985 could be developed for the service area using a 3% growth rate.

The recommendation of the ad hoc committee has been sent to the Boards of the appropriate Health Review agencies. Comprehensive Health Planning will send the recommendations to the State Board which should meet in mid April and present its findings on the Good Shepherd proposal.

AROUND THE REGION

Early April is the target date for the mailing of the BADC Citizens Survey. The survey will help determine what projects BADC will undertake. Surveys will be sent to one thousand persons from the entire BADC area randomly selected on a population percentage basis. The survey questions are all taken from suggestions given by area citizens at a community survey meeting held last fall. "We wanted the concerns straight from the residents and not what we (BADC) thought the problems were," explained survey committee chairman Ralph Ohlers. The accuracy of the survey will only be determined by the number of surveys returned. "Because of this, we will follow up on them by mail and telephone," Ohlers stressed. Dr. Jack Lucas, Office of Planning and Research at Harper College has helped BADC in the development of the survey and will also aid in interpreting the final results. "After examining the responses we will determine what areas and needs and concerns BADC should concentrate on in the future," he added.

* * *

Area residents are encouraged to participate in an open meting of the Barrington League of Women Voters on Transportation and Mass Transit Planning. The program will begin at 7:30 p.m., April 6 at the Methodist Church Fellowship Hall, 311 South Hough Street in Barrington.

Six planners and administrators of agency and village programs will give brief overviews of critical transportation areas speaking to such questions as: What transit planning will affect the Barrington area? How do we balance the issues of environment and accessibility in transportation planning? Following the presentations by the panel members there will be a question and answer period. A questionnaire will also be distributed to the audience asking their views on various transportation issues.

Panel members include: Linda Goodale, transportation officer, Northeastern Illinois Planning Commission (NIPC); David New Myer, director of the planning division, Chicago Area Transportation Study (CATS); Brian Cudahy, director, marketing and services development, Regional Authority (RTA); Edward Kramarz, program development chief, District I Division of Highways, Illinois Department of Transportation; Eleanor Wolf, chairwoman, Greater Lake County Mass Transit District and Dean Maiben, village manager, Barrington.

* * *

Barrington Youth Services (BYS) has begun the search for a new Director. Area citizens attended the March 18 BYS board meeting and offered suggestions towards the selection of a new Director. Representatives from the Barrington Police Department, Unit School District 220, Barrington High School students and concerned citizens discussed qualifications, job duties and responsibilities of the position.

A guide for development proposals

The review of proposed developments by plan commissions and interested citizens is often a perplexing task. To attempt to negotiate a balance between these potential physical changes of the landscape, with the existing regional and community fabric necessitates thorough research and a strong awareness of the interrelationships between citizens, communities, supporting networks, and the environment. Besides agreement with the general principles of planning found in county and local ordinances, and regional plans, such as the BACOG Comprehensive Plan, new developments must be considered in light of the following:

General Conditions:

- a project description-type, location, cost
- physiographic siting
- proximity to and impact on roads
- distance from commercial and service facilities
- distance to commuter stations or bus routes
- proximity to neighboring developments
- housing characteristics
- concurrence with zoning

Waste Disposal and Pollution:

- solid waste generation and handling
- septic system or sewage lines
- potential chemical pollutants (herbicides, pesticides)
- location of aquifer recharge areas
- potential siltation generation
- potential air pollution (odors or particulate)
- aesthetic quality

Water and Soils:

- water retention-drainage patterns, percolation
- location of flood plains
- impact on water storage capacities
- effect on watertable and neighboring wells
- soil analysis (type and bearing capacity)
- slope characteristics
- potential top soil loss

Miscellaneous Impacts:

- impact on wildlife habitations
- impact on natural vegetation
- effect on scenic vistas
- location of historic sites and structures
- effect on the local school system
- impact on recreational facilities
- relation to police, fire, and paramedic service
- impact on health facilities
- impact on power availability
- energy efficiency of design
- tax revenues generated
- tax revenues absorbed
- effect on prime agricultural land
- effect on valuation of neighboring land

Development Review

A petition was filed February 24 in Cook County on behalf of Salvadore DiMucci for a PUD of 185 single family units on 246 acres near the La Buy Marsh area. Although the density conforms to the county's 1 acre zoning, much of the proposed development is located on soils demanding difficult engineering solutions for structures. Cy Wagner, chairman of BACOG's Executive Board commented: "BACOG will carefully review this proposal. This parcel is exceptionally sensitive from an environmental viewpoint. Although the present county zoning is for lots of approximately one acre, the soil conditions and possible adverse effects on the beautiful lake area west of Barrington Road require that the community analyze the PUD request with great care."

The BACOG Plan recommends that this site area be used for public open space.

BACOG NEWSLETTER

206 S. Hough Street, Barrington, IL. 60010

Editor: Christy Veath
Advisor: Don Klein

BACOG member villages:
Barrington
Barrington Hills
Deer Park
Inverness
North Barrington
South Barrington
Tower Lakes

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DiMucci Grant Election BACOG Resolution against Closed Exec Meeting

Pha Copies of letter for Plan C.

Change J. Douglass