

COMPREHENSIVE PLAN

Barrington Area Council of Governments

Update 1998

BARRINGTON AREA COUNCIL OF GOVERNMENTS

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BACOG COMPREHENSIVE PLAN UPDATE-1998

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INTRODUCTION

This is an updated Comprehensive Plan for the BACOG, Illinois area. The preceding updated Comprehensive Plan was adopted by the Barrington Area Council of Governments in 1983, pursuant to its bylaws "to foster a cooperative effort in resolving problems, policies and plans that are common and regional." ¹ These updated policies are focused upon preserving the unique natural resources within the BACOG area, preserve its quality of life and upon managing and guiding new growth and development.

This revised Comprehensive Plan represents a continuation of the BACOG area planning process which was initiated in 1965 by the Barrington Area Development Council. It is a synthesis of previous planning work including consultant studies and recommendations. Among the studies accomplished by the BACOG area have been the Background Analysis, Growth and Government Alternatives and Cost Benefit Analysis written during the late sixties. BACOG has produced Recommended Comprehensive Planning Policies, an Interim Comprehensive Plan in 1973, land use and open space studies, the 1975 Comprehensive Plan, demographic studies in 1973 and 1982, bikeways studies, revised bikeway plan Barrington and Deer Park, land use and environment ordinances, technical reports in lakes management and citizen participation, environmental practices handbook and extensive mapping both in the earlier chases of planning and during the 1983 update process and a 5 volume land use guidance special report. The Updated Comprehensive Plan is the result of intensive efforts by the BACOG Comprehensive Plan Committee in 1994, and in 1997-1998.

¹ Barrington Area Council of Governments Agreement and Bylaws, executed April 25, 1970, under Illinois Act entitled "An Act to Authorize Regional Councils of Public Officials and Private Regional Organizations."

1. THE PLANNING CONTEXT

This Comprehensive Plan update is a product of the continuing area-wide planning program. It is based upon the full range of earlier studies and adopted plans and synthesizes previous actions and decisions. It reflects the BACOG community's sustained commitment to preserve the quality of its environment and its way of life through cooperative area-wide planning, while responding to the evolving needs of the area.

PLANNING EXPERIENCE IN THE BACOG AREA

The BACOG area encompasses a section of approximately 90 square miles northwest of Chicago. A number of characteristics, both human and physical, natural and man-made, make the area unique. These characteristics have combined to give local residents a strong sense of community, and sense of place, and have resulted in an ongoing area-wide planning program focused on maintaining the quality of the overall environment.

This update provides an overview of the BACOG area environment, its special qualities, and the pressures it faces. It also traces the evolution of the area planning program and explains the continuous planning process:

THE BACOG AREA ENVIRONMENT

The BACOG area is a distinct natural environment. Located within the Fox River Valley ecosystem, its landscape is very different from most surrounding areas. It contains a variety of significant natural features, including seven miles of shoreline along the Fox River, some 300 lakes and ponds, numerous marshes and wetlands, some of critical environmental significance, and a rolling topography. It contains extensive wooded areas, including over 9,000 acres of public and protected open space, much of it in Cook, Lake, and Kane County Forest Preserves. Wildlife is still very common. The BACOG area is a scenic break from the flat northwest suburban area.

Environmentally, the BACOG area helps recharge and clean the air and water in the metropolitan region. The western half of the BACOG area overlies a major water recharge area. Here, surface water penetrates to the deepest aquifers, which provide some of the region's water supply. The BACOG area environment is not only attractive, but also highly sensitive.

The BACOG area also has a distinct manmade environment. The long tradition of farming has lent a rural, countryside atmosphere. Large lot residential properties, the predominant land use pattern within the area, have maintained the perceptual openness of much of the countryside landscape. The scale and appearance of most new development has been sensitive to the environment, and the area retains a small village charm which makes it very different from surrounding suburbs.

But the BACOG area's identity is not only due to the physical environment. There is that special sense of place recognized by the residents. The residents continue to represent a diverse mix, socially and economically. The existing housing stock which has traditionally been balanced and reflected a reasonable diversity in style and cost, both in Barrington and the countryside, is now experiencing a move toward somewhat more homogeneity, due to the high cost of land and housing.

THE NEED FOR ACTION

The characteristics which make the BACOG area unique also make it a particularly attractive area for new development. It is near one of the most rapidly growing sectors in the metropolitan area. More densely urbanized suburban communities are located on the periphery of the BACOG area. These nearby suburban areas have witnessed significant increases in home construction, retail, industrial and commercial development. This has produced spillover effects for the BACOG area, particularly in increased traffic on area roads. In addition, there is increased demand to locate high intensity land uses within the BACOG area, particularly along major expressways and arterials.

With so much of the countryside either in natural environment or open land uses, such as agriculture, nurseries and golf courses, large amounts of land are susceptible to pressures for new development. In some cases, these lands contain critical environmental features such as lakes, wetlands, and wooded areas, which must be carefully managed to protect their ecological balance.

Because of these development pressures, particularly on the edges of the BACOG area, the countryside environment must be continually monitored, and new growth carefully managed. If this is not done, the unique, delicate balance between man and nature could shift, and the human/natural balance in the BACOG area be upset or lost.

THE BACOG AREA PLANNING PROGRAM

The BACOG area has responded to these pressures by developing and sustaining an areawide planning program based upon extensive citizen involvement and intergovernmental cooperation.

This local effort was first initiated in 1965, when the area school districts met with a small group of concerned citizens to review a range of topics dealing with the quality of life within the area. The Barrington Area Development Council (BADC) was formed in 1966 as an outgrowth of these early discussions.

BADC sponsored a series of studies which identified area-wide planning issues, and evaluated future growth and governmental alternatives.²

These early studies generated a number of recommendations for immediate local action, among them the creation of a council of governments, a single area-wide decision-making body representing all local elected bodies, and an area-wide environmental group-Citizens for Conservation. Shortly thereafter, the Villages of Barrington, Barrington Hills, North Barrington, South Barrington, Tower Lakes and Deer Park formed the Barrington Area Council of Governments (BACOG). Lake Barrington, the seventh member, joined in June, 1987.

BACOG was charged with several primary functions: (1) Maintenance of a continuing land-use information (2) promotion of intergovernmental cooperation, (3) formulation of area-wide goals, and (4) comprehensive area-wide planning. Among its top priority items was the development of a mutually agreeable set of planning policies to guide all conservation and development within its area. These policies would provide the initial framework for an area-wide comprehensive plan.

A preliminary comprehensive planning policies report was produced in 1971. It focused on the environment, land-use, transportation, and housing.³ It also established the groundwork for an intensive program of citizen involvement and participation. The planning policies report received extensive review by both BACOG and local citizen groups.

² "A Prospectus for a Study of Development Potentials in the Barrington Area", prepared for Consolidated Elementary School Districts 1 and 4, Consolidated District 224, and the Barrington Area Development Council by Barton-Aschman Associates, Inc. January, 1966.

Barton-Aschman Associates, Inc. The Barrington, Illinois, Area Phase 1: Background Analysis, prepared for the Barrington Area Development Council, August 1968.

The Barrington, Illinois, Area Phase 2: Evaluation of Growth and Governmental Alternatives, prepared for the BADC, February, 1970.

The Barrington, Illinois, Area: A Cost-Revenue Analysis of Landuse Alternatives, prepared for the BADC, February, 1970.

³ Barton-Aschman Associates, Inc. Recommended Comprehensive Planning Policies for the Barrington, IL area, prepared for BACOG, September, 1971.

Based on these policy guidelines, BACOG then instituted an implementation program to begin development of an area-wide comprehensive plan. At the core of this implementation effort were four citizen sub-committees composed of representatives from all member villages. Initial sub-committee work began in February, 1972. Using the planning policies and extensive technical data from the Lake County Planning Department, the Soil Conservation Service and the BACOG staff as a starting point, the task forces were given wide latitude to develop their own recommendations.

The success of these task forces was extraordinary. Their efforts involved more than 50 persons over a nine-month period. One task force met as many as 16 times, traveled widely, and corresponded extensively to obtain comparative data.

By September, 1972, all task force reports had been completed, and the Executive Director of BACOG began the complex task of preparing a composite report and draft comprehensive plan for the area. The draft, complete in January, 1973, was extensively reviewed by the Board of Trustees and citizens groups. The BACOG Board adopted a revised plan in February, 1973.

ORDINANCES-OTHER STUDIES

Several other programs were developed to supplement and reinforce the adopted plan. Environment and land-use ordinances were emphasized for village approval. In April, 1975, three major planning studies were completed. The existing Land-Use Survey reevaluated BACOG planning in terms of growth and development, and examined potential land-use guidance techniques. The Natural Resource Analysis expanded information on the local ecology, and identified specific areas which merit public and private conservation action.

The Open Space Plan analyzed open space issues and opportunities within the area, and recommended an overall system of public and private recreation, conservation, and preservation areas.

Out of this intensive effort, a comprehensive plan was completed and adopted by the BACOG Board in July, 1975. Member Villages put a full range of land-use and environment ordinances into effect at the local level. Since 1975, BACOG has monitored the implementation of the Comprehensive Plan, completed a five volume Land-Use Guidance Study, initiated research on lakes management, well monitoring, sole source aquifer areas, and private environment practices. It has used the Comprehensive Plan as a framework from which it evaluated land use proposals, both within and on the periphery of the area. County functional and comprehensive planning and work of the Northeast Illinois Planning Commission (NIPC) have also been reviewed and commented on, as well as State and Federal programs which impact on the area.

UPDATE-1983

With significantly changing demographic forecasts and some changes both in sub-regional land use and local planning initiatives, the BACOG Board decided to undertake an extensive update of the 1975 Comprehensive Plan. Again, the Board turned to citizen committees and the BACOG staff to do the bulk of the research, review, and recommendation. The 1983 update is a product of that effort.

About 50 BACOG area citizens served on the 1983 Update Committees. These committees were Land Use, Environment, Transportation, and Special Studies. After almost a year of work, the updated plan was finished and presented to the BACOG area citizens and BACOG Board.

This Plan, adopted in 1984, has been the planning guideline for our BACOG area to the present time. Although only minor changes were made to land use policies and zoning (primarily in South Barrington), the plan again reflected area consensus in a countryside environment and Barrington Village-hub continuation.

Significant development proposals, a changing constituency, and fiscal pressures have provided a background under which a plan update was mandated in 1996-1997.

This mandate reflects a serious review of planning policy objectives for the BACOG area. It reflects programming changes in fundamental areas, which now impact our subregion. Indicative of these are transportation initiatives (EJ&E), SRA, etc.), new development pressures on countryside villages, fiscal imperatives as the cost of village services and of infrastructure maintenance rises and traditional revenue sources dwindle. This update also reflects some attitude changes in BACOG area constituencies concerning such planning aspects as sewerage, FPA amendments, commercial proposals.

This plan is a guideline and framework for sub-regional consensus, and village planning. The joining of Village Plans and BACOG overviews provides a strong foundation and policy base for our area over the next decade.

THE BACOG AREA PLANNING GOALS

The Comprehensive Plan is focused on preserving and enhancing the distinct qualities of the BACOG area community. It is characterized by a dual emphasis: preservation of unique natural resources and management of the type, location, quality and extent of new growth and development. Its primary concern is the development of policies and standards which can be used by local governmental bodies to manage the overall BACOG area environment.

The Comprehensive Plan is based on an overall goal for the BACOG area which provides general direction for the various components of the planning program. It is also related to a strategy of mutual support, which links BACOG plans to those of the appropriate counties and where compatible, the Comprehensive Planning of Northeastern Illinois Planning Commission (NIPC). In terms of growth, the BACOG area focuses on a concept of managed development. This entails a limited rate of growth consistent with area goals and uses, sub-regional planning policies for preserving the area's environment, and for guiding the location, timing, and quality of new development.

OVERALL GOAL

A balance between conservation, preservation, and development which responds to the needs and desires of BACOG area residents, and is supportive of the unique qualities of the BACOG environment.

In working to achieve this overall goal, the BACOG area planning program will be

focused on:

- 1) Insuring a variety of compatible land uses and living environments which will provide for the essential day to day needs of the area population, and maintain a sound base for delivering these essential services.
- 2) Insuring that predominant portions of the area are preserved for low-density residential, agriculture, and open space uses, which will maintain the countryside quality and identity

unique within the metropolitan area.

3) Insuring that the protection of natural resources critical to the area's ecology and character receives the highest land management priority.

4) Insuring the scale and arrangement of new development contributes to the unique qualities of the BACOG area.

5) Insuring that growth within the BACOG area, and within member villages, is coordinated with the level of public services which can be provided at reasonable cost.

STRATEGY OF MUTUAL SUPPORT

BACOG has endorsed a strategy of mutual support to achieve its area-wide goals and objectives. At its most basic level, this strategy takes into account and relates the planning of the Northeastern Illinois Planning Commission (NIPC) and Lake County Regional Planning Commission to the planning of BACOG. NIPC amended its land use policies in 1978 with review and comment from BACOG and other agencies. It has made amendments to these policies in 1983, and revised these policies again in the early 90's. Lake County adopted a revised comprehensive plan in 1982 after considerable public participation. BACOG acted as a coordinating agency for review and comment from Cuba Township. Significant changes were made in the plan including an important new land use classification Rural Estates, which allows for two to five acres of unincorporated land in Lake County, specifically framed for Cuba Township. The Plan is being revised and is currently undergoing review with consultant help. BACOG also cooperates with and reviews the planning of McHenry and Kane Counties. Extensive testimony has been given and review continues on McHenry County's transportation planning. BACOG monitors the work of the Cook County Planning Department particularly the county land use plan. BACOG also works closely with the Soil Conservation Districts, State Department of Conservation, Waste Water Management Agencies, Fish and Wildlife Agency, Corps of Engineers, Illinois Environmental Protection Agency, Illinois Department of Transportation, CATS, and the Department of Commerce and Community Affairs. It monitors the plans of the Metropolitan Planning Council, Nature Conservancy, Open Lands Project, and the solid waste agencies, SWALCO, and SWANCO.

Based on this strategy of mutual support, BACOG pursues a managed growth consistent with its goals. Forecasts involving the Illinois Bureau of Budget and northeastern Illinois Planning Commission with local involvement are used, when appropriate, as background data. BACOG also works extensively with local organizations; BADC, CFC, Barrington Area Arts Council, North Barrington Area Association, Barrington Area Council on Aging, Barrington Area Historic Society and other civic organizations. BACOG works closely with School District 220, and the area library, and park districts.

GROWTH

It is recommended that growth in the countryside should be restricted 1) in those areas unsuitable for septic systems, 2) where public utilities are not cost effective in relationship to the Barrington FPA, 3) where agriculture continues to be productive (this has been supported in the past by the state agricultural preservation law (1487) and the Governor's Executive Order No. 4), and 4) where the open space character is desirable.

1980 census data, assembled for the BACOG census analysis, indicated a 1980 population for the greater Barrington area of 31,000. In 1990, it is estimated that the BACOG area has between 38,000 and 40,000. The year 2000 forecast is about 42,000. This is somewhat lower than previous forecasts for the area and reflects a combination of successful growth management, changing household size, and economic cycles. Population forecasts must be carefully monitored on a continuing basis as a measure of the progress in the growth management program, as an indicator of service delivery needs, the health of our economic development base,

and as useful indices for special districts and service agencies. Other than some large parcels, which are readily identifiable and well-known, it is expected that future residential growth will be of an infill variety.

PLANNING POLICIES

Two distinct but integrally related sets of basic planning policies will be required to achieve area-wide goals. These reflect the dual emphasis of the overall planning program:

1) Environmental Policies are focused upon preserving and enhancing the area's natural environment. They include standards and guidelines for protecting critical natural resources, managing key ecosystem units, and preserving those landscape features most important to the area's overall countryside character. They are essential to maintaining the local balance between man and nature. Regardless of what new development occurs within the area, it must respond to these basic environmental guidelines.

2) Land Use Policies are focused upon managing the location, timing, and quality of new growth and development. They include standards and guidelines for housing and residential areas, business and commercial development, public and private open space acquisition and development. They also include guidelines for those support systems required to serve the community in the future, including transportation facilities, and services for the safety, health, and welfare of area residents. These policies will insure that the extent of new growth is compatible with the area's capabilities to accommodate it, and that the quality of new development is compatible with the standards of excellence already existing in the area.

Although the two sets of policies deal with different aspects of the BACOG community, both are essential. The unique qualities of the area, and the pressures that face it, make the two sets equally important. They must receive emphasis in the overall planning program. Collectively, these policies give the BACOG community a comprehensive package of guidelines for shaping area-wide planning decisions, evaluating new proposals, and monitoring the development of local plans and programs as a part of the continuing planning process. While environmental and land use policies will continue to fundamentally shape the BACOG area, policies dealing with Village fiscal integrity, intergovernmental agreements, corridor councils, transportation impacts, and legislative initiatives dealing with property taxes, disannexation, school funding, and planning management will influence and shape area land use goals.

2. ENVIRONMENTAL POLICIES

Environmental Policies are focused upon preserving and enhancing the area's natural environment. They include standards and guidelines for protecting critical natural resources, managing key ecosystem units, and preserving those landscape features most important to the area's overall countryside character.

ECOLOGY

Ecology is the study of the interrelationships between organisms and their environment. The natural unit for investigating these interrelationships is the ecological system or ecosystem. Each organism has its own ecosystem, which is the area that influences its ability to survive and prosper. The key to maintaining BACOG's natural environment is the careful management and protection of the ecological forces acting within the area.

GOAL

Protection and restoration of the natural environment, conservation and enhancement of critical natural resources and promotion of a stable and productive balance between man and environment.

OBJECTIVES

- Reforest acres depleted, or degraded, by development or natural destructive events.
- Protect lakes, rivers, streams, and underground water aquifers from pollution.
- Preserve areas along stream beds, adjacent water bodies, within wooded areas, and within natural floodplains.
- Preserve marshes, wetlands, and drainage courses which are critical to area ecology.
- Protect areas which harbor significant wildlife habitats.
- Insure that all new development responds to the natural topography, soils, water systems, and vegetation of the area, and does not adversely impact upon stormwater management.
- Control noxious emission of air pollutants, odors, sounds, and artificial lights which result from human activity.
- Preserve the aesthetically pleasing balance of open space and development now present in the BACOG area.
- Restore damaged environmental areas to a healthy state, and restore selected areas to native prairie.
- Develop an extensive system of private environmental practices and publish information for use by individual citizens.
- Develop a well monitoring system to measure water levels, and the effect of urbanization on the aquifer.
- Develop a system of public environmental information and education with BACOG as a clearinghouse for data and programs, and coordinate with Citizens for Conservation and the Stillman Nature Center.
- Form a BACOG Environmental Committee to coordinate the implementation of specific environmental programs.

THE LOCAL ECOLOGY

The local ecology is based upon the inherent capacity of natural resources to support life forms and activities of all types. This capacity is related to the characteristics of local geology, soils, climate, groundwater supply, water bodies and topography. These elements provide the basic structure which supports the biotic and human community. The supportive capacity of the BACOG area natural resources is considerable but not infinite. It must be carefully protected from overuse, which will lead to pollution and eventual reduction of its ability to support life.

Maintaining the local ecology will require both the protection of critical natural resources and a careful management of key ecosystem units.

CRITICAL WATER RESOURCE AREAS

Several specific environmental features appear most critical to the overall BACOG environment. These critical areas represent significant natural resource concentrations which must be protected. These critical wetlands, water bodies, and stream courses are identified below:⁴

-Poplar Creek, which is closely related to established waterfowl refuge areas within Crabtree Forest Preserve of Cook County. Its high quality waters harbor several fish species designated as rare within the area. Careful management of its waters is also critical for flood control, farmland drainage, and erosion prevention purposes.

-Hawthorne, Hawley, Keene, Heather, and Stephanie Lakes, a cluster of water bodies which must be protected by carefully monitoring urban development within their tributary drainage areas. Unless protected, water loss, destruction of natural vegetation, and accelerated soil erosion could occur, creating biological changes within these lakes.

-Baker's Lake, a mature lake substantially managed by the Cook County Forest Preserve District, which contains an exceptionally good waterfowl habitat. This area is now under forest preserve protection, in cooperation with the Barrington Park District.

-Cuba Marsh, located south of Cuba Road, which is a prime headwaters for the eastern tributary of Flint Creek. It harbors unique bird species. This area is a protected Lake County forest preserve and use limits will now take place.

-Honey Lake, a natural glacial lake with very clear waters and strong gamefish populations.

-Grassy Lake, a mature natural lake with extensive marshland and significant fish populations. Much of this area is now under the Lake County Forest Preserve.

-Tower Lake and Timber Lake area, which retains many scenic properties and contains unique flora species.

-Spring Creek Watershed, perhaps the only large, truly primitive area remaining within the BACOG area. Several of its natural features have scientific and educational significance. The watershed also overlies the eastern portion of the area's shallow aquifer recharge area. Although much of the area is owned by the Cook County forest preserve district, several critical parcels remain under private ownership or management, including the Beverly Lake Area.

-Fox River Watershed, which includes much of the shallow aquifer recharge area, and substantial marsh and wetland resources. Its marsh provides gamefish hatcheries, and habitat for a variety of birds and waterfowl. Lyons Prairie is in this area.

-Wagner Fen, on the state's Natural Areas Inventory, one of a handful of significant fens in the state. Rare flora species and is in the Lake County Forest Preserve District.

⁴ For a detailed description of critical areas, see BACOG Comprehensive Planning Studies, Part 2, Natural Resource Analysis, (May, 1975) P. 17.

-Barrington Bog, a true Bog, rare flora species, on the state's Natural Areas Inventory and is part of the CFC inventory..

-Palatine Road Marsh, one of the critical marshes in the BACOG area, home to four endangered bird species. Oversight of this area will be accomplished by a state agency.

-Flint Creek, the major tributary in the area, draining significant portions of the BACOG area, and is integrally related to major lakes and environment areas. Flint Creek Savanna is a CFC holding and is being restored and enlarged. The Village of Barrington is involved in an extensive restoration effort on the creek and has received a grant to do this work.

-Goose Lake, a major wetland complex, with shallow water levels susceptible to negative urban influence. (Is now protected by a private conservation easement.)

-Grigsby Prairie, a 32 acre CFC project has undergone significant prairie restoration, and is on a continual upgrade program by CFC.

THE ECOSYSTEM CONCEPT

The critical natural resources, although rich and varied, are predominantly wetlands, water bodies, and connecting streams. While many of these appear to be self-contained biological units, they are in fact integrally related.

A special investigation of local ecological processes has identified key interrelationships between critical resources within the same watershed. A watershed is the terrestrial component of the precipitation catchment area from which water runs into a brook, stream, river, or lake. The rate of metabolism and relative stability of individual resources is largely determined by the input of sun energy and by the inflow of water and materials from the watershed. Therefore, the watershed has been identified as the basic ecosystem management unit for the BACOG area. Whole watersheds-not just individual resources-must be carefully managed to maintain local ecological processes. All critical resources, including wetlands, aquifer systems, forest, flora, fauna, and agricultural land, can be related to this overall system of watershed management.

ECOSYSTEM MANAGEMENT

Eleven watershed areas are proposed as basic ecosystem management units. Management of each ecosystem, and the vulnerable natural resources within it, should be subject to certain key regulatory guidelines. Ecosystem management strategies are discussed below and are summarized in Table 1.

Watershed 1.

Protection of the Poplar Creek watershed subdrainage area will require that land remain in substantial open space use. Farm land use should be preserved and encouraged where possible. As part of this watershed management, a buffer zone has been established in the Crabtree Lake environs to protect this wildlife refuge area. We should be aware of the quality of runoff from farmlands.

Watershed 2.

Protection of the southernmost watershed tributary to Flint Creek which contains Hawthorn, Hawley, Keene, Heather and Stephanie Lakes, and LaBuy Marsh, has several implications. The Braemor development plays a key role in controlling the quality and quantity of water supplied to Hawley Lake. The Marsh and its environs require extensive and sophisticated water resources and wildlife management. Although attempts were made to acquire this property for public open space, the land has been developed and has been annexed to the Village of Inverness. Sewer and water were furnished by the Village of Barrington through a boundary agreement. Intensive monitoring of the subdivision process and close scrutiny of village ordinance administration should be encouraged to protect this sensitive area.

Watershed 3.

The Cuba Marsh has been acquired by the Lake County Forest Preserve District, after intensive encouragement by the BACOG Board and others. Careful management of the marsh is required and also of the land around Bakers Lake to the South. BACOG has encouraged the Lake County Forest Preserve District to limit activities near the marsh area. A walking path has been constructed for limited use. Citizens for Conservation donated thousands of trees for the reforestation of certain areas of the marsh.

Watershed 4.5.6 and 7.

The management strategies for these watersheds must be integrated. BACOG has encouraged boundary agreements between the participating villages. Strong septic ordinances, proper ordinance administration and a full program of private environmental practice provide a base for environmental protection. BACOG has sponsored several Lakes Management seminars, produced a Lake Technical bulletin and encouraged turbidity testing through an IEPA sponsored program.

No further hydrological modification involving the impoundment of water draining to Flint Creek should occur without the following: (1) a study to determine the water flow budget for Flint Creek and (2) a study to determine the precise sources of pollution and the quantitative magnitude of the pollution loading from each source.

Flint Creek is a priority stream for the BACOG area, and BACOG must encourage a thorough examination of Flint Creek's water quality and quantity as a part of area environmental protection. Bank restoration study should be expanded and education about plant species and plant techniques encouraged. Classification by the Open Land Project should focus on the Flint Creek in the BACOG area.

Watersheds 8 and 9.

Because of the location of aquifer recharge areas within these watersheds, the character and distribution of development must be carefully monitored. The quality of new sanitary systems must be controlled. Since this could become a major future water source for the BACOG area, non-point pollution factors such as feedlot runoff and other agricultural practices should be carefully monitored as part of the water program. The Village of Barrington Hills has prepared its own septic district to provide stringent controls on wastewater treatment in this area. Marsh areas within watersheds are crucial as natural controls and as stabilizing influences in the quantity and quality of water in the Fox River. They provide major deterrents to flooding and water pollution by detaining runoff and filtering it through peat soils. These areas must be maintained.

Watershed 10.

The Salt Creek watershed lies partially in the BACOG region and in the Inverness area. This major watershed has received critical environmental management programs, particularly to control flooding. (The watershed portion in the BACOG area should be carefully monitored particularly in the terms of the character and density of future development).

Watershed 11

The Buffalo Creek watershed, lying near the Village of Deer Park, receives runoff flow from portions of the Deer Park area. Through village environment and land use ordinances, proper protection is provided. BACOG monitors this area and encourages sound environmental management programs, particularly in terms of the character and density of development.

Table 1

ECOSYSTEM MANAGEMENT RECOMMENDATIONS

Critical Areas	Units()	Major Resource Values	V011poll011 114-4,11101.0% Actual and Potential Uangers	Program Elements and A,000,0n1., Sluo.es
Poplar Creek		Unique flora/fauna. Natural flood detention reservoir. Agricultural productivity. Waterfowl refuge buffer zone.	Sensitivity to pollution from agricultural. Vegetative filtration of runoff. Adopt U.S.D.A. agricultural suitability uses	LCUSYSIU1111, Mdli,ildlllllll
Hawthorn, Hawley, Keene, Heather, and Stephanie Lakes	2	Reservoirs for maintenance of low flow volumes in Flint Creek. Recreation and aesthetics.	Draining/filling of marshland; diversion of runoff. Ero-for farmland. Stabilize stream banks; displacement of biological con-vegetatively, limit pesticide application agents. Encroachment; poaching; ion. Establish "no hunting" corridor roadway expansion. Impoundment of too much water. Determine during low flow. Destruction of riparian vegetation; location of septic.	It'o', 41101.11, I1111, I111111111
South Flint Creek Headwaters	2	Unique flora/fauna. Natural flood detention reservoir. Major water supply for Hawley Lake. Major water supply for Lake LaBuy.	Disruption of nesting patterns; inadequate water levels. Draining/filling of marshland; diversion of runoff. Quantity and quality of water impaired by urban development; reduction in overland flow. Deteriorating water quality. "cultural" eutrophication. Density of development.	Determine waterflow budget; prohibit development in marsh areas; maintain water levels by coordinating all drainage modifications: ditching, field tilling, storm sewer construction, etc.
Baker Lake	3	Buffer zone for waterfowl refuge. Recreation and aesthetics.		Limit further development between Baker Lake and Cuba Marsh. Conduct detailed ecological investigation of Cuba Marsh to determine most appropriate uses and corresponding management strategy.
Cuba Marsh	3	Unique flora/fauna. Natural flood detention reservoir.	Disruption of nesting Patterns. Draining/filling of marshland; diversion of runoff. Sensitivity to Pollution from both agricultural and urban sources; inadequate water levels.	Determine waterflow budget for marsh, discharge to volume ratio. Prohibit development in marsh area. Maintain water levels by coordinating all drainage modifications: ditching, field tilling, storm sewer construction, etc.

See map in pocket at end of report.

Table 1 (cont'd)
ECOSYSTEM MANAGEMENT RECOMMENDATIONS

Critical Areas	Ecosystem (Watershed) Management Units (1)	Major Resource Values	Vulnerable Resources Actual and Potential Dangers	Program Elements and Additional Studies Recommended for Ecosystems Management
Tower Lake, Timber Lake, Grassy Lake, Honey Lake, and	4,5,6,7	Natural flood detention reservoirs. Water level maintenance in Flint Creek. Recreation and aesthetics.	Draining/filling of marshland; diversion of runoff. Impoundment of too much water during low flow. Destruction of riparian vegetation; location and engineering of septic; use of lawn fertilizers.	Restrict development to 50 percent of shoreline. Determine waterflow budget for all lakes, capacity for absorbing nutrient and pollutant loading from Flint Creek. Restrict number of beaches and access roads. Conduct hydro-geologic study for all septic locations. Encourage planting and maintenance of native vegetation.
Beverly Lake and the Spring Creek Watershed	8	Unique flora/fauna. Recreation and aesthetics. Shallow aquifer recharge areas.	Runoff from feedlots entering water supply; shopping center development; use of motorcycle dirt bikes. Proximity to commercial establishment. Location of septic, landfills, leachate from urban areas.	Adopt U.S. Environmental Protection Agency proposals on controlling runoff from feedlots. Restrict commercial development immediately south and southwest of Spring Creek Forest Preserve. Prohibit development over aquifer recharge areas.
Fox River Watershed	9	Natural sport fisheries habitat. Recreation and aesthetics. Shallow aquifer recharge area. Natural flood detention reservoirs.	Draining/filling of marshland; diversion of runoff. Fish kills, nuisance algal blooms; point sources of effluent. Location of septic, landfills, leachate from urban drainage. Increased runoff from urban development.	Prohibit development in marsh areas and over aquifer recharge areas.
Salt Creek Watershed	10	Natural flood detention reservoirs. Aesthetic values.	Diversion of runoff. Erosion; encroachment; poaching.	Stabilize stream banks vegetatively. Control development in floodplain areas.
Buffalo Creek Watershed	11	Natural flood detention reservoirs. Aesthetic values.	Diversion of runoff. Erosion.	Stabilize stream banks vegetatively. Control development in floodplain areas.

(1) See map in pocket at end of report.

ECOSYSTEM MANAGEMENT RECOMMENDATIONS
CRITICAL AREAS

BARRINGTON BOG

A Citizens for Conservation property. CFC has made a flora inventory and will manage the bog, which contains several unique species.

PALATINE ROAD MARSH

Recommended for protective acquisition in 1983. CFC is developing background data on ownership and jurisdiction patterns. Must be protected from unwanted filling, pollution, effects of nearby urbanization. This area will be a dedicated nature preserve.

WAGNER FEN

Substantially acquired by CFC with the remaining portions within the Lake County Forest Preserve District. Proper management practices, including preservation burning and buckthorn removal, are needed. This is an Illinois Nature Preserve area as is the Barrington Bog.

FLINT CREEK

More data is needed on stream flow, pollution levels, and the effect of urbanization. This key stream must receive attention as part of the area's water quality enhancement program. Streambank restoration has been started and must be expanded.

GOOSE LAKE

Proper ordinance administration and private environmental practices have been established to protect this area as land is developed around the wetland complex.

CHARACTER

Residents and business agree that the BACOG area is a distinct environment, different from all other northeastern Illinois suburbs. It has a certain identity, often called a "countryside character", which represents a very special way of life. Maintaining this character-and this lifestyle-is essential in order that such an environment be available for those in the metropolitan area who desire it.

GOAL

Preservation of the unique qualities and lifestyle of the BACOG area, and enhancement of its distinct countryside character and identity.

OBJECTIVES

- Maintain the semi-rural scale and arrangement of development, and the perceptual "openness" of the area landscape.
- Protect specific natural features critical to the area's character, particularly wooded areas, hills, valleys, marshes, lakes and streams.
- Preserve sites and structures which have local historical significance.
- Preserve, where possible within the context of safety, the character of country roads which provide visual and physical access to the countryside.
- Maintain the countryside appearance of the area, and avoid visual pollution through the use of appropriate codes and regulations, particularly through well designed/researched sign ordinances.
- Insure a continued high level of excellence in site and building design and execution. Explore new site design techniques such as neo-traditional designs which blend human scale and traditional values.
- Preserve ecological features (such as the Wagner Fen and Barrington Bog) of scientific and/or educational significance, through public acquisition or private environmental practices, and purchase (such as the acquisitions of Citizens for Conservation).

THE BACOG AREA IDENTITY

Forty years ago, the BACOG area was almost totally rural and agricultural, except for the small trade center and commuter village of Barrington. In many respects, it was isolated from Chicago and from the inner suburbs. The scenic beauty of its landscape, the diversity of its population, the rustic quality of its farms, and its small town charm gave the area a special "countryside" character.

Although many changes, primarily related to changing resident needs and expectations have occurred, this countryside character retains a powerful emotional appeal for area residents. It is difficult to define, and its qualities are elusive. It is both physical and psychological, real and perceived. But it is largely due to the quality of the area's environment and especially to the interrelationships between natural and man-made features within the environment. The BACOG area has a special sense of place.

A key to maintaining the area's character is to insure a continued balance between these natural and man-made features, and to continually and vigilantly manage growth.

THE NATURAL LANDSCAPE

Several natural landscape features appear extremely important to the area's character. They are more numerous and more diverse than the critical ecological resources and are scattered throughout the BACOG area. But they combine to give the area a distinct personality. Their importance is also visual and psychological. These general land and water features must be preserved in order to maintain the countryside character of the area, and the overall "wellness" sought by area residents who migrate and remain.

-Water Bodies and Wetlands

Streams, creeks, lakes, marshes, and floodplains are one of the three, most distinct features of the local landscape. A variety of management techniques will be required to preserve these key assets.

Guarding water bodies from pollution and limiting construction on the 100 year floodplain is the basis for protection. Environmental ordinances, which are augmented by extensive public and private management practices, insure the preservation of the countryside character. This implies careful monitoring of soils, wildlife and vegetation, and stormwater runoff from impervious surfaces. Vegetation should be left undisturbed on land bordering water bodies, especially those most susceptible to pollution, stream bank restoration has been started on the Flint Creek and should be continued. Other areas should have open landscapes and be covered by natural grasses and shrubs which control erosion. Prairie restoration in areas such as Grigsby Prairie and Flint Creek Savanna has been accomplished or started. Accepted stormwater management practices (diversion, detention, retention, and percolation) should be followed and required.

Standards have been derived which will maintain these areas in an ecologically stable condition. The standards are based on an evaluation of soils, slopes, water quality, erosion factors, rate of flow, vegetation, and wildlife. Lands along water bodies should be protected by private conservation measures and appropriate village, county and other ordinances.

-Forested Areas

Large forested areas and smaller woodlots, along stream valleys, slopes, and hilltops add richness and vitality to the landscape. They are the second most important landscape features important to the area's character. Their scenic beauty, wildlife habitats, and adjoining lands are critical to the countryside

character. Maintenance of the urban forest which graces whole areas is absolutely essential to its survival as a refuge and haven from the invasion of growth and traffic.

Special design guidelines should be developed to maximize the visual impact of these wooded areas and the protection of these wooded areas.-All construction in and near wooded areas should be sensitively designed and responsive to local topography. Local roads should follow the natural topography and move around rather than through hills and woodlots. Housing sites should be oriented to take advantage of unique site features, but not destroy or overpower them. The linear qualities of woodlands, especially wooded stream beds, should be enhanced, so that their visual impact can be distributed over larger areas. Tree ordinances that preserve or restore valuable species or maintain trees are mandated for area villages. The conservation process must be carefully monitored, continued, preserved and enhanced.

-Open Space

Though diminishing, open space is the third most important natural or landscape feature which defines the area's character. As it naturally recedes on the face of every increasing land use demands, attempt should be made to retain as much as possible for natural areas, nature conservancies, passive use areas, undeveloped areas, and agriculture. It is often this component of the BACOG area which is used to define it. Open space, lack of development, quietude, tranquility. Notwithstanding that some of this is in the eyes of the beholder, as much of the goal should be maintained as possible.

THE MAN MADE LANDSCAPE

The character of the BACOG area is not wild or primitive, although natural features are, an important part of it. It is also based upon the very special way that man has modified the natural landscape. Several types of manmade features appear most significant. These also should be preserved and enhanced to maintain the area character.

-Farms

Farming has, in many ways, shaped the local landscape. The tradition of farming, once strong within the area, has been largely responsible for perpetuating the "countryside" character. Farmlands add richness and texture to the landscape and open up views to nearby natural features. Farm buildings, and those related to the keeping of horses, are also important to the area's overall character, both visually and psychologically. The diminished viable farmland still remaining should be preserved wherever possible, and farming should be encouraged as an active land use in the area.

Significant programs to preserve agriculture have been adopted in Illinois and should be monitored for their implications in the BACOG area. SB 1487 was adopted and it provide guidelines and commission review of any state action which would deplete the- supply of prime agricultural land. The Governor's Executive Order No. 4 mandates a careful review of state agency decisions as they influence prime agricultural land. McHenry County has adopted a prime agricultural zoning district. The countryside designation in Lake County sees farming as a valuable, if not permanent, position.

Keeping existing farmland, stables, horsefarms or nurseries in active production will be difficult. Farming in the urban fringe is subject to significant economic pressures. First, the economic value of the land for other uses far exceeds the economic value of agricultural production, even on the most productive soils. Also, land speculation and the pressure to sell for future profit can allow land to remain unproductive. Significant parcels of property in

the BACOG area are undergoing development pressure. Development proposals have been made to several BACOG Village Boards.

Innovative implementation measures can be used in other instances to offset these pressures on prime agricultural land. Development rights purchase, transferable development rights, public acquisition, land banking, large lot zoning variations in cluster zoning or performance zoning, may play a part. (These measures should reflect the full range of values represented by farmland-cultural and aesthetic as well as economic.) Prairie Crossing, a neo traditional development in Lake County, has preserved a working farm as part of the site design.

HISTORIC SITES AND STRUCTURES

Certain sites and structures, scattered throughout the area, are associated with the region's history, tradition, and cultural heritage. These include old building and archeological sites, and also primitive natural areas and farmland with historic significance. Many of these features have been inventoried and analyzed by the Barrington Area Historical Society. The Society, in conjunction with the BACOG office, which is in a historic home, supported National Register Status for the Hawley House (Octagon House in Barrington) and this was achieved. Similar status for the Catlow Theater was strongly urged. Background documentation has been done to achieve State historic registration of the Hawley House. BACOG staff, working with the Hawley House owner, the Village of Barrington and the Historic Society, developed a tax program to preserve the Octagon facade.

Some historic buildings have received adaptive re-use treatment. These include: The Ice House, Old Chicago and Northwestern Train Station, the Wichman Blacksmith Shop, S.S. Dickerson School House, Historic Society house on Main Street. The Old Blacksmith shop will be preserved as the new Barrington Village Hall construction proceeds.

The Historical Society has also researched and dated many homes in the Village of Barrington, and some in the countryside. An identifying plaque is provided for these structures. Other supportive activities, which reinforce the traditions and history of the BACOG area, have been: a public presentation and series of meetings with a representative of the Main Street Center, a proposed architectural inventory, the extensive liaison of the Historical Society with other reinforcing organizations such as the Area Arts Council and the Chamber of Commerce. The Historical Society has developed a liaison with area villages to preserve the history and artifacts of each village.

-LARGE RESIDENTIAL PROPERTIES

Large land holdings have traditionally been a significant land use pattern within much of the BACOG countryside. These properties, many of five acres or more, have not only added to the perceptual "openness" of the area, but have also allowed many of the key natural landscape features to be preserved. Good land management, by private owners, is the basic reason for the area's present high quality environment. Significant portions of the countryside must be maintained in residential land use, and private environmental practices must be encouraged. Reduction of these large residential properties must be monitored and managed to balance private development rights with the overall area character.

-OTHER DEVELOPMENT

The scale and appearance of parks, country clubs, and even commercial and industrial development is also crucial to the countryside character. Standards for all development within the area must be sensitive to the overall environment. BACOG's land use policies include a range of criteria to insure that new development maintains the countryside character.

CONSERVATION AREAS

Many of these countryside landscape features remain within the BACOG area. Many fall in the private conservation category, several others, listed as potential conservation areas, merit management programs in the public sector. Conservation areas are widely scattered, threading their way through the area, defining it, and giving it a unique visual identity. They are crucial to the area's character, and must be maintained. Special care will be required to insure that they are not compromised by future development.

POTENTIAL CONSERVATION AREAS

During the last decade or more, several land and water areas, whose scale, sensitivity and vulnerability merit varying degrees of public or quasi public control, have been protected by public or private acquisition. The Palatine Road Marsh, long threatened by development pressures has been set aside for protection by a conservation agency as part of a development agreement in Inverness. This significant wildlife habitat is home to four (4) endangered species.

The Barrington Bog on Route 59, home to rare flora species, is under the protection of Citizens for Conservation, which is acquiring the property over time.

Key wetland areas are being preserved in the Fox River Preserve of the Lake County Forest Preserve, which has decided to also acquire wetland and open space areas near Volo. The Cuba Marsh is now a well managed Forest Preserve. Citizens for Conservation has been actively restoring the Grigsby Prairie, a 30+ acre site. Citizens is also restoring key portions of the Flint Creek Savanna, and has finalized discussions concerning another 30 acres with a local developer near the Flint Creek Preserve. Citizens has also had discussions with Good Shepherd Hospital about adjoining pieces owned by the Hospital south of Route 22 and east of Kelsey Road.

Conservation programs for critical lands could range from single purpose resource protection to outright purchases or easements. Foundations, park districts, and villages can augment or even obviate the necessity for Forest Preserve purchases. BACOG should encourage in depth inventories of remaining environmental areas and lobby for conservation acquisitions. Future funding mechanisms among BACOG members, state, county, township and federal sources should be explored.

-PRIVATE CONSERVATION AREAS

These include lakes, streams, creeks, and wetlands which will remain under private control. These private land and water areas are numerous and widespread and affect countless other resources within their ecosystem. They are all important to the overall character of the area but are less vulnerable to change. Larger public conservation efforts will have little impact unless private holdings are carefully managed. Most area residents recognize the value of their environment and their continued cooperation is essential. Private conservation efforts in the BACOG area receive support in a variety of ways. Local garden clubs, private homeowners associations Citizens for Conservation, the Nature Conservancy, The Natural History Society, Audubon Society, Nature Lady program in area schools, and County Soil Conservation Services, Fish and Wildlife Agency, Village and BACOG staffs, and Lake County provide information, programs, implementation techniques. Forest Preserves are researching restoration techniques for Preserve lands. BACOG's technical library contains numerous reference works and support documents. Conservation and preservation efforts also receive support from BADC, area

homeowners associations and area groups such as the Countryside Association and the North Barrington Area Association. The Interactive Habitat project at the North Barrington School is unique and promises to be an expansive educational experience. It has been initiated and promoted by the school mothers.

Information and education programs are essential to private conservation efforts. BACOG has prepared several technical bulletins, an "environmental practices" handbook is being updated for distribution. Informative pamphlets dealing with septic system care, lawn maintenance and tree care are being updated.

ENVIRONMENTAL MANAGEMENT GUIDELINES

Certain additional guidelines must be implemented to maintain the diversity and quality of the BACOG countryside environment. The following management guidelines will insure proper use of the landscape in the future. Although appropriate for all countryside areas, they should be particularly helpful in guiding private conservation efforts.

-Land immediately adjacent to water bodies should be left in a natural state to control erosion and sedimentation. The location of structures on the 100 year floodplain should be consistent with member village and other floodplain ordinances. Construction on the flood plain should be discouraged or strictly regulated. The new Federal Flood Insurance Program and the flood hazard maps should be reviewed by prospective homeowners and builders.

-Direct dumping of untreated waste of any kind should be prohibited; areas where geological conditions severely limit effective solid waste disposal should be restricted from such use; areas where soil and geologic characteristics impose severe limitations on the function of septic filter fields should be used only for open space, controlled types of agriculture, or very low density residential development. BACOG should continue to research existing techniques of on site treatment systems and carefully monitor the introduction of new techniques such as the mound system, and the Shaefer aeration methods. With some new methods undeveloped land is in jeopardy of over development. Special and hazardous waste disposal should not be permitted in the BACOG area without careful study, review, and area approval. The use of pesticides and chemical fertilizers should be carefully monitored and discouraged to prevent irreversible harm to the local environment.

-Special performance controls should be designed and instituted to protect soils, water, wooded areas and other environmental features when new construction activities occur. Some new environmental ordinances have yet to be reviewed or adopted by BACOG's village members. Tree and overlay ordinances are examples. It is strongly recommended that BACOG villages review such ordinances to meet the environmental problems found in the individual villages. Ordinances must be administered on a sound and consistent basis to achieve their full effectiveness. Periodic review of ordinance administration is essential to a sound land management program.

-Natural vegetation should be allowed to flourish throughout the area; wooded areas should be protected and enhanced. Member Villages are encouraged to become "Tree Cities". Efforts should be made to recreate the prairie landscape in areas where agricultural use has become marginal or oak savannas exist and land is available for restoration. Both Grigsby and Flint Creek Savanna are outstanding examples. The Lake County Forest Preserve District should consider prairie restoration for its land.

-Natural drainage courses should not be altered except when absolutely necessary. Significant marshes and wetlands should be kept in a natural state.

- Wildlife habitats should be protected from encroachment by activities and land uses which can degrade those areas and result in the elimination of desired species.
- Areas highly suitable for agricultural activities should be maintained in agricultural use where possible. State legislative support should be strengthened to encourage agricultural activities.
- The siting and scale of all roads and structures should be harmonious with and sensitive to both the character and the ecology of the area, and be an asset to the sites on which they are located.
- Brush and weed control programs should be adopted, but with careful attention to the effect on the natural environment, and with the advice of an experienced naturalist.
- Close attention should be paid to the distinction between active recreation areas and conservation areas. Sensitive parcels of land should be excluded from potentially harmful activities such as snow mobiling, trail bikes, hunting, etc. In some villages these activities are banned completely.
- Village development review procedures should include the requirements for indepth environment impact statements.
- A water resources review board should be established by BACOG to develop and direct long term plans and policies relating to surface and ground water quality.
- Support Lakes Management research that also includes wetland and stream quality protection and management.
- Continue to explore specific needs for informative booklets on environmental problem areas as part of a BACOG public information and education program, and distribute these to area residents and organizations.
- A comprehensive data retrieval system and in depth flora and fauna inventory should be accomplished for environmentally sensitive lands. This effort should be coordinated by BACOG with assistance from Citizens for Conservation, Garden Clubs, Natural History Society and other appropriate organizations. The database could be included in the area's new GIS system.
- BACOG should maintain its leadership role for the protection of sensitive parcels in unincorporated areas in cooperation with the townships and counties.

3. LAND USE POLICIES

Land Use Policies are focused upon controlling the location, timing, and quality of new growth and development. They include standards and guidelines for housing and residential areas, business and commercial development, public and private open space, transportation facilities, and key support service systems.

OPEN SPACE

Open space is one of the BACOG area's most important assets. The existing system of public and private open spaces gives the area much of its identity. The woodlands, hills, valleys, lakes, rivers, and open lands distinguish it from most other suburban areas within the metropolitan region. The overall system performs a number of important functions within the area community, and open space areas must be maintained as growth continues.

GOAL

An open space system, which satisfies the outdoors recreational needs of area residents, conserves and restores the natural environment, preserves critical areas, and provides an overall framework to guide and manage new development and contributes to the psychological well being of area residents.

OBJECTIVES

- Create a coordinated system of local and regional open spaces designed and located to protect and restore natural resources and to meet the present and future noncommercial recreational needs of the area population.
- Utilize open spaces to preserve, protect, and restore those natural resources, which are critical to the overall environment.
- Create open spaces which can be used to guide and shape the form and pattern of new development within the area.
- Utilize the open space system to preserve and enhance the natural, manmade, and historical features of the BACOG area.
- Develop new techniques to insure that private lands will remain as open space land uses, particularly where possible, agriculture, large rural properties, golf courses and nurseries.

THE PURPOSES OF OPEN SPACE

Open space is that portion of the landscape, which has not been built upon. It includes land and water areas under both public and private ownership. Open space does not necessarily imply only vacant or undeveloped land, although such land may have open space potential. For example, golf courses are open space in active use. Open space entails a positive, purposeful use of the landscape, just as does housing industry, and commercial development.

The open space system is a crucial element in the Barrington area planning program, since it forms a bridge between environmental policies and land use policies. In addition to being a viable and positive land use in itself, it can also become a key mechanism for implementing the environmental policies related to ecology and the countryside character. By careful planning, the open space system can preserve and restore critical resource areas, protect ecosystem management areas, and enhance those natural and man made features most important to the area's character and identity.

Discussion here focuses on two key functions of open space: recreation and urban form potential. These discussions supplement the previous chapters on ecology and character.

RECREATIONAL OPEN SPACE

A basic function of the open space system is the provision of recreational services for area residents. An effective system can create opportunities for a wide variety of leisure time experiences. Recreational experiences respond to basic human needs, both physical and psychological, and are essential.

Existing Recreational Open Space

The existing open space system contains two primary types of recreational land. Regional open space includes large multipurpose parks, nature preserves, and special use facilities, which have area-wide significance. Local open space includes smaller parks, playgrounds, playfields, and other facilities, which provide services to individual neighborhoods and with other villages as a sub-region. The various components of this system are discussed below.

Forest Preserves

Most regional open space in the BACOG area is owned by the Cook and Lake County Forest Preserve Districts, a small amount is in Kane and McHenry Counties. The Cook County District maintains approximately 6,000 acres of land and water within the area, plus an additional 6,000 acres immediately adjacent to it. Lake County owns more than 800 acres in the Cuba Marsh area, the Fox River Preserve, substantial interest in the Lyons Prairie on the Fox River, and substantial lands adjacent to the BACOG area in the Lakewood Forest Preserve. It recently agreed to purchase a sizable piece near Volo. The primary emphasis for the forest preserve land in the BACOG area is conservation of the natural environment.

Recreational development of district land within the area is quite limited. Deer Grove is the most actively developed forest preserve within the area, with opportunities for picnicking, fishing, ice skating, tobogganing, cross country skiing, and horseback riding, plus a bike trail between Deer Grove and Palatine.

Cuba Marsh has a hiking trail, and there will be a hiking trail in the Fox River Preserve. Crabtree Preserve in Cook County has a hiking trail and conservation meeting room. Several large forest preserves near the BACOG area offer more extensive regional recreational and leisure time opportunities. Paul Douglas, Poplar Creek, Lakewood, and Ned Brown forest preserves together include a wide variety of facilities for golf, water based recreation, winter sports, and other games and sports.

Local Park Districts

Most local recreational open space is owned and operated by the Village of Barrington Park District, and the South Barrington Park District. The Barrington Park District maintains four public park sites within the Village totaling approximately 130 acres of land. It sponsors a variety of recreation activities and programs, including swimming, tennis, golf, organized games and sports, fieldhouse activities, day camping, and picnicking. The Village of Barrington has completely redesigned its swimming facilities. South Barrington Park District has acquired the Barrington Club with extensive tennis and swimming facilities and other recreational uses.

Other BACOG member villages provide recreational activities through park districts or municipal lands. Deer Park dedicated a 12 acre park facility named Charles R. Brown Park after the former mayor and BACOG Chairman. The Village of North Barrington maintains approximately two and one half acres of parkland for wildlife and limited recreational programs. The Barrington Countryside Park District within Barrington Hills

owns approximately 15 acres of park land and provides tennis courts and riding stable facilities. The Village of Lake Barrington has tennis courts, a baseball field and a play lot. The Village of Lake Barrington, North Barrington and Tower Lakes are currently discussing a consortium arrangement to put a regulation sized soccer field in the north area.

Associations

The Tower Lakes Improvement Association owns two lakes and related recreational facilities and has extensive recreational and conservation lands. Other Home Associations in both incorporated and unincorporated portions of the BACOG area contribute to the diversity of area recreational facilities and programs.

School Districts

Public schools play a key role in providing local recreational services. The Barrington School District currently maintains nine public school sites, which have active recreational facilities, and the high school has a large indoor pool with community swim time allotments. A new school site in South Barrington may provide additional open acres. Closer cooperation between the school district, municipalities, townships and park districts is occurring and should be encouraged.

Private Recreation

A variety of quasi-public and private organizations provide recreational services, which supplement the public system. Within the BACOG area, the overall impact of these facilities and services is significant.

Several private clubs offer recreational services to members, including Barrington Hills Country Club, Biltmore Country Club, Stonehenge Golf Club, Wynstone Country Club, Buehler YMCA, Ela YMCA, and two other semi-private golf courses. Several privately operated facilities are available to the public, most on a user fee basis, including the Barrington Area Ice Arena, Thunderbird Golf Club, a series of riding stables, and other commercial recreational facilities. There are some sports facility complexes under discussion in Barrington and South Barrington. Private land and water areas also provide important opportunities for both hunting and fishing.

Trends in Recreational Open Space

Several trends are emerging which could have significant impact on the supply of, and demand for, recreational open space in the BACOG area in the future. All of these have important implications for open space planning.

Leisure Time

The leisure time characteristics of all Americans are rapidly changing. Shorter work weeks, longer paid vacations, more holidays, earlier retirement ages and longer life expectancies all increase leisure hours. As leisure time increases, the demand for recreational services and facilities will also increase. Recreational open space will assume increasing importance in the future.

Recreational Participation

National and regional statistics indicate that patterns of recreational participation are beginning to shift. While traditional recreational activities remain popular, demands for new and different services are emerging.

Although no formal participation analysis has been conducted within the BACOG area, local officials indicate a growing demand for swimming, tennis, soccer and a variety of winter sport facilities. Playground and ballfield activities continue to be popular as do golf and horseback riding. Bicycling, which has seen a boom in popularity nationally, is also increasing locally. New open space areas should reflect these trends in participation, where they are appropriate.

Needs for Recreational Open Space

Additional open space lands and recreational facilities will be needed to meet increased demand for leisure time services. These future needs are discussed below. Where possible, needs are quantified; certain requirements are necessarily expressed in more general terms.

Regional Open Space

Regional planners recommend a guideline of 39 acres per 1,000 population to estimate total open space needs for the year 2000. This standard takes into consideration regional trends in recreational participation, local socioeconomic characteristics, and recreational opportunities both within and outside the region. The BACOG area has currently about 6 times the suggested amount of open space per 1,000 population. In the BACOG area, cooperation between the local park districts should provide a framework for sufficient active recreational facilities. Any use of regional open space for recreational development must be compatible with the area's natural resources and the countryside character.

Local Open Space

In 1975, the BACOG area contained over 250 acres of local public open space. Additional acres have been added, in Barrington, Deer Park, and South Barrington. The need for local open space was projected at 140 additional acres in 1975. Some additional land has been added. An additional 100 to 150 acres should provide sufficient land for BACOG area needs.

Since many recreational activities can best be accommodated with local parks, it is important that these be distributed within villages through the area, close to center of population. Park District cooperation within the BACOG area offers an opportunity to share facilities and programs directly related to the needs and desires of area residents. It can help implement handicapped programs, and this joint activity should be encouraged and expanded.

Recreational Facilities

In addition to an adequate supply and distribution of recreational lands, the open space system must also provide for a wide range of activities. Many of these activities will require special physical facilities. Although private facilities play an important role in the BACOG area, minimum public recreational facility requirements should be satisfied.

The joint use of school facilities and cooperative programs between the area's park districts can play a key role in meeting these future requirements.

The BACOG area park districts should monitor local trends and plan to meet the need for such activities as jogger trails, physical fitness trails, tennis facilities, soccer fields, and bikeways.

While the emphasis on active recreational facilities is appropriate, care must be taken to preserve and increase opportunities for more passive recreational activities. Nature study clubs, gardening, reading, and a variety of game and hobby interests all find a place in a comprehensive recreational program.

Management of Local Open Space

A review of park district activities and levels of cooperation between the districts showed improved joint programs and exchanges between park district representatives. The review also indicated a need for increased communication and cooperation between districts. Park district representatives will continue to meet and exchange program ideas and discuss the potential for sharing facilities and personnel. Economies of scale can be achieved through shared programs. In addition, programs for the handicapped, senior citizens and other specialized groups can be implemented on an area wide basis. Tower Lakes, North Barrington and Lake Barrington are exploring the potential for a soccer field in an area accessible to all. South Barrington has expanded its facilities with purchase of the Barrington Club. Barrington has redone its pool facilities. There are several proposals for private sports complexes that would include skating, soccer, skate boarding and fitness facilities.

Urban Form

The open space system can also become a key structuring element for future urban growth and development. The location of open space areas can shape and articulate future growth patterns. Such open space considerations should be included in the BACOG area landuse guidance system.

Potential Urban Form Elements

The BACOG area contains a number of open space features which should be related and linked together to create an overall framework for guiding new development. These form giving elements should be used to influence development in several ways and should become important parts of the overall land use guidance system.

Open Space Corridors-Greenways. A series of open space corridors should be created paralleling key natural features to link together separate open space areas, define areas of activity, and bring open space into village centers. These corridors would serve multiple purposes; protect critical natural resources, restrict land unsuitable for urban development, and provide land for new recreational facilities.

Open Space Anchors. Large Forest Preserves anchor the BACOG area. Several of these anchors are located along key access routes, providing visually effective "gateways" for the area, and are important elements in BACOG's visual identity. There are potential open space areas in the BACOG region, which could provide similar visually attractive vistas; this is particularly true in Cuba Township, along Flint Creek. Smaller new open space areas could perform these functions on a village scale. All new open space areas should be strategically located so that they have maximum visual impact on the overall environment.

RECOMMENDED OPEN SPACE SYSTEM

The recommended open space system includes sites, which can offer multiple benefits to the community; they can protect critical natural features, provide recreational opportunities, shape urban growth, and enhance the countryside character.

The system is based upon a series of environmental corridors which follows critical natural features, including the Spring Creek, Flint Creek, and Poplar Creek alignments. Part of the Salt Creek and Buffalo Creek watersheds on the eastern boundary of the BACOG area also provide the opportunity for environmental corridors. These link together various existing and proposed open space areas. The location of corridors will insure that open space is more evenly distributed throughout the area and will provide a framework for guiding future development. Existing and proposed Bikeway paths will also provide linkage with the BACOG area and to adjacent bike trails.

The Land Use policies map indicates potential areas which should be acquired by the Forest Preserve Districts or donated to private conservation groups. These areas combined with existing open space areas and both private and public conservation areas create an overall integrated open space system for the BACOG area.

Potential Forest Preserves

These are critical environmental resource areas whose scale and importance merit either state or county action, or stewardship by private conservation groups such as Citizens for Conservation. A concerted areawide campaign to preserve these critical areas should be undertaken. These areas include an expansion of the Flint Creek Savannah property near the hospital on Route 22, and permanent protection for the Palatine Road Marsh. Smaller parcels of critical ecological importance should be inventoried and recommended for private conservation practices. The BACOG area should encourage an exhaustive state inventory of wetlands. Flora and fauna studies should be conducted on these properties. The proposed GIS system could be helpful.

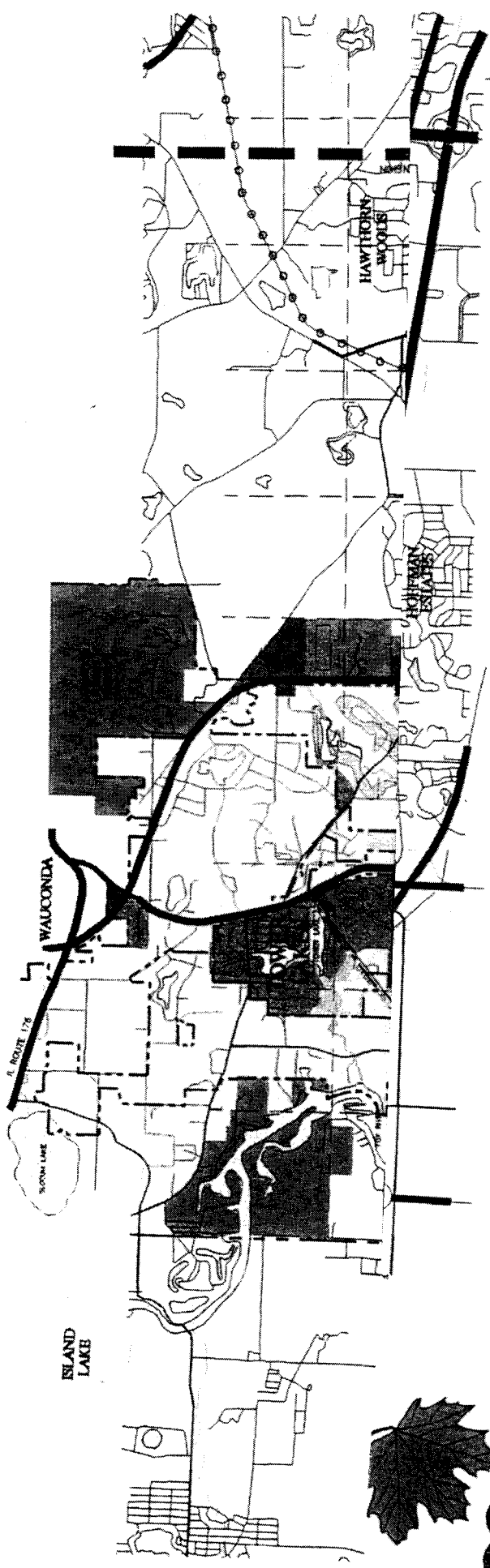
LAND USE-RECOMMENDATIONS AND MAPPING

A review has been accomplished noting zoning changes in each village, and open space additions. There may be new zoning classifications for certain BACOG areas. Both Lake and Cook County are reviewing their comprehensive plans, their short and long term projections on land use, economic development, annexation and zoning and Lake County is seriously considering a 69 million dollar open space initiative. These intense discussions on village land use policies and regional land use trends are reflected in the updated BACOG land use map. New boundary agreements should reflect a close scrutiny of land use policies. It is recommended that:

- 1) BACOG pursue and encourage future boundary and other agreements among its member villages. North Barrington, Tower Lakes and Lake Barrington formed an overall Boundary Agreement with Wauconda, Island Lake, Fox River Valley Gardens and BACOG villages should continue to explore boundary agreements with non-member villages, Hoffman Estates, Lake Zurich, Hawthorn Woods, Carpentersville, Algonquin, East Dundee, and Fox River Grove.

- 2) It is recommended that a BACOG Land Use Commission be established (recommended in the Land Use Guidance Study). The Commission, a formal legal body, would review development of regional impact based on certain criteria and make advisory recommendations to the affected village or county.

- 3) It is recommended that there be campus type office research facilities or compatible mixed use



LAND-USE POLICIES MAP

- LAND-USE**
- PRIVATE OPEN SPACE
 - PUBLIC OPEN SPACE
 - LAKES, STREAMS, AND RIVERS
 - AGRICULTURAL AND RURAL ESTATES (1 UNIT PER 5 ACRES OR MORE)
 - ESTATE RESIDENCES (1 UNIT PER 1-5 ACRES, 2.5 AVERAGE)
 - RESIDENCES (1 OR MORE UNITS PER ACRE)
 - COMMERCIAL
 - LIGHT INDUSTRIAL, OFFICE RESEARCH
 - INSTITUTIONAL

TRANSPORTATION

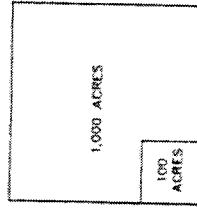
- | EXISTING | PROPOSED |
|----------|----------|
| | |
| | |
| | |
| | |
- FREEWAY
 STRATEGIC REGIONAL ARTERIAL
 MINOR ARTERIAL
 COLLECTOR ROAD
 COMMUTER RAILROAD

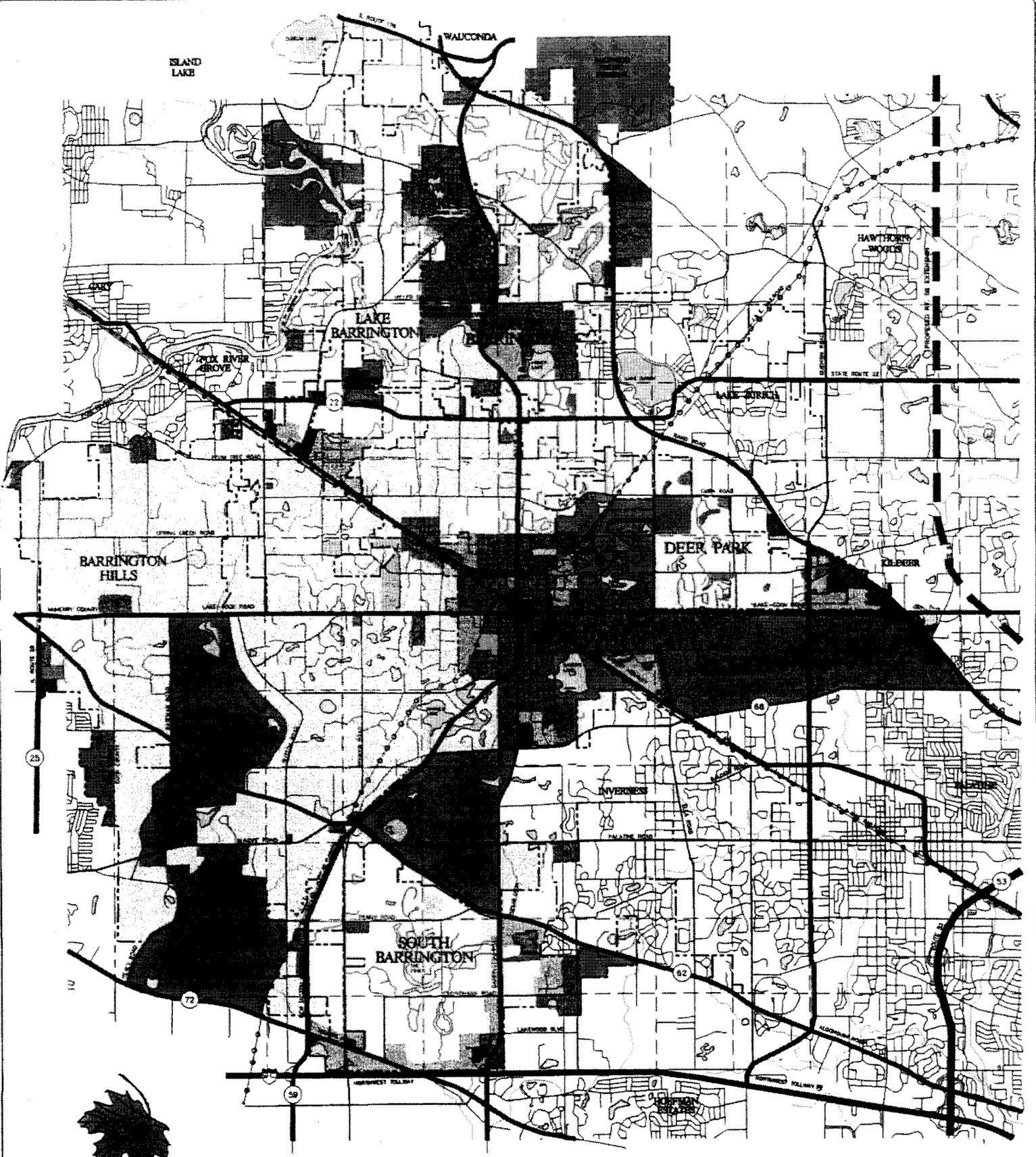
NOTE: STRATEGIC REGIONAL ARTERIAL (SRA) & PROPOSED COMMUTER RAIL SHOWN AS PROPOSED BY CHICAGO AREA TRANSPORTATION STUDY (CATS)

ORIGINAL BASE DATA
 CONVERTED BY:
 American Digital Cartography, Inc.
 Appleton, WI 54914

MAP PREPARED BY:
TESKA ASSOCIATES INC.

January 15, 1989





LAND-USE POLICIES MAP

LAND-USE

- | | | | | | |
|--|-------------------------------|--|--|--|--------------------------------------|
| | PRIVATE OPEN SPACE | | AGRICULTURAL AND RURAL ESTATES
(1 UNIT PER 5 ACRES OR MORE) | | COMMERCIAL |
| | PUBLIC OPEN SPACE | | ESTATE RESIDENCES
(1 UNIT PER 1-5 ACRES, 2.5 AVERAGE) | | LIGHT INDUSTRIAL,
OFFICE RESEARCH |
| | LAKES, STREAMS,
AND RIVERS | | RESIDENCES
(1 OR MORE UNITS PER ACRE) | | INSTITUTIONAL |

TRANSPORTATION

- | EXISTING | PROPOSED |
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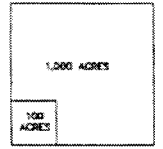
NOTE: STRATEGIC REGIONAL ARTERIAL (SRA) & PROPOSED COMMUTER RAIL SHOWN AS PROPOSED BY CHICAGO AREA TRANSPORTATION STUDY (CATS)

ORIGINAL BASE DATA
CONVERTED BY:
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January 15, 1999
0 2000 4000 5000

SCALE IN FEET



developments (minimum multi-acre developments with setbacks) for certain areas on the perimeter of the BACOG area. Developments as outlined in Village Comprehensive Plans should be of a scale and design to complement the BACOG countryside character and be accompanied by intensive transportation planning to minimize traffic impacts.

4) BACOG's position on utilities-water and sewer is under constant review and new FPA (Facilities Planning Areas) procedures and organization is under study. The integrity of the Barrington FPA should be protected, when possible without jeopardy to village land use integrity. BACOG should monitor NIPC's land use policies to insure that recommendations are compatible with our utilities policy.

5) Transportation reviews and study with careful attention to potential impacts must be required for intensive land use proposals.

6) The role of the Village of Barrington as the center for area-wide retail economic development, commercial and service facilities has been reaffirmed in a modified manner(see other discussion-Barrington Village). Multi-family residential development should remain primarily within the Village of Barrington.

7) BACOG's policies on open space, agricultural lands, and nurseries and golf courses are reaffirmed. Open space areas such as golf courses should be encouraged as continuing land uses through village policies, if other less intrusive alternatives do not exist..

8) The Lake County Comprehensive Plan and Unified Development Ordinance for Cuba and Ela Townships particularly the rural estates concept, continues to be endorsed and the Lake County Comprehensive Plan when revised should be put into zoning ordinance form in the areas where it is compatible to BACOG's plan.

9) BACOG members should continue to review the plans of NIPC, and the four counties with lands in the BACOG area.

10) BACOG should continue to monitor population growth in the area as an indication of land use management implementation.

11) BACOG should inventory unincorporated lands within its planning area and assess potential pressure points and future development trends. A development inventory is now underway to assess potential land use impacts.

12) New Chicago area studies on urban sprawl should be analyzed. BACOG support where appropriate should be given.

HOUSING AND RESIDENTIAL AREAS

The BACOG area's unique residential environments are among its most important assets. Traditionally, the area has been able to maintain a variety of different housing areas suitable for a diverse and heterogeneous population and at the same time maintain the overall countryside environment. Because a managed growth concept for the area is BACOG policy, continued population monitoring is necessary to match population trends and forecasting to the continuing analysis of area housing needs and the appropriate mix of location, size and density.

FROM TOTALS BY % SECTION
 USING MEYER INVENTORY

.....



3	83	15	45	351	22	75	257	36
14	0	83	81	135	45	295	286	31
0	101	27	3	109	108	103	165	6
280	131	62	3	131	376	112	579	10
173	35	28	30	547	699	85	92	13
866	39	30	49	692	974	89	107	40
311	203	42	0	0	250	240	212	67
410	216	49	7	46	280	270	263	74
308	121	75	257	15	91	139	142	
332	151	75	256	121	153	156	192	
10	7	0	7	47	111	85	206	
16	7	0	7	57	156	85	256	
55	22	35	76	60	86	72	15	16
60	41	23	39	62	60	29	41	57
49	27	22	59	44	38	47	69	74
49	27	22	59	44	38	47	69	74
13	20	13	22	27	32	25	57	118
11	22	14	30	36	36	27	21	300
47	67	42	27	25	35	27	74	278
55	85	49	25	30	33	33	47	47
107	17	22	22	5	16	75	40	23
93	19	27	19	16	71	71	30	65
36	16	3	20	45	76	47	71	47
60	14	3	19	47	71	47	68	66
53	49	3	38	65	65	55	63	88
60	44	3	38	58	60	55	63	82
22	3	0	0	40	12	41	63	42
22	3	0	0	38	11	38	63	44
15	10	6	0	13	0	22	41	22
25	14	5	0	11	3	22	41	22
0	0	0	0	24	25	11	41	22
0	0	0	0	24	25	11	41	22
10	8	3	3	11	14	33	41	25
8	11	5	3	11	14	33	41	25
14	25	11	36	28	33	3	3	3
0	16	0	3	15	49	3	14	76
0	3	12	0	15	9	5	40	100
0	3	12	0	15	9	5	40	100
0	3	0	0	10	8	0	3	69
0	3	0	0	10	8	0	3	69
0	1	2	5	0	23	10	8	7
0	1	2	5	0	23	10	8	7
0	9	16	32	62	357	23	12	27
0	9	16	32	62	357	23	12	27

127	23	601		
192	781	37		
0	10	11	201	
0	7	16	147	
100	110	35	70	77
82	191	33	49	56
001	404	242	331	104
991	689	187	236	71
396	305	105	300	131
366	442	111	226	97
	116	37	0	9
28	156	35	0	7
21				
2	22	97	77	
9	39	105	39	
0	97	265	218	
11	57	255	244	
184	115	278	212	150
177	111	270	216	145
		328	253	10
		247	243	43
		175	273	551
		180	282	531
			115	577
			178	951
			276	281
			300	35
7	321			103
				171

GOAL

A wide variety of living environments which support a heterogeneous Population and maintain the overall low density countryside character of the area and respect the carrying capacity of the area's natural resources.

OBJECTIVES

Insure that all new housing is designed and located to maintain and enhance the countryside character of the total BACOG area.

Promote responses where possible to the housing needs of limited income groups essential to the community, especially the elderly.

Insure that new multi-family housing is located close to municipal services and transportation facilities.

Insure that all housing units meet reasonable minimum codes and requirements; take actions to eliminate substandard units through code enforcement, rehabilitation, or demolition. Be open to new concepts of public safety and protection, including fire safety/minimization techniques, as are now required.

Encourage new approaches to housing site design which promote more efficient use of land, energy conservation and maintain the low-density countryside character of the area, and offer aesthetic compatibility. A neo-traditional design is successful in Prairie Crossing in Lake County and variations on this design are now being presented.

Initiate an ongoing housing program aimed at monitoring and implementing needed housing programs within the area especially senior housing.

Housing Stock

BACOG housing stock has been reviewed and it is noted that costs have risen dramatically in the decade and a half since the last Plan update. This reflects appreciating factors and the desirability of the Barrington area market, inflationary trends in land, labor and materials, schools, taxes, and the cost of financing a dwelling unit. In addition, housing size has increased-with 4 and 5 bedroom units more the norm today.

Barrington Area Housing Trends

Type

Most of the occupied housing units in the Barrington area are owner occupied. Rental units are about 15% of the total occupied units. Rental units as a percentage of all occupied units has dropped during the last 15 years. The conversion of rental units to condominiums and the almost negligible construction of rental units in the area are contributing causes. The contracting rental market increases the difficulty in finding housing for specialized groups in the Barrington area population, the young married couples, singles, large families with moderate income and the elderly. Condominium ownership has increased. The major condominium development in the Barrington area is Lake Barrington Shores, which has a total of 1,360 units.

Size

While the Barrington area continues to provide diversity in terms of housing size, the trend is to large size units (8 rooms or more). The gradual decline in rental construction (which has smaller unit size) and the continued appeal of larger single family units in the area contribute to this trend.

Cost

Barrington area housing costs, reflecting regional and national trends, have risen dramatically during the last decade and a half. Median value of owner occupied single family units in 1990 was well over \$300,000. In 1970, median value was approximately \$38,000. Higher costs are making it more difficult for the specialized groups to find affordable housing within the BACOG area. Many of our teachers, police, fire and emergency technicians, municipal employees, and commercial and industrial workers continue to live outside the Barrington area. The elderly on fixed incomes also find it more difficult to afford Barrington area housing. Housing for the elderly was the priority goal in previous BACOG housing chapters.

Elderly Housing

Real progress on elderly housing has been made in the Barrington area. The senior citizen housing facility on East Main Street in Barrington provides 103 units of subsidized housing for the elderly. The units were built under sponsorship of the Evangelical Hospital Association and the Village of Barrington. The one bedroom rental units for those 62 years of age and older provide affordable housing and support programs in a well-designed complex geared to the special needs of the elderly. Governors Park development provides a nursing care environment for the elderly. There is a new proposal in the Village of Barrington at the American Can site which will provide additional elderly housing care facilities and shopping. The Plan is now being implemented.

Other Program Efforts

BACOG has been active in a number of programs in the past to achieve continued diversity within the BACOG area and to implement a strategy of mutual support with other agencies working to implement housing programs.

BACOG was active in a leadership role with the Lake County Municipal League and the Lake County Planning Department to achieve a housing program consensus within the County. It has cooperated with the Lake County Housing Authority on program implementation for Section 8 units in the BACOG area.

Continuing surveillance and monitoring of the housing needs in the BACOG area was a program element in the BACOG 701 planning efforts, when that program was active during the 70's and 80's.

Housing Needs

Each Village has reviewed population projections by NIPC for the BACOG area. Projections used for the 1975 comprehensive plan anticipated an area population in 1990 of 46,000 persons. Actual 1990 figures were closer to 39,000/40,000. Current projections indicate a year 2000 population of approximately 42,000 to 43,000.

Household size has been declining in the Barrington area. An analysis of the census showed declining household size. In 1970, BACOG area villages showed a persons per household rate of between 3.3 to 3.9. In 1980, average household size was 3.1. It was expected that this figure would drop to about 2.85 during the 1980's and

1990's. This has in fact, been the case in the 1990 census with this household size. South Barrington continues to have the highest average household size.

While persons per household (family size) is declining, the number of households is increasing. Household formation is rising due to a variety of social and cultural factors such as: increased divorce rate, separation, widowhood, single individuals living alone.

Total demand for new and used housing units in the BACOG area will remain strong as a result of the existing housing inventory, new household formations, the quality, of the BACOG residential market, the shortage of rental units, the better availability of financing.

It is recommended that BACOG reevaluate total assisted housing needs for the area through an area-wide housing committee. The Committee with representation from each member village, and citizen volunteers would analyze the census data, do housing surveys and develop recommendations concerning the number and location of needed units. Special attention should be placed on the housing needs of seniors who are trying to maintain residency in the BACOG area.

A modest Section 8 Housing program has assisted 10 to 15 families in their shelter needs in the BACOG area. It is recommended that area Villages Cooperate with County housing authorities to implement, on a scattered site basis, the placement of Section 8 families or individuals within the area.

Nursing home facilities are an adjunct of the BACOG area housing programs. BACOG should monitor the continued need for nursing home facilities and individual proposals as they are made.

RENTAL CODE

BACOG area villages should investigate the implementation of a rental housing code. There is a gap at present in the ordinance structure the villages use to insure a safe, healthy and pleasing housing environment for area residents. Rental units are not presently under any operating code. To ensure proper management and care of rental units, a model rental code should be developed by BACOG for use by member villages. The use of sprinklers in rental housing units is strongly recommended.

RESIDENTIAL AREAS

The BACOG Comprehensive Plan provides for a wide range of potential living environments. These could accommodate a variety of housing types, and support a heterogeneous resident population.

It is recommended that a clear distinction be made between the more urban environment of the Village of Barrington and the more rural environment of the countryside. Therefore, residential densities between one unit per two acres and one unit per acre have been recommended only for areas which are already so committed and for new areas which are uniquely appropriate for this living environment.

For most of the BACOG area, particularly in lower density and countryside sections, it is recommended that residential density represent three environmental alternatives; one unit per each one to two acres and one unit per five acres (predominantly rural), Rural Estates, with one unit for 5 to 10 acres, is recommended in Cuba Township to reflect the Lake County Comprehensive Plan. In contrast, the wide variety of living environments and housing types which would be represented by densities of more than one unit per acre should be clustered in

the immediate vicinity of the Village of Barrington and at other limited sites which are considered compatible with nearby land-uses and zoning and can be provided with economically feasible public sewer and water utilities.

BUSINESS AND INDUSTRY

Business and industrial activities must be maintained if the BACOG area is to retain its diversity and identity. These activities provide employment opportunities for local residents, meet local shopping and commercial needs, and help maintain a balanced tax base. But the location, nature and extent of business and industrial development must be carefully monitored to insure compatibility within the overall BACOG environment.

GOAL

To maintain and promote an economic base of commercial and office research, light industrial facilities and retail in appropriate locations, which provide a diversified and semi-independent role for the BACOG area while preserving our unique residential character.

OBJECTIVES

Insure sufficient office-research, commercial, and light industrial development to achieve and maintain a balanced tax base within the area, and supplement village income.

Encourage non-residential development in appropriate locations to provide conveniently located job opportunities for the local labor force.

Provide a variety of appropriate, well designed and located retail and other services to meet the major shopping needs of the BACOG area.

The Hub.

Maintain where possible, the traditional role of the Village of Barrington as the major business, retailing and employment center within the area while enhancing the Village's quality neighborhoods and historic fabric. Barrington has been, and still is, the focus for school, cultural, institutional (Library), churches, etc. A future community center could be located in Barrington. Our Village Center is home to the Arts Council, Youth Services, BACOG (see Barrington Village Center below).

Formulate special design and development standards to manage strip commercial and other highway-oriented facilities.

Insure that all commercial and industrial development is compatible with the natural qualities and countryside character of the area.

BARRINGTON VILLAGE CENTER

BACOG area land use policies confirm and reinforce the traditional role of the Village of Barrington as the major business, retail and employment center within the area. But these policies indicate the village hub in a more modified manner. Village land use plans and development indicate office research and limited commercial on the outlying portions of the area. The 30 screen theater in South Barrington, the Deer Park Bowling Lanes, the proposed mall in Deer Park and near North Barrington, and the potential for other commercial and office in

Deer Park, South Barrington, Lake Barrington and North Barrington are recognized as being reviewed, and where appropriate, implemented within this framework.

For some years, the Barrington Village Center has been in a period of transition, adjusting to market demands from within the area, as well as the influence of nearby regional shopping centers. The Village Center has been a convenience district for local residents and other shoppers. A Village Committee has been working on revitalizing the downtown area. It has presented a variety of development options and programs. In addition, office research facilities and quality light industrial facilities are located in the Village Center or outlying village districts.

The Village of Barrington has seen some erosion of the healthy status of its commercial, office, and light industrial base in recent years. In the past, businesses in the Village provided 70 per cent of village operating funds in taxes, while residential properties provided 30 per cent. Businesses still fund approximately 50% to the Village budget.

The Village of Barrington has reviewed its current economic conditions and is looking at strategies to reverse negative trends and to provide a revitalization of business zoned areas in the Village, while maintaining the vitality of quality residential areas. A development director has been appointed. It is hoped that suitable strategies for a sound economic base in the Village will be devised, that Barrington will continue as a vital business, educational and cultural hub for the region.

HIGHWAY ORIENTED COMMERCIAL

Except in the Village of Barrington and a few other appropriate areas, highways oriented businesses have not been encouraged in the past in the BACOG area, either in Village comprehensive plans or in the BACOG plan. However, development along major arterials on the periphery of the BACOG has taken place in South Barrington, Deer Park, and a major mall was proposed for Route 12 near North Barrington. Another major shopping area is being reviewed for Deer Park. Some of these may be appropriate and within the overall plan, taking into account all facets associated with such development and compatibility with village land use and environmental plans.

OFFICE RESEARCH AND LIGHT INDUSTRIAL DEVELOPMENT

Most recent updates of Village comprehensive plans indicate the feasibility for high quality office or mixed use development research, in certain specified areas. These include some business growth along Route 12 in Deer Park and selected development along the toll road and Route 72 in South Barrington. Consensus in the past has been reached that business growth should not proceed up Barrington Road beyond Tennis Club Drive. In addition, development on the east side of Barrington Road in Hoffman Estates should be in a low density setting. These prior policies may need to be readdressed, depending on intervillage agreements, business opportunity, and land use integrity.

Boundary agreements should be accomplished for expected office research growth along major highways on the periphery of the BACOG area, particularly the south border. If office research or mixed use is planned and implemented for such areas, it should be large lot campus type sites with extensive set backs, height limitations, and be accompanied by appropriate transportation planning and improvement

BACOG should monitor the extent of industrial land in the area, and work to achieve consensus on appropriate development for these areas. The emphasis must be on high quality office research and light industrial facilities

and retail, which will complement the countryside environment. Peripheral industrial growth will be a critical land use issue in the next 10-20 years and must be compatible with overall BACOG land use goals.

COMPETITION FOR HIGH QUALITY BUSINESS

Providing the proper amount and location of appropriate development research and light industrial sites is an important aspect of the area's economic development system. Appropriate users for these sites should be screened and selected.

BACOG serves as one of several data centers when firms consider the BACOG area as a possible location for corporate headquarters or research facilities.

A more complete data file (perhaps in the GIS system), including development trends and available sites, for high quality economic development must be compiled and it is recommended that an area-wide Economic Development Committee (similar to Barrington's) be formed. The committee with representatives from the Chamber of Commerce, area villages and industries and appropriate available staff should develop strategies and programs to attract suitable business firms for area sites. The committee should also coordinate economic growth with area land use goals and serve as a liaison to regional and state agencies, business associations and the industrial departments of major utility companies and other sources.

COMMUNITY SERVICES

Community services provide for the day to day needs of the BACOG community. They include services, which affect the health, safety and well being of area residents, businesses and institutions. Some are a necessity, others are highly desirable, but discretionary. All are key factors in the overall quality of life in the area. This quality of life also includes programs, which appeal to the intellectual, spiritual and creative side of area residents and satisfy their felt needs. Villages and area organizations and institutions are the principle providers of the services.

GOAL

Efficient and effective delivery of the variety of community services needed and used by residents and businesses of the BACOG area.

OBJECTIVES

-Insure region wide health services that are of high quality and cost effective through cooperation with appropriate organizations and agencies. Our area hospital, Good Shepherd, established since the 1975 Comprehensive Plan, was an objective of the earlier plan. Satellite facilities are part of the health care trend, and a facility has been proposed for the Park Foods site in Barrington.

-Insure the availability of high-quality, cost effective educational services, which will enable all area residents to achieve their full potential. Recent approval of a \$19 million referendum has added a new school north and south and an addition to the Priarie Middle School. An additional \$69 Million referendum to upgrade area grade schools and the high school was approved in March, 1998.

-Insure effective fire protection for all residents and properties. Area fire protection is good and improved sites are being planned or in operation in Barrington Hills and the Village of Barrington. A site for Wauconda fire department in the north Barrington area is being considered.

-Insure effective law enforcement services to protect lives, property and rights of residents. Improvements in law enforcement have been linked to intergovernmental services in several instances, or such programs are being considered where possible.

-Maintain and reinforce the utilities policy which underlies the current Barrington Facilities Plan and the inherent land use objectives in that plan. If changes are made in FPA planning, BACOG should be a leading participant. This includes specific criteria for the location and timing of public utility installation and programs. Changes to the area FPA should be considered on a limited basis for land use integrity and village cohesiveness and to prevent intrusions of incompatible development. A watershed oversight role for the FPA should include a strong BACOG presence.

-Establish a cultural center for the BACOG area and expand the range of cultural activities available to area residents, particularly through the area Arts Council. Harper College is expanding its fine arts capability. Regionwide cooperation might produce expanded programs. A fine arts center is being planned.

-Insure an adequate and safe water supply for the BACOG area by programs aimed at preserving and enhancing the shallow aquifer. Well monitoring should be considered.

-Maintain and develop special standards and guidelines to manage the location, construction and operating quality of area septic systems.

-Insure an adequate and safe solid waste collection and disposal system. For the near future, landfill options seem adequate. Long-term disposal needs may require new landfill sites, and increased regional cooperation.

-Promote a strategy of mutual support with other regulatory, planning and operating agencies, which will help achieve the service objectives of the BACOG area. This includes solid waste agencies, stormwater management agencies, NIPC, county agreements, state and federal agencies.

-Employ the most effective, contemporary, governmental and management procedures, including shared service programs, which will improve the effectiveness of service delivery, cut costs and achieve area service objectives.

-Preserve, protect and enhance the area's historic structures and sites. Historic society programs for area villages, cooperative efforts with area schools, and adequate record storage should be encouraged. Oral histories of the area are one of several new approaches.

SERVICE DELIVERY

For many areas there are two principle options for delivering community services. The first option is independent action by municipalities or special districts. Each unit provides services to its own constituency. The second option is shared services, where members jointly purchase or contract with another unit (in our area usually this is the Village of Barrington or a township) to provide goods or services.

The shared service concept has several advantages. Cooperation can avoid needless operating duplication and result in significant economies of scale. Certain new programs or procedures might be available on a joint basis,

which would be impossible under local autonomy. Shared services could result in more effective services and more responsive delivery.

BACOG has reviewed a total package of shared services, including police protection, data processing, public works, joint purchasing, central garage facility, tree care, budget forecasting, contract and records administration, etc. Some of these lend themselves to joint participation and immediate implementation more readily than others. Barrington now provides police service to Inverness. North Barrington, Tower Lakes, and Lake Barrington already have joint services. Tower Lakes has an intergovernmental agreement with the Cuba Township Highway Department for road maintenance/snow plowing. Both BACOG and the Village of Barrington purchase some supplies from the joint purchasing capability of the Northwest Municipal Conference. BACOG has surveyed member villages to determine the potential for joint equipment usage. Tower Lakes has a culvert cleaner which is available to BACOG member villages on a nominal fee basis. The school district has suggested possible joint use of personnel and facilities.

BACOG roundtable meetings can serve as a forum for the discussion for other potential shared services including road maintenance, financial data and procedures (computers) and budget preparation. BACOG purchased two copies of the Finance Officer's Handbook for use by member villages.

BACOG has used a master's thesis on shared services as a framework for its approach to cooperative action in this area. A key question is how to structure the system for flexibility and optimum use, even for small villages with limited resources. Barrington, with -its diversified full-time staff, is a logical focal point as a provider of many services

BACOG can serve as a catalyst to increase the options for shared services and in some limited cases (such as traffic counters), provide the services or material. Continued roundtable discussions can lead to other programs. Investigation of computer software is currently underway. BACOG is a liaison with other agencies, (the various counties on road improvements, the Northwest Municipal Conference on joint purchasing and insurance, state agencies on a variety of services). The shared service system should continue to be modular, with individual villages choosing specific services on a need basis. Continued study of this important element of intergovernmental cooperation will be necessary as conditions and needs in member villages change.

PUBLIC SAFETY

The current regional law enforcement program, with Barrington providing service to Inverness and the investigation of the northern tier villages for joint police shared services, offers potential to improve response time and provide specialized services such as investigation and youth work. Under such a regional program the level of services to member villages can be improved and economies of scale realized. The service can be offered on a modular basis.

Barrington has implemented 911 emergency service for its exchange areas, which it services. In addition, a grid numbering system has been proposed to improve response time for all emergency vehicles. This program could remove the confusion in finding addresses in countryside areas, particularly those areas that share duplicate names. The BACOG office now screens new developments to make sure that street names will not be duplicated in the future.

BACOG should continue to play leading role in encouraging and promoting a more efficient and effective law enforcement program within the overall area.

FIRE PROTECTION

The BACOG area is served by numerous fire departments. The largest, which covers 55 square miles, is the Barrington Countryside Fire Protection District. Other towns such as Lake Zurich, Wauconda, Palatine, East Dundee and Algonquin provide service to other BACOG area residents.

Area fire protection is skilled and responsive. In many cases volunteers provide essential services. Increased training, boundary problems, equipment and financing are issues, which must be resolved in the short term. In addition, construction of office research centers, within the fire district, could provide fire protection problems of a new type for the district. The grid numbering program should improve response time when implemented. Two villages are implementing mandatory building sprinklers. Others are encouraged to do so. The use of dry hydrants should be expanded.

HEALTH SERVICES

Traditionally, BACOG has not been involved on a continuing basis in major health care programs. It has, however, acted as a catalyst in some key areas and as a forum for review of certain health related issues. It initiated discussion of the regional blood coverage program and monitored BADC's CPR training program and the Vial of Life program, and Lifeline program. BACOG has also closely reviewed area discussions and implementation of the emergency medical care (paramedics). In addition, BACOG staff has served in an advisory capacity for the youth service programs and maintains close liaison with the Youth Service Organizations.

BACOG supported the efforts to establish a region hospital in the area (Good Shepherd). It has provided demographic data to hospital staff for future programming development. BACOG cooperates with and is a member of the Wellness Committee spearheaded by Good Shepherd Hospital.

BACOG should continue to be sensitive to the health care needs of area residents. It should consider more direct involvement in certain key areas, including human resource planning and special programs for the young (through the Youth Services Organization) and the elderly (through the Council on Aging).

EDUCATIONAL AND CULTURAL SERVICES

The provision of high quality educational services is essential to the BACOG community. Cultural services also add significantly to the overall quality of life in the area and the demand for these services will increase in the future.

PUBLIC SCHOOLS

Among the most important of the community services are local public schools. Unit District 220 covers most of the BACOG area, except portions of Deer Park, and small areas of North Barrington.

BACOG assisted the District in several demographic studies written and coordinated by Dr. John Kasarda. Careful monitoring of student population will be needed to plan future program and facility needs.

An area-wide school caucus has been formed to find and promote candidates for the school board. The caucus developed a slate of candidates for the last school election (1997) after a hearing and selection process.

The District, like other taxing bodies, is undergoing very close public scrutiny of its budget process and costs. BACOG supports active citizen participation and public surveillance of the budget processes and encourages reasoned dialogue between Special District Boards and citizens. The Citizen committees, which developed referendum recommendations, should be continued. The School Board can use the diverse talents and individual skills these committees provide, while adding weight to committee recommendations.

CULTURAL SERVICES

BACOG should continue to encourage and promote cultural services within the area. BACOG served as a catalyst for the formation of the Barrington Area Arts Council. The Arts Council has initiated many successful arts activities including the Writers Workshop, Music in the Home concert series, performances by Hubbard Street Dancers, Chicago City Ballet, Toronto Ballet and other groups, and other activities such as the office gallery, exhibits, art fair, and other productions.

The Arts Council has explored the need for a cultural center for the Barrington area.

BACOG supports the Concept of a cultural center as a focus for the arts.

BACOG served as an ongoing sponsor for the Harper College Community Development Leadership program. This program evolved into staff training programs for village staff and others.

BACOG should continue to consider Opportunities for expanding the range of cultural services to area residents. The programs of the Barrington Historical Society are an outstanding example. BACOG staff worked with the Society in the preservation of the Hawley House, and in developing interest in a collection of letters written by an early Barrington resident. New village centered programs focused on local history and cultural heritage would be appropriate within the area, including historic building and architecture surveys and investigations of the historical and cultural qualities of the area's natural landscape.

BACOG should continue to cooperate with and support the appropriate programs of the Barrington Library District. The District has had discussions with BACOG concerning outreach programs such as reading hours in village facilities. Cooperative planning in a variety of areas has been achieved in the past and should continue.

DISASTER PREPAREDNESS

This plan should be reviewed for any necessary updating of personnel response and equipment.

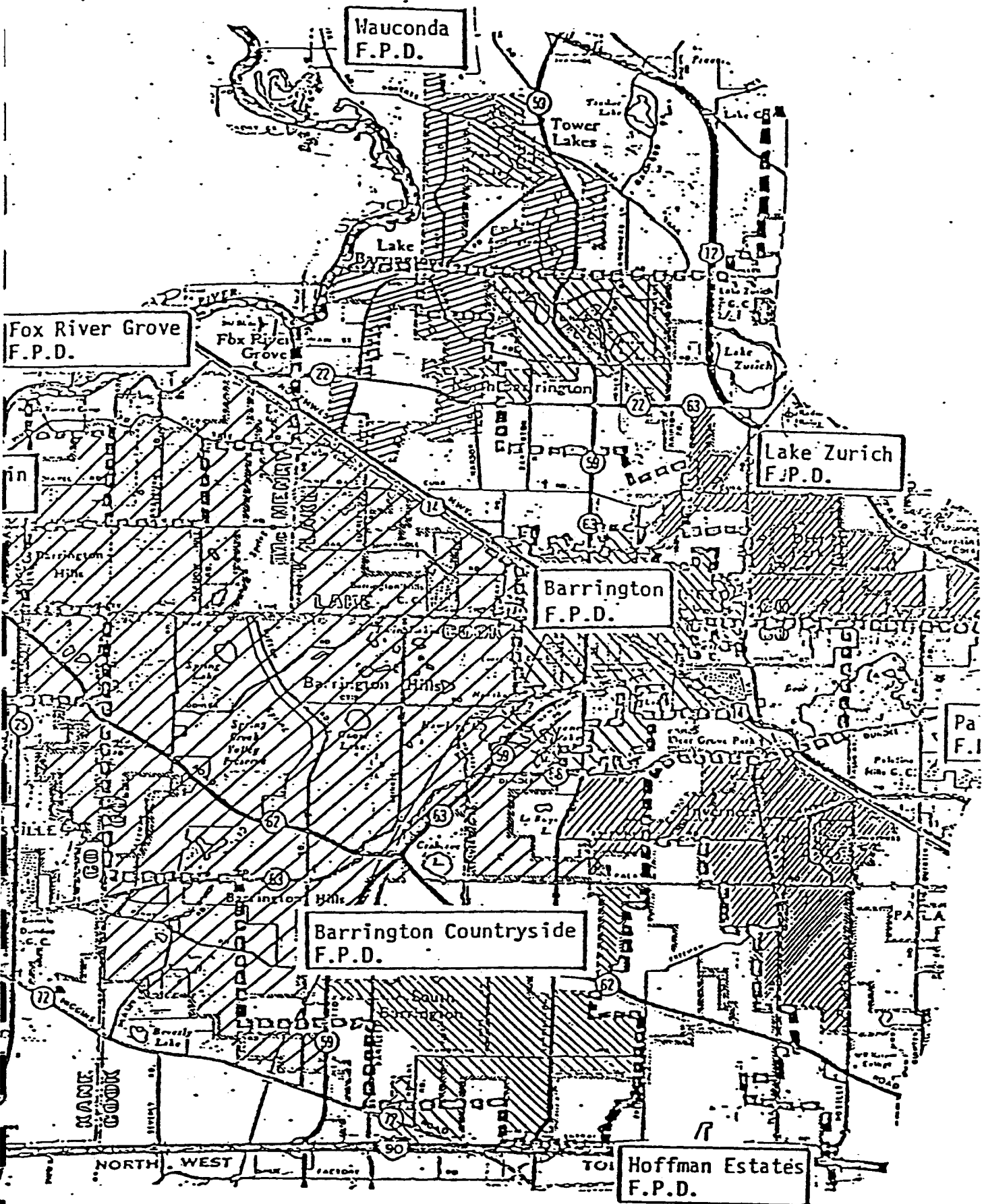
UTILITIES

The careful provision and location of utility systems is essential to maintaining a healthful environment. Properly designed utility policies can also become key factors in the pattern and rate of new development.

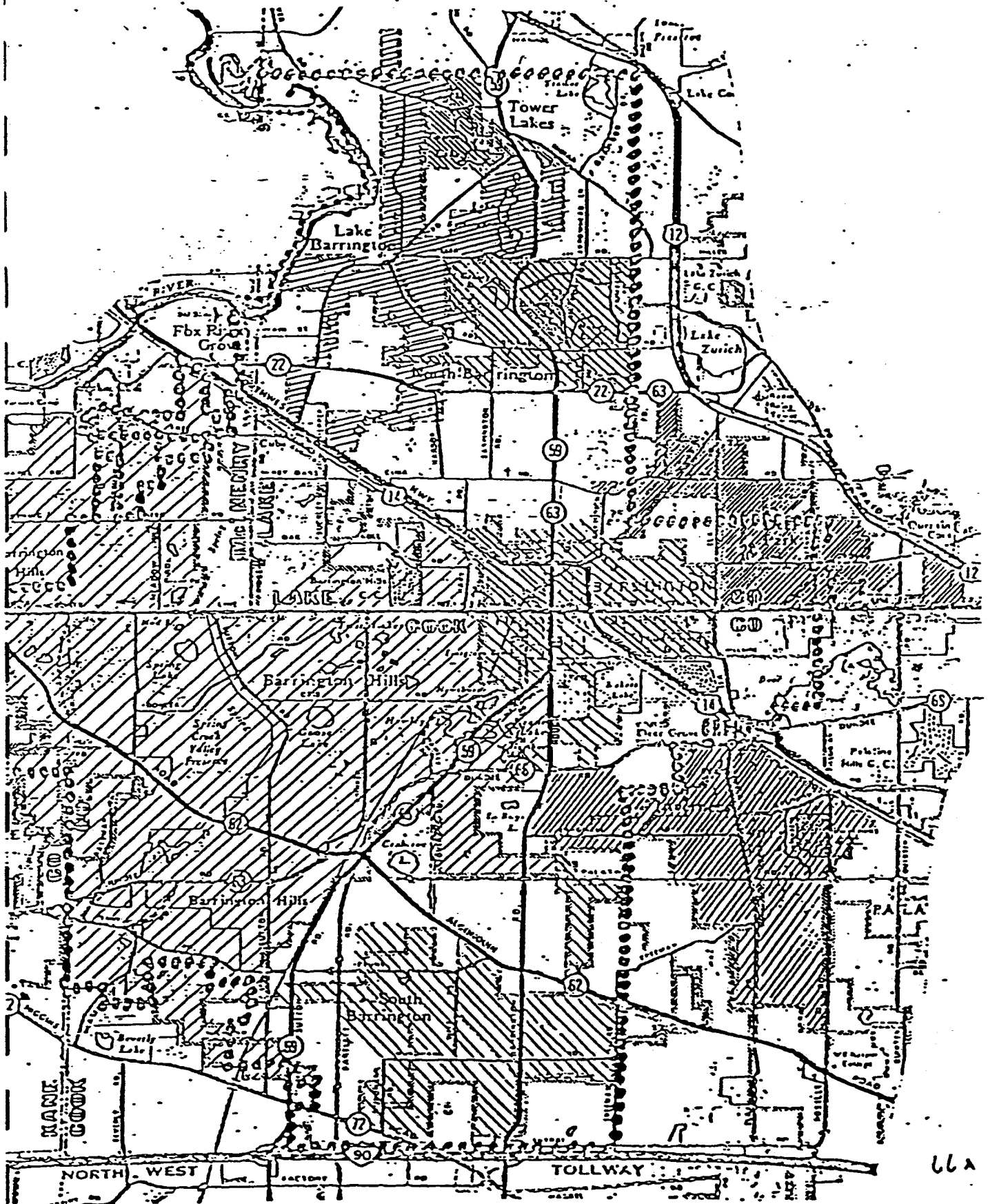
WATER AND SEWER SYSTEMS

BACOG has been engaged in planning and response related to waste treatment within the area. BACOG member villages have adopted comprehensive septic system ordinances, Floodplain ordinances and soil overlay ordinances, which impact on treatment facilities.

Fire Protection Districts



School District 220



During the 1970's, all member villages approved the Step I study for the expansion of the Barrington Treatment Facility. This Step 1 study and the area Facility Plan describe treatment facilities in the 90 square mile BACOG planning area. Essentially, the Plan says that the countryside area will essentially remain on septic systems and the Village of Barrington will maintain the only large public treatment facility for its present and future uses. This has been modified in recent years and FPA amendments made for environmental reasons or for village land use integrity.

It is BACOG policy that treatment facilities must be linked to land use and environmental planning implications. BACOG has monitored and responded to the activities of county, regional and state agencies whose regulatory or planning programs impact on the BACOG area. Among these responses there were those in Opposition to several attempts to amend the Barrington Facilities Planning area to implement high intensity development.

BACOG will continue to monitor treatment facility programs in the area and work to promote effective on-site treatment facilities. Villages are encouraged to provide adequate maintenance for septic fields. Innovative on-site facilities will continue to be reviewed, as well as the activities of such regional agencies in the Metropolitan Sanitary District, NIPC, the County Health Departments Stormwater Management Agencies, and the IEPA. Any new oversight system, to replace current FPA policy, should be carefully monitored and receive BACOG input.

SEPTIC SYSTEMS

Except for the Village of Barrington, the area is heavily dependent upon septic system filter fields as a means of wastewater disposal. Intensive research related to septic systems has been accomplished as part of earlier BACOG planning studies. Composite and soil maps using interpretations of hydrologic and soil conditions have been prepared. The entire BACOG area has been soil mapped. These maps indicate areas, which have, sever limitations for septic fields.

Special local ordinances have been developed and adopted by BACOG member villages to monitor the spacing and construction of septic fields. These ordinances particularly affect septic fields proposed for areas with unsuitable soils. BACOG should continue to monitor septic system technology and maintain high standards in ordinance administration. The Village of Barrington Hills investigated and implemented a plan to form its own septic district to control waste treatment in its area.

The generally marginal suitability of soil for septic filter systems in the BACOG area has a direct impact on the residential densities, which can be recommended with septic -filter systems. Residential densities of more than one unit per acre should be more often provided with public sewers or new septic systems technologies. Residential densities between one unit per acre and one unit per two acres should be limited to those areas, which show few limitations for septic filter system use after corrective measures. Densities of one unit per two acres to one unit per five acres can be located in soils with moderate limitations for Septic ordinances, septic systems can be made to work within these densities due to the higher proportion of land per dwelling unit. Special engineering techniques are necessary in marginal soil areas. Finally, large lot densities of one unit per five acres or more are sometimes suitable on soils with severe limitations; a five-acre tract can usually support filter a field. Site studies are required to confirm this general rule before a septic permit can be issued and special engineering techniques may be required. New technologies should be monitored to ensure that previously unbuildable land is not irresponsibly developed or densities increased.

SOLID WASTE

Refuse collection within the area is provided by private contractors, which deal with the individual homeowner, or area villages on a contract basis. The Village of Barrington, Tower Lakes, North Barrington and Lake Barrington have municipal contracts for refuse collection, some in concert with other BACOG villages.

BACOG, in cooperation with the Northwest Municipal Conference, conducted an intensive study of solid waste collection and disposal options in 1976. Since that time, BACOG has monitored a variety of landfill proposals and state legislation. It has been determined that sanitary landfill sites are the most cost-effective and feasible disposal method for the BACOG area for the near term (5-10 years). Recycling should continue to be promoted.

Land fill areas have been monitored and useful remaining life measured for most area and nearby landfills.

The Northwest Municipal Conference developed a Balefill proposal (which has some BACOG members). This proposal fought severe court challenges and is still under review.

Lake County (Swalco) conducted its own intensive solid waste study. The BACOG Board unanimously endorsed the study but left financial support of the study as a village option for those villages in Lake County. Lake Barrington, North Barrington, Tower Lakes and Deer Park are members. Connie Schofield, President of Lake Barrington, is a Swalco board member. BACOG should monitor both of these agencies for possible future programs in the BACOG area.

The State Legislature has more carefully refined the criteria and procedures for locating land fill sites. BACOG recommends that hazardous waste disposal should receive particularly intensive scrutiny and regulation.

WATER QUALITY

Since most of the BACOG area relies on the shallow aquifer for its water supply, water quality and quantity protection programs are a high priority for the area. BACOG originally formed a 208 Water Quality Task Force to develop area programs within the framework of the Regional NIPC 208 Water Quality Plan during the 1980's. BACOG has monitored water quality and quantity since that time.

The state consolidated regional water quality plans, such as the NIPC effort, into one statewide plan. BACOG staff testified during the consolidation process.

It is recommended that BACOG form a Water Resources Committee to monitor programs related to the maintenance of the area water supply. It is also recommended that a well monitoring program be established to provide continuous measurement of water supply and the effects of urbanization on that supply.

BACOG should be particularly watchful of waste disposal activities, which might cause irreparable damage to the shallow aquifer, particularly hazardous wastes.

OTHER UTILITY CONSIDERATIONS

Other utilities, such as telephone and electric power service lines, should be installed where possible underground to avoid conflict with the countryside environment. Member villages should consider new ordinances in this area, and existing above ground installations should be buried wherever practicable.

BACOG should establish cooperative working relationships with the utility companies which service the area in order to review and comment on service needs, installations and programs, and franchise agreements.

Cellular phone towers have been established in some area villages (Barrington Hills, North Barrington) and others are investigating the implementation of towers. While a ready source of additional village money, aesthetic consideration should also be considered. Legislation allowing county implementation should be reviewed and revised. Other forms of cellular communication are being reviewed by Village Boards for implementation.

TRANSPORTATION

The basic consideration of the transportation system is to fulfill the need for accessibility throughout the community and the region. In the BACOG area where dominant elements in the transportation system are railroads, roads, and highways, this basic consideration must be achieved in such a way that the environment and landscape are enhanced and protected. Fundamental community goals associated with a desired quality of life can best be achieved when all residents have an opportunity to take advantage of employment, shopping, medical services, educational facilities, and recreational areas through convenient access.

Access is best provided by a variety of transportation modes, e.g., the automobile, bus, commuter railroad, and the bicycle, designed to serve specific groups of people for different trips. Consideration must be given to those specialized groups within the area whose lifestyle provides certain limitations in terms of utilizing conventional transportation modes. The elderly, the young, the handicapped, should be provided with transportation options suited to their special needs.

GOAL

A transportation system which will provide accessibility to all persons in the area while maintaining the quality of the environment, and providing safe movement of people and goods.

OBJECTIVES

1. Transportation should be planned as a coordinated system of facilities; for private vehicles, commuter railroads, and buses and other means, as appropriate.
2. Land-uses and transportation systems are directly related since highway, roads, and rail lines are significant land uses, and as such, should be considered simultaneously and inseparably, with recognition given the potential for area-wide transportation-implications stemming from local decisions.
3. The roadway systems should be composed of, a) freeways and appropriately controlled interchanges, b) regional highways with continuity through the area, c) area roads with continuity within the area only, d) collector roads with limited continuity, e) local roads and streets to provide access to abutting properties, f) destination parking facilities for major activity centers and rail users.
4. Key elements of the transportation system should be as follows:
 - A. Regional traffic with external origins and destinations should wherever possible be routed around the BACOG area, rather than through it.

B. Area-wide traffic should be routed to avoid activity centers. The internal road system should provide access to surrounding areas, adjacent freeway systems and regional highways, but be designed to discourage its use and subsequent designation as a major highway system. IDOT's strategic regional arterial initiative with major BACOG area roads earmarked for significant upgrading deserves close study, alternative reconstruction or area negative response.

5. All feasible traffic engineering techniques, consistent with maintaining the character of existing roadway systems should be utilized to improve capacity, accessibility, and safety; prior to considering major forms of road improvement. The principle of road improvement restraint should apply to all area road systems and facilities. Again, the SRA programs, the EJ&E commuter rail proposal in the CATS 2020 plan deserve continued monitoring and area response.

Options for existing roadway systems should be continuously investigated in recognition of likely future increases in roadway use, caused by growth, land use changes and intensification, and other causes.

6. All roads and right-of-ways within the BACOG area should be subject to unique design standards in response to the natural landscape and desired countryside environment.

7. The function of local collector roads should be limited to meeting local access needs.

8. A regional transportation system must be achieved in the Chicago Metropolitan area through sound legislation and financing and with adequate suburban representation its administration. It should reflect multi-modal solutions but only where demand studies warrant significant addition, or implementation can be achieved without extreme negative traffic congestion or effects on community life.

Transportation systems should not be planned and designed only to maximize accessibility. They, themselves, are land-uses and as such should enhance overall environmental quality. There is an established trend in the Illinois Division of Highways and the U.S. Department of Transportation to consider environmental objectives. This is largely the result of the U.S. Environmental Policy Act of 1969. Proposed Highway 53 extended (432) was first affected in the studies of the 70's by environmental requirements, and has been undergoing continued studies since. A Highway 53 Corridor Council has been established by NIPC. A Route 12 Corridor Council has also been formed.

STUDY PROCEDURES

The steps, which led to the transportation policies, recommended here are follows:

-Assembly and review of public highway improvement programs.

-Collection and study of the most current traffic volume data for streets and highways.

-Examination of origin-destination data collected by the Lake and Cook County Highway Departments to determine travel patterns.

-Field surveillance of area roadways to identify their function.

-Field inventory of area roadways to identify "countryside" character, widening constraints, and general environmental qualities.

-Study of relationships between residential density and the need for arterial roads.

-Review of the Lake and McHenry Transportation Studies.

Metra, the Illinois Division of Highways, the Lake County Highway Department, and the Cook County Highway Department formulated the current highway improvement programs reviewed in this exercise. To specific projects were added other transportation improvements included in longer-range plans prepared by the same highway departments and those prepared by NIPC, the Chicago Area Transportation Study, and the Regional Transportation Authority, among others.

TRAVEL PATTERNS

The BACOG area is located astride certain travel corridors that have a significant impact on the area and its transportation system. These corridors generally serve as the linkages between major employment centers and residential areas. One significant link is that connecting the developing commercial-industrial complex along the Northwest Tollway with residential districts in the BACOG area and those north and northwest of it. The Metra Northwest commuter service creates a link between the BACOG area and -employment in Chicago's Loop and nearby suburbs. The new Metra Central Lake County line links with the Metra Northwest.

A substantial amount of all trips crossing a cordon line, which encircles Barrington, North Barrington and Barrington Hills, is through traffic. At the center of Barrington, the proportion of through traffic is substantially lower because of the presence of a large volume of local movements in the commercial area originating within the Village of Barrington and nearby villages.

The highest traffic volumes in the area occur at the following locations:

1. Hough St. and Northwest Highway in the Village of Barrington.
2. Barrington Road from the southern village limits of Barrington to the Toll Road.
3. Algonquin Road from the western extremities of the BACOG area to Barrington Road.
4. Route 59 from its northernmost to southernmost extremes in the BACOG area.
5. Lake Cook Road from the western to easternmost extremities of the BACOG area.
6. Route 22.
7. Route 14 from Fox River Grove through the BACOG area.
8. Dundee Road with new development, school and recreational facilities in Beese Park.

Some locations need careful monitoring as traffic volume continues to grow. These locations include Hough and Main Streets, Hough Street and US 14, Algonquin Road and Barrington Road, the entire length of Barrington Road from the southern extremities of the Village of Barrington to the Toll Road, Algonquin Road in its entirety from the western extremities of the BACOG area to Barrington Road, Route 59 and 72, and Palatine Road at various intersections. 68 between 14 and 59, Lake Cook Road from Rand west to Route 14.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Even though the street function is generally based upon travel patterns and trip purposes, there is another approach to functional classification, which is related to physical characteristics.

A functional classification system was used for the BACOG roadway system. The roadway system was classified according to five categories, ranging from expressway to country lane. It is the abundance of country lanes in the area that is a major factor in preservation of this quality; the maintenance of these road qualities is essential.

EXISTING ARTERIAL SYSTEM

The existing arterial system is a combination of several U.S. and state highways and many local roads. The most important arterials are the diagonal highways-Rand Road (U.S. 12), Northwest Highway (U.S. 14), Algonquin Road (Illinois 62), and Higgins Road (Illinois 72), and Route 59 along its entire length. The Quentin-Roselle Road link on the southeastern periphery of the BACOG area also serves as an important area roadway. These routes carry the bulk of the traffic to and through the area. They are generally parallel and penetrate the BACOG area. All of these diagonals originate in the vicinity of O'Hare, or just outside of the northwest corner of Chicago, and function as prime commuter routes.

The east-west routes are Illinois 22 and Dundee Road (Illinois 68). They provide cross-regional service from the North Shore area to the Fox River Valley region. As the outer areas of the region have developed, the importance of these routes has increased and will continue to increase.

Route 22 East of Barrington area has undergone intensive transportation planning in recent years in conjunction with plans to widen this route. Route 22 is designated a Strategic Regional Arterial and is to be upgraded to 4 lanes across its entire length in the BACOG areas. Intersection improvement at Kelsey Road and other locations are planned. No timetable is set. The upgrading of Lake Cook Road from its eastern extremities near Lake Michigan to Route 12 has been accomplished. The effect of this east-west road on the traffic in the BACOG area must be continually monitored in the future. It can be expected that there will be increased traffic within the BACOG area and in particular, Lake Cook Road west of Route 12. This will be particularly true in the Deer Park triangle area that will be developed. Lake Cook Road will be improved west of Route 12 with site-specific turn lanes, traffic signals, and other resources to ease traffic flow. Significant development in the triangle area will require major traffic improvements. Quentin Road should also be monitored. This road has been upgraded. Highway 59 as an SRA would go through Barrington. This widening is unacceptable because of its effect on the community.

The streets in the arterial network form a non-uniform pattern. Lake Cook Road, Palatine Road, Roselle Road, and Ela Road are probably the most significant of these routes.

Viewed as a whole, the one historical aspect of the network is its "crossroads" nature. The network creates a concentration of traffic in the center of Barrington. After many years of discussion and attempts to relieve the problem, there is still a lack of local and regional bypass routes, which can relieve the pressure at the intersection of Main Street and Hough Street.

USE OF STREETS

The type of travel occurring in the BACOG roadway system results from a combination of the physical arrangement of the system and travel patterns. According to trip purpose, Illinois 22, Route 59, US 14, Route 62, Barrington Road, and Lake Cook Road are important commuting routes.

Environmental Analysis

In addition to the above analysis, the corridor through which the road passes was reviewed for a general environmental rating. This process involves a combination of many conditions and attempts to describe the relationship of roads to the surrounding landscape. A scale of excellent-to-poor has been used. It is a subjective measure affected by:

- Vertical and horizontal response to topography.
- Presence or absence of plant materials which affect scale.
- Presence or absence of traffic control devices (stripping, signing, guardrails, shoulders, etc.).
- Blending of pavement edge with immediate surroundings,
- Inherent interest provided by topographic change and view of natural resources.

The BACOG roadway system must be coordinated with area land-use guidance procedures to maintain the most reasonable accessibility compatible with environmental protection. The street system should be flexible enough to accommodate physical changes to roadways without damaging environmental quality. The preparation of land-use plans, selection of zoning policy or undertaking of roadway improvements should be sensitive to the resistance to change. Should land-use development increase traffic generation, thereby raising general levels of traffic volume, the benefit of the development should be tested with respect to the possible negative impact caused by road widening projects where environmental damage would occur. Therefore, the identification of the system's ability to change becomes a means to evaluate the consequences of other's actions.

A significant north-south route is Illinois Route 59 (Hough Street). This route penetrates the heart of the BACOG area. Care should be taken to preserve the present area road classification for Illinois 59.

MASS TRANSPORTATION

To date mass transit planning in the BACOG area has been limited due to the low density of development. The Metra Northwest is the primary mass transit carrier. Other transit systems may be feasible (the proposed EJ&E) if demand and financing warrant such implementation. These other systems must be coordinated with overall regional transportation planning. The Village of Barrington is on record as demanding that the proposed EJ&E commuter line through Barrington be built below grade at critical intersections.

The BACOG area should consider such options as:

- 1) a restored feeder bus service to the commuter rail station:
- 2) feeder bus service connecting with the express bus system

FREEWAYS AND REGIONAL HIGHWAYS

Freeways and regional highways provide the framework of the roadway system. The improvement of some of these routes and diversion of through traffic around the BACOG area will make possible the retention of the countryside quality along collector and local roads.

The proposed facilities would surround the BACOG area on the east. The freeways would divert long-distance and other through traffic from the routes penetrating the area such as Route 59.

The proposed system has another significant effect. These routes change or increase the level of accessibility for certain parts of the BACOG area. The area along U.S. 12 and the area in the extreme southwest corner of Barrington Township will have increased accessibility. BACOG's land-use guidance system must coordinate freeway interchanges to insure that incompatible development does not result from increased accessibility.

Roselle Road will continue to have an influence on the roadway network in the eastern BACOG area. Roselle Road has been incrementally expanded to a four-lane major highway with a partial exchange to the Tollway. Given this improvement of the road, Roselle Road warrants attention with its northern terminus to Quentin Road, as well as providing a north/south bypass for the eastern BACOG area.

Intersection improvements to Quentin Road could make possible the use of Dundee Road (Route 68) as an east-west traffic route from Route 25 & 53 and also for north-south traffic from Route 59.

This improvement of Quentin Road, as a continuation of Roselle Road, also makes possible the use of Dundee Road as an east-west traffic route from Route 59 and points to the west and also from the east for north-south traffic with a destination between Routes 59 and 53.

FREEWAY INTERCHANGES

Freeway interchanges should be provided at appropriate regional highways. BACOG liaison with the State Department of Transportation should monitor interchange planning. Such contact must insure that unwanted interchanges, which generate traffic within the BACOG area, are not included in roadway planning.

AREA AND COLLECTOR ROADS

Area and collector roads will carry a relatively high volume of traffic but do not have or should not have complete continuity through the BACOG area. Special caution will need to be exercised so that these roads do not become regional highways as may happen in the SRA Plan. The objective of minimizing the widening or altering the character of area highways and roads means specifically that certain roadways should not be improved. BACOG should carefully monitor transportation planning in reference to the following routes to insure that the character of the roads remains compatible with BACOG area land-use goals. The roads are:

Route 59	Barrington Road
Lake Cook Road	Route 22
Algonquin Road	Route 68
Palatine Road	Quentin Road

Route 59 is shown as an area route in the functional classification map of Illinois Department of Transportation (IDOT). Barrington should maintain the classification of this road and when an alternative freeway Route 53 (432) is built, this road should be reduced from its significant SRA status.

Lake Cook Road is an important local road, providing local access to the Barrington Village Center. The completion of Lake Cook Road extension from Route 12 to the area near Lake Michigan has increased the traffic along Lake Cook Road in the BACOG area. This should be continually monitored to discourage the development of Lake Cook Road within the BACOG area to a major highway. Improvements should occur with village oversight and be development-specific, such as turn lanes, traffic signals, etc. It must be retained as an area road because large scale improvements are not desirable, and would increase pressures and volumes through the Barrington Village center and communities in the northern BACOG area.

Palatine Road is an important local road, which joins several communities in the BACOG area. This road is not needed as a regional facility providing east west service. As improved, Illinois Route 68 (Dundee Road) can provide east west access through the area.

Algonquin Road has been improved east of Barrington Road and west to 68 and 59. Plans indicate a possible widening along the road to Huntley, passing through Barrington Hills. causing negative environmental impacts and again carrying regional through traffic into the heart of the area rather than around it. If this planning continues, overpasses should be favored for several significant intersections in Barrington Hills.

ROADWAY DESIGN

Throughout the BACOG area, the use and impact of highways and roads will be determined largely by design standards relative to the vertical and horizontal alignment of the roadway itself, the pavement type and width, shoulder and drainage ditch design, and adjacent landscape. Since most arterials and collectors in the proposed system follow existing rights-of-ways, the countryside character is more vulnerable to roadway improvements than to entirely new roadways.

Design Standards

It is recommended that a high priority be granted the formulation of design standards for BACOG area roads, especially those, which are known to be included in short-range improvement programs of the state or county. Without sacrificing basic safety objectives, the following principles should apply:

-Horizontal and vertical alignments should respond to the natural topography and visual characteristics of the landscape.

-Paved areas should be minimized. Parking lanes should be prohibited on roads in the countryside; shoulders should be of grass wherever possible; medians (if necessary) should be wide enough to sustain plant material; and traffic safety barriers should-be of natural materials (earth, shrubs, timber) or screened by landscaping.

-Lighting fixtures and signs should be strictly controlled and designed to blend with the area. For example, supporting structures might be of timber and some sign messages might be graphic rather than verbal. Commercial billboards and advertising signs should be restricted.

-The effects of noise, headlight glare, and polluting emissions should be reduced by sensitive alignments and special landscaping.

-Building setbacks of 75 to 150 feet from the right-of-way line should be required along most regional highways and area roads and up to 250 feet adjacent to freeways.

These design standards should be prepared in cooperation with highway officials for county, state, and federal roads; adopted in principle by BACOG; and applied by each BACOG village to its own systems. Route 53 expansion should be considered as a parkway rather than just a freeway.

TRANSPORTATION SYSTEM PRIORITIES

PRIORITY ONE. Essential to the BACOG area transportation system is a bypass grid of freeways and regional highways. Part of this grid is already completed-the Northwest Tollway and parts of Route 53 (432) on the eastern periphery of the BACOG area. Other needed bypass elements are:

- a) The northward extension of Route 53 (432) to Route 120.
- b) The upgrading of Route 76 at the north periphery of the BACOG area.
- c) A western bypass route Randall-31 west of the BACOG area. There is discussion again of a Fox Valley Freeway. If built, this should be on the west side of the Fox River, possibly near Route 47.
- d) The completion of a major north-south route by transfer of Roselle Road to Quentin Road immediately north of the Northwest Tollway and the improvement of Quentin Road to its northern terminus.

PRIORITY TWO. Area Roads.

In order to provide convenient and safe accessibility within the BACOG area and to avoid the increasing build up of traffic congestion in the Village Center of Barrington continued planning must be directed (1) to the improvement of specific area roads and (2) to the analysis of alternate traffic routes both through and around the Village of Barrington. These projects include:

- a) Coordinated efforts to reroute all through traffic (automotive and truck) around the Village Center of Barrington.
- b) Continued improvement of Route 14.
- c) Continued improvement of Route 68 as a vital east-west arterial highway.
- d) Constant maintenance and safety surveillance of County Line Road -from Route 12 to the Village Center of Barrington.
- e) Short and long term traffic analysis must be undertaken and kept updated to uncover all practical options to alleviate congestion in the center of Barrington.
- f) Constant study should be made in the entire BACOG area to make certain the residential and open countryside environment of the area are protected from unnecessary and harmful traffic patterns and volume.

Because Barrington is designated as a significant business, commercial and multi-family center of the BACOG area it is important that all analysis and planning be developed with the proper authorities of the Village of Barrington.

PRIORITY THREE Barrington Village Center-to expedite traffic flow in and around the Barrington Village Center investigation must be directed in the following ways:

- a) A continuing effort to expose viable routing options to alleviate center. congestion, while providing planned short and long term improvement.
- b) Careful studying of all proposed development in and around the center or on major feeding routes to fully understand the implications of those developments on volume, parking and residential areas adjacent. New development on Hough Street and proposed development (senior housing) should be closely monitored or planned to reduce traffic impacts.
- c) Testing of all options to assure that negative factors such as out of area through traffic are not enhanced resulting in deterioration, in lieu of improvements.
- d) Widely study, beyond the immediate areas of concern, to protect residential edges and streets from by-product effects.

4. IMPLEMENTATION

The basic strategy for implementing this Comprehensive Plan is the refinement of an overall land-use guidance system. BACOG must continue its development and implementation of such a system that would cover the entire BACOG area.

PLAN IMPLEMENTATION

Land use management, managing growth, environmental stewardship, and encouraging citizen participation, comprise the basic missions of BACOG. Having an adopted area-wide comprehensive plan provides the foundation to undertake these responsibilities successfully. Planning is continuous. It does not cease with the publication of a comprehensive plan document. Implementing the policies detailed in the plan will require ongoing coordinated efforts by all villages with a commitment to put their resources and manpower to that effort.

GOAL

The effective administration, management, and implementation of plans and programs for the BACOG area.

OBJECTIVES

-Insure that the BACOG Comprehensive Plan is continuously reviewed and updated, and is used to guide public and private decisions regarding conservation and future development. Every 7-10 years would be an adequate time frame for complete re-doing. Incremental changes would occur more frequently.

-Encourage maximum participation by area residents in the planning processes related to conservation, future growth, and plan implementation.

-Maintain a variety of educational and informational programs which will encourage an active and informed constituency to share in planning and implementation programs and assist them in the stewardship of their individual lands.

-Cooperate with all levels of government and neighboring local governmental units to insure coordination of external planning and development activities which relate to or affect the BACOG area. Achieve appropriate boundary agreements, where some exist, upgrade current ones.

-Develop detailed standards and criteria necessary to achieve overall planning objectives.

-Continue research and documentation programs focused on the BACOG area environment and its critical ecosystem units.

-Continue intergovernmental cooperation within the area.

-Develop financial resources to support implementation of the plan.

-Develop Geographical Information System (GIS) for the entire area.

A FRAMEWORK FOR PLAN IMPLEMENTATION

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.

The key characteristic is that the system coordinates the use of zoning and other prerogatives of individual member villages and other appropriate, responsible units of government. It does not usurp them. The system

concept also implies that certain activities or programs be organized on an area-wide basis for reasons of efficiency, and the need for- concerted action,

While the basic element for implementation will be the land-use guidance system, four other elements are also essential to a fully successful BACOG planning program. These include:

-The development of detailed plans and precise standards and criteria for the management of special resources and land areas identified in this report.

-A continuation of basic ecosystem research aimed at producing specific environmental management guidelines. Such guidelines may become regulatory in nature and be added elements in the land-use guidance system, while others will be informational in nature and made available to landowners for more Sophisticated private conservation practices.

-Continuation of the established advocacy program BACOG has already developed with key regional planning and operational agencies such as Cook and Lake County, the Northeastern Illinois Regional Planning Commission as well as state government agencies and legislators.

-Continuation of the citizen participation program. Development of educational programs as the logical extension of BACOG's planning program. The emphasis should be on land and environmental resource management and the continuous assessment of growth and development pressures.

These four elements together make-up the framework for implementing the plan. They represent a significant undertaking. Each one potentially involves a variety of actions and programs. These elements should become the focus for participation in planning by the citizen interest groups and individuals active in planning matters. It should be the responsibility of BACOG to manage the overall implementation program and see that each of these four elements is given appropriate attention. Such an approach offers the best opportunity to achieve both the environmental and community development policies embodied in the plan.

The land-use guidance system is perhaps the most important element in this framework. Therefore, a clear understanding of what it must involve and how it might work is appropriate.

LAND-USE GUIDANCE SYSTEM

BACOG's land-use guidance system should have the following characteristics:

-It should be founded on a flexible, dynamic concept of land management rather than a solely "static end-state concept," as in conventional zoning, although conventional zoning remains an essential part of such a system.

-It should establish standards for appropriate development.

-It should rely on environmental management controls and regulations.

-It should expand the purposes for which zoning and other village regulations may be used through supplementary techniques which:

a) Encourage landowners to act in the public interest by offering them various incentives.

b) Establish compensation procedures for those appropriate regulations that affect landowners.

-Public land banks and other appropriate acquisition programs should be considered to achieve land-use objectives.

Citizens for Conservation, a unique not-for-profit group with a long history of preserving, protecting and acquiring sensitive environmental lands in the BACOG area, provides a strong framework for area initiatives in land acquisition and resource protection.

-It should treat land areas as separate development classes-developing land, already developed land, and conservation lands that are to remain essentially rural and undeveloped in character. Specific objectives should be applicable to each class and matching techniques would be designed for each.

-It would be exercised essentially by member villages with BACOG providing the technical and coordinative guidance.

-A strategy of mutual support should be continued with those agencies and units of government whose programs would impact the guidance system.

The components of a BACOG-oriented land-use guidance system are shown in Figure 4. This concept envisions a complete package of devices for implementing the community development and environmental policies and functional plans of the area. The zoning ordinance is one of several types of codes and ordinances that together form only one element of this package. Other elements, which exist to greater or lesser degrees in the BACOG area, must be and would be relied upon more heavily than they are today. There is potential for public land banking, annexation of unincorporated areas, and continued conservation efforts of responsible civic groups such as Citizens for Conservation.

TECHNIQUES

A land-use guidance system employs as many different techniques as are available and appropriate for participating units of government and issues in question. In addition, the system must operate within the framework of existing legislative and judicial constraints. Different levels of government may cooperate to address certain land-use issues. Zoning and other village regulations can be used with incentive programs to reach land-use guidance goals. The system must be coordinated. It must achieve operational standards and insure proper administration of those standards.

The following list indicates some of the land-use guidance resources that are available for use at the local level of government. It should be noted that some resources may be authorized and administered at more than one level of government and that the list would greatly expand if federal and state level powers were added.

Potential Local Land-use Guidance Techniques:

-Development fees and donations.

-Annexation and reannexation negotiations, New state disannexation legislation must be passed.

-Aesthetic controls.

- "Standard" zoning and subdivision controls.
- Road improvement standards.
- Planned development and related negotiations.
- Conservation oriented overlay zoning techniques such as soil overlay districts and conservation overlay districts.
- Local streets and highways, sewers, and other public facility and service plans and programs.
- Restoration techniques and greenway planning in conjunction with coordinated stewardship of BACOG area rare environmental parcels.
- Floodplain and drainage regulations.
- Erosion and sedimentation controls.
- Shorelines plans and regulations,
- Detail area planning.
- Designation and control packages for critical areas or resources.
- Eminent domain powers.
- Environmental management controls.
- Environmental pollution controls.
- Taxation and assessment practices.
- Liquid waste disposal controls.
- Transfer of development rights.
- Appropriate housing programs and related agencies.
- Acquisition of fee or less-than-fee property rights, including sale and leaseback (achieved through a public land-banking corporation).
- Solid waste controls.
- Septic filter field standards and regulations.
- Multiple permit application and review coordination and other forms of procedural or administrative practices.
- Development phasing programs,

- Permit moratoria.
- Open space requirements.
- Historic district regulations.
- Sign and billboard control.
- Careful screening of cellular tower placement and aesthetic guidelines for cell towers and cellular devices-and aesthetic guidelines for cell towers and water towers, and cellular devices.
- Discontinuance abatement policies.
- Sewer service area policies with careful conformance to environmental management standards. Careful monitoring of any new FPA oversight procedures.
- Policies in building, electrical, and plumbing codes encouraging use of improved technology.
- Capital improvements programming.
- Citizen action.
- Variable tax rates for delayed development rights under development phasing system.
- Variable floor area ratios.
- Administrative and operational policies related to land-use development.
- Housing maintenance codes.

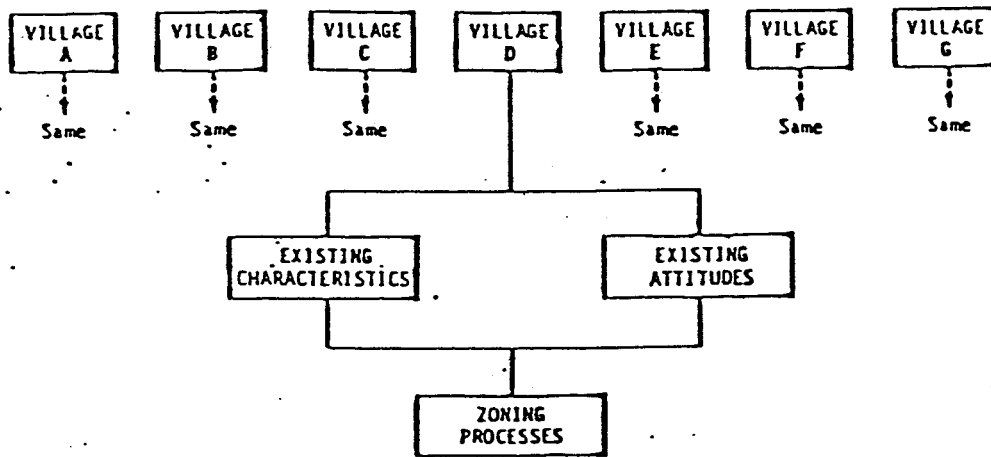
This list of techniques can be expanded and altered with time. For example, environmental legislation can also be considered today in regulating land-use. The use of the words "landuse guidance system" merely points out a systematic coordination of all the above powers for the purpose of utilizing all land resources to their best advantage. Making such a system operational requires the establishment of a set of specific land-use guidance policies upon which to evaluate the exercise of any one or a combination of the above powers. A major step in the BACOG planning program is to develop this land-use guidance system in detail to make it operational in the BACOG area.

BACOG LAND-USE GUIDANCE SYSTEM STUDY

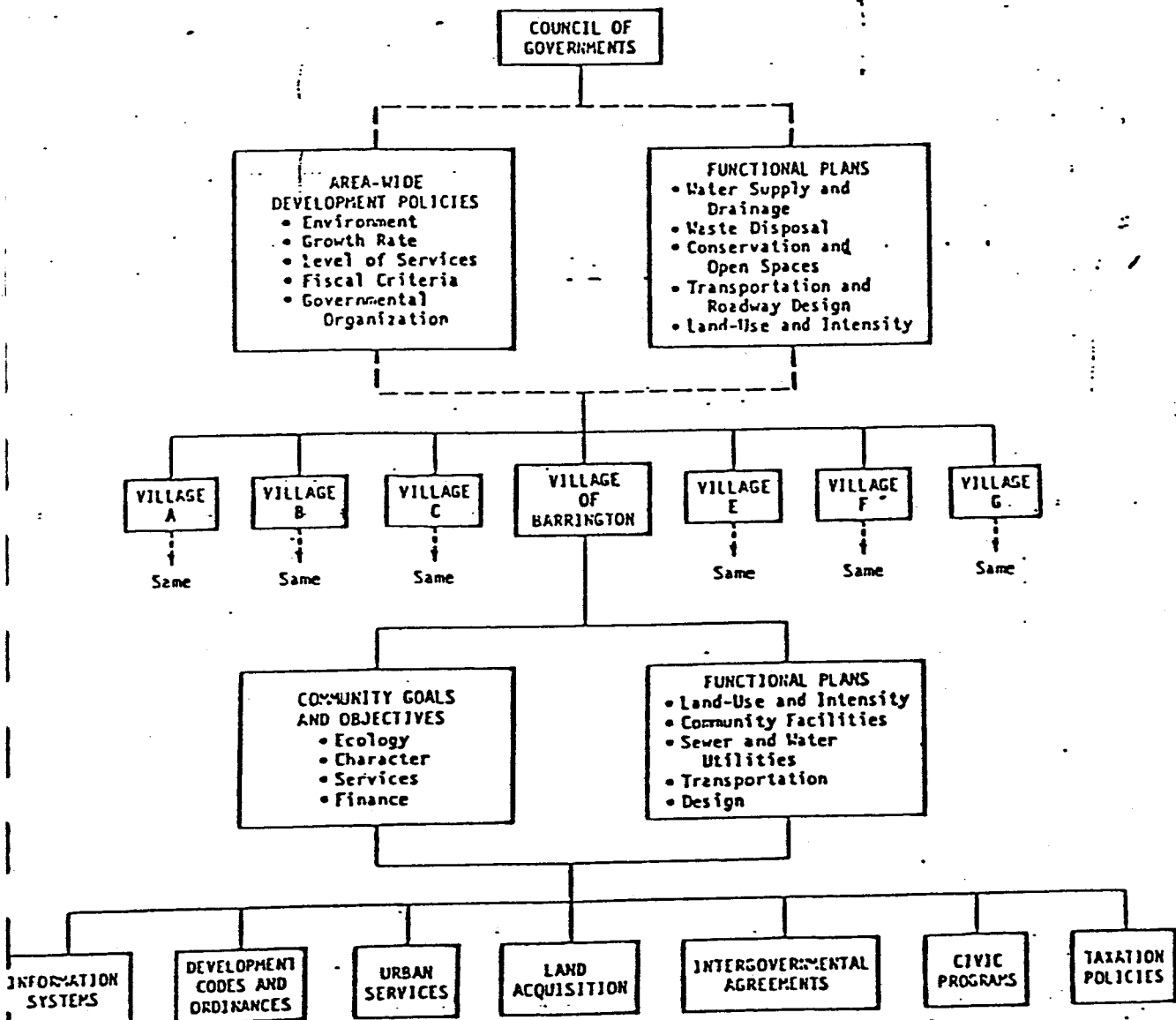
In 1978, with funds from the Community Development Block Grant program, BACOG hired a consortium of planners and lawyers to devise a Land-Use Guidance System for the BACOG area. The Toups Corp., with legal assistance, did a thorough review of the techniques and concepts listed in this chapter. With close coordination from the BACOG staff and Board, the consultants devised a land-use guidance system (5 volumes and summary) for the BACOG area that rests on two essential elements.

A) A combination of new and old land-use environment ordinances.

EXISTING DEPENDENCE UPON LOCAL ZONING



RECOMMENDED ALTERNATIVE CONCEPT



LAND-USE GUIDANCE SYSTEM

B) A BACOG area Land-Use Management Commission.

ORDINANCES

The consultants stressed the need for the use of a variety of techniques at the local level to protect and implement the BACOG area land-use goals. Critical in the array of techniques are the land-use ordinances. These performance guidelines stress resource preservation and a respect for the carrying capacity of the land. In addition to the ordinances adopted by most BACOG villages in the mid 70's, the consultants recommend a lowland conservancy ordinance, uplands (steep slopes) ordinance, and wetlands, and agricultural conservancy ordinances. When the BACOG villages review and possibly adopt this series of environmental protection ordinances, the villages could possess an array of functional performance standards to meet almost any land-use problem.

BACOG LAND-USE MANAGEMENT COMMISSION

In 1983, the Land-Use Sub-Committee after reviewing the recommendations in the BACOG Land-Use Guidance System recommended that BACOG thoroughly review, for possible adoption, the BACOG Area Land-Use Management Commission. The Commission, a legally constituted body with representatives for each BACOG Village, would review and recommend, in a non-binding fashion, on proposals of regional impact sent to the commission by the Plan Commissions of member villages. Specific criteria for determining developments of regional impact would be used to determine which proposals would be reviewed by the Commission. Hearings would be held after review by BACOG staff. Recommendations would be made to member villages (Plan Commission) on the proposals after the hearing process.

Member village autonomy, in the decision process, would not be altered. The Commission concept is the formalization of the review process which now occurs in the BACOG area in an unstructured way with BACOG staff review and BACOG Board scrutiny of developments of regional impact. Examples would or could have been the Nike Site proposal in Deer Park, the Stone Draper proposal in North Barrington, the Beverly proposal in Hoffman Estates, the Lake-Cook Road bridge in Cook County, the McHenry proposed bridge over the Fox River, the proposed malls in North Barrington and Deer Park.

It is recommended that the BACOG Board start a review process for the possible implementation of the Land-Use Management Commission in the near future.

BACOG AREA LIAISON

In addition to formally adopted ordinances and the Land-Use Management Commission, BACOG should continue its close liaison with area organizations to achieve land-use and other program goals.

Examples of such liaisons are the work BACOG staff has done with District 220, the technical background work for the Arts Council, economic development staff work with the Barrington Village staff, demographic consulting with the Good Shepherd Hospital staff, continuing staff liaison of land-use and environment recommendations to Citizens for Conservation and staff advisory work with the Youth Services organization. BACOG also provides solid information, map reviews, and regulatory information for homeowners and citizens groups. BACOG provides regular agenda time for BADC and the School District and is in close contact with BADC in almost all its programs.

STRATEGY OF MUTUAL SUPPORT

BACOG should continue its close monitoring and liaison with the programs of County, Regional, State and Federal Agencies. In recent years, examples include the extensive review process on the updated Lake County Comprehensive Plan, Natural Areas ordinance, cluster zoning, and Rural Areas Plan. BACOG did extensive testimony on the proposed NIPC Land-Use Policy Revision, on strategic land use plan, legislative review on a variety of state and federal initiatives in solid waste, agricultural preservation, wetlands protection, regulatory reform, utilities implementation, and a host of other bills.

CITIZEN PARTICIPATION-PUBLIC INFORMATION AND EDUCATION

As an offspring of citizen efforts to protect the land-use integrity of the BACOG area, BACOG has emphasized citizen participation and public information and education. It should continue to involve its area citizens in its programs, and the implementation of the recommendations in the plan. BACOG will sponsor public hearings on the Comprehensive Plan recommendations in this Plan. BACOG has involved citizens in the following ways:

- 1) BADC agenda items.
- 2) BADC-BACOG dinner.
- 3) Open BACOG meetings.
- 4) Fundamental Committees (citizen staffed)
 - a) 208 Task Force
 - b) 911 Committee
 - c) Disaster Preparedness
 - d) Bikeways Committee
 - e) Solid Waste Task Force
 - f) Legal Committees
 - g) Shared Services Committee
- 5) Proposed Well Monitoring Programs
- 6) Lakes Monitoring-Lakes Management Program

PUBLIC INFORMATION AND EDUCATION

BACOG plays a critical role in providing information on a wide variety of planning and implementation programs. The information and education programs touch most Barrington organizations, citizens and outside agencies. The programs have included,

- a) Roundtable meetings for member villages on issues such as road maintenance, ordinance administration, financial management-legal.
- b) Seminars for newly elected officials.
- c) Meeting with area park districts.

d) Regular information to the press, local and regional,

e) 5 slide shows on BACOG programs, 208, housing, transportation, environment land use.

f) Extensive demographic study coordinated by NIPC. Demographic programs sponsored by BADC using NIPC and BACOG staff. Demographic work for District 220.

g) Technical advisory work with area organizations.

h) Maps and other technical data for use in BACOG offices or on loan.

i) Regular presentations to area students, organization, citizen groups.

j) Co-sponsor area GIS system.

j) BACOG staff has served and continues to serve on area committees

1) Advisory committee, Youth Services.

2) Advisor-BADC, 3) Comp Plan and Zoning Ordinance consultant review. 4) Demographic Committee-School District.

5) Wellness Committee-Hospital.

6) Citizens for Conservation-Technical Advisory.

To implement the action recommendations in this Comprehensive Plan Update will require cooperation from a wide cross section of the BACOG area community. It will require again, the intense involvement of citizen volunteers working with elected officials. BACOG must continue its tradition of citizen participation and public information and education.

APPENDIX

BACOG COMPREHENSIVE PLAN
DISCUSSION ISSUES

The following planning, government and administrative issues should be used in finalizing BACOG's Comp Plan update. Some issues are more critical than others are. Some go to the heart of our area's quality of life and land use integrity.

- 1) Hub concept Will Barrington remain the dominant multifamily, commercial office and light industrial center for the 90 square mile BACOG region? Will this concept be modified as development pressures come to the arterial roads on the edge of the area? How do we retain long established roles for our member villages-do we want to?
- 2) Utilities-The Barrington FPA (Facilities Planning Area) governed sewer availability in the BACOG area. It was the utility master plan. It was amended only for environmental reasons. All seven BACOG villages had signed off on the Step I Study Plan. Gradually this concept has been eroded. Exceptions have been made-north and south. Since development follows the utilities, how do we reestablish a utilities policy that is linked to land use and zoning? Do we want to? Do we selectively enforce a utility policy for the area? Do the incentives of economic development and fiscal need provoke a rationale for policy change?
- 3) Government form BACOG is 25 years old. It has established the intergovernmental patterns for our area. We have leveraged this cooperation to achieve solid land use and environmental goals. Will cooperation alone meet tomorrow's needs? Do we consider consolidation? Is it feasible, partly feasible politically realistic?
- 4) Transportation-How do we respond to transportation initiatives (EJ&E, SRA, Route 53 extended) that will radically alter traditional road and transit patterns? Must we now revisit major highway status for Algonquin, Route 59, Barrington Road, other area roads? What are the cumulative effects of such changes? Do we need a comprehensive transportation study? Do we again consider a village by-pass?
- 5) Home Rule-There are many advantages to this form (economic development, zoning, etc.) and some disadvantages (taxation for wrong purposes). It is much more difficult for smaller villages to achieve-only 3 BACOG villages have it. Do we get pro-active on this issue?
- 6) Parks-Only major service area not regionalized. Schools, youth service, arts are regionalized. Do we start with increased cooperation-move to closer ties?
- 7) Boundary agreement-Some gaps exist in the linkages. Carpentersville, Algonquin, Hoffman Estates, Kildeer, Hawthorne Woods-some unincorporated areas and organized areas-Timberlake, etc. Must expand agreement role-locally and in Springfield legislation.
- 8) Shared Services-We have worked with some success at the fringes of this concept. There are economies of scale to be achieved. In some cases we can provide better services, but not necessarily cheaper. Road maintenance, joint purchasing, personnel with schools, township government, other groups. Do we explore sensitive areas-joint legal, police, administrative (travelling manager concept), employee benefits?
- 9) Citizen's Role-We are a child of our citizen's group BADC. Do we provide citizens with a new, expanded role BACOG Board- The executive branch citizen's advisory legislature? Is it legal under Illinois law? What place is there for unincorporated areas-financially, voting?
- 10) School District-Do we explore new forms of cooperation- more joint planning-more and better communication-land use policies affect the schools? Impact fee?-new funding fee? New look at economical development, legislative front. Do we get proactive on statewide tax policy-property taxes?

- 11) Our young and old-Do we push for more united action on the part of our youth agencies-DARE, ABCDE-youth services-joint fund raising-programming? What about a community center for our entire area? What about the senior citizens-housing (empty nesting housing, moderate income?), transportation, more cooperation with the Council on Aging?
- 12) The Arts-Is a regional center for the arts feasible? How about regionalized funding source-villages, impact fees, development fees?
- 13) Library-more programs in the countryside villages? Use of village halls. Explore new approaches with the Library Impact fees?
- 14) Environment-How do we reach open space issues, greenways goals. Are they feasible? (Flint Creek, etc.) What is our policy in the Forest Preserve program-restoration, uses? How do we encourage closer cooperation with Citizens for Conservation?
- 15) Agency Liaison-Do we push for a more proactive role for our programs through other jurisdictions?-County Board, NIPC, Soil Conservation district, Township Government, Storm Water Management Agency?
- 16) Get Rid of Problems-Do we have a final solution in balefill and Swalco. What if they fail? Do we consider a sub-regional role in solid waste? What of septic sludge? Getting more difficult to dispose with tighter sewer plant regulations.
- 17) Water quality-quantity-Is it adequate, clean, well monitored? Do we reexamine water pollution problems. Lake Michigan water? New sub-regional system, technology, water towers, etc.
- 18) Disaster Planning-Is area plan up to date (if any)-adequate? How do we monitor transport of toxic materials? Increased freight traffic? weather related issues-doppler radar?
- 19) Housing-With no real push for a regional housing solution for moderate income residents. What is BACOG policy-role?. What is our area policy on zoning categories-PUD's-neotraditorial zoning, empty nester housing?
- 20) The Hidden Problems-Our poor, spousal abuse, homeless, etc. How do we interact with service agencies? Do we? Is there a government role in race relations? How do we interact with Churches, services, land use?

**BACOG COMEPRHENSIVE PLAN
DISCUSSION POLICIES
DRAFT RE-ACTION STATEMENTS**

Hub Concept and Utilities Plan -Under BACOG's current planning, the Village of Barrington is the industrial, multi-family, retail and activity hub for the 90 square mile Barrington area. At its core, the Hub concept is based on the linkage between land use and utilities. The BACOG area villages have signed off on a plan that states the Village of Barrington will be the large utility center for its area, and the countryside villages will stay essentially on septic and wells. The Barrington Area Facilities plan, an official part of the 208 water quality plan, shows the Village of Barrington and its sewer plant serving the village area and immediate annexable area. The countryside, until the last few years, was essentially an area of large lot residential served by individual waste disposal septic and wells.

BACOG has defended the Barrington FPA and the hub concept in numerous cases before NIPC and the IEPA. It has fought intrusions into the essentially countryside environment. The only exceptions made in terms of utilities, would be the sewerage of parcels for environmental reasons, the Willow Creek Church, Pepper Road Industrial Park, some areas near Inverness. Now villages are pursuing the placement of sewers to protect the integrity of village land use plans. South Barrington is sewerage 600 acres to fend off the threat of hostile disannexations and annexations near the tollroad and on the Klehm property. Deer Park is considering the preemptive sewerage of the triangular area between Quentin and Rand Road. North Barrington considered the sewerage of 110 acres for the proposed mail on Old McHenry and Rand Roads.

As BACOG looks ahead, 10 to 20 years-What is the relationship between utilities and land use? Is the hub concept viable? What is the relationship between the Village of Barrington and the Countryside villages in terms of development and utilities.

We believe the HUB concept in a modified form is still the centerpiece for BACOG's link between utilities and land use. It is the general developmental framework for the area. While selective sewerage may take place-along major arterials, or in crucial isolated land use that is necessary to prevent unwanted disannexations, and fragmentation of village boundaries. BACOG still envisions the 6 village countryside area predominantly as one with quality residential areas, and small service-oriented retail establishments. The Village of Barrington will remain the major utility area, and the major focus for multifamily, retail, light industrial and office research.

It is noted that more creative solutions to village finances need to be found as more traditional sources diminish. Building permits, state aid as presently constituted, need to augmented by other forms of revenue. This must be done without sacrificing our areas' quality of life, or the countryside environment as we new experience it. Revenue sharing, various revenue producing programs possibly under home rule, and other creative solutions should be explored. Mixed use developments, a departure from the predominant from of the countryside area, should be considered. Economies of scale should be considered in some shared service programs. Eventually, more radical departures from current land use and political thinking may be explored. Consolidation of one or more villages may be explored. A more aggressive economic development format and marketing program will be needed.

The BACOG area must resist the temptation to see easy solutions to the land use, utility, and village finances equations. Large area sewerage, either inside the region, or by facilities provided by other villages, should only be considered in rare instances and with pre-emptive strategy to protect village land use integrity.

Government Forms-BACOG is a cog formed under state enabling legislation. Certain activities (liberally construed) are permitted under the act. Also, the form of the organization is prescribed by this Cog Act of 1969. The Executive Board is made up of the chief elected official of each village. Alternates can be used, but must be Board members. Under the Act, cogs can work on problems which are common and regional. It can develop shared services. It can do comprehensive planning and those things necessary to defend its plans. It can represent the area to outside agencies whose programs impact the area.

When first formed, BACOG constituted six villages. It had as associate members, the Township governments, school district and other special districts. These associates had no voting rights. BACOG stayed close to its founding organization, BADC, because it believed, and still does, that the processes of government must be open to as wide a citizen population as possible. BACOG has standing and formal committees to perform its essential mission.

What has been apparent in 1997, is that BACOG must reach out again to a wider more informed, participatory audience. It must inform and involve a wider public. How is this done? BACOG must develop aggressive public information programs. It must develop a format that involves citizens, specials districts and the unincorporated areas in a continuing relationship perhaps as an assembly to the BACOG Boards' Executive Branch, New relationships between member villages must be aggressively pursued, new forms of *Shared, services, exchange of plan commission members, boundary agreements expanded with neighboring villages, new utilities compacts, utilization of other jurisdictional employees where possible (school districts, township, etc.).

BACOG must be pro-active in its relationship to agencies whose programs impact the area. We should aggressively pursue our policies and programs by placing representatives on the Boards of NIPC, soil conservation districts, solid waste agencies, transportation management agencies, Illinois Municipal League, etc. We must develop a more aggressive legislative posture and push our agendas, particularly new annexation laws to protect village land use integrity. We should develop a strategy of mutual support with our village agencies, cogs, associations and interest groups.

Finally, the essential mechanisms of representation as we know them in our area should be reevaluated. Home rule should be a must for each village. It provides the legislative freedom to explore creative solutions on programs and services. And eventually we must examine the complicated webs of cause and effect that binds our member villages as an association, and as individual autonomous units. We have zealously guarded our individual autonomy while pursuing regional aims. Can we continue under the pressure of today's realities to have our cake and eat it too. This has always been the dynamic tension that surrounds a cog. Will the fiscal legislative programmatic necessities of the next decade challenge the separate but equal status of our coalition? Must we explore the gradual fusion of village programs and regional imperatives? BACOG should be the catalyst for a serious examination of future government form and program delivery.

4. TRANSPORTATION

The Barrington area transportation network is dominated by roads, highways, and railroads. Two separate rail lines run through the Village of Barrington at grade-The Metra Line (Union Pacific) and the EJ&E freight line. The EJ&E once or twice a day freight line, is now carrying significantly more freight and is under study for conversion to a commuter line that, if completely built, would run from Aurora to Waukegan. Metra is cooperating with some suburbs in doing a study of the trackage at this time to determine its suitability for a commuter line. This would be followed up by a ridership demand study that would determine the line's ability to support it from the fare box and other considerations.

The Barrington area road network, composed of collectors and arterials, would be significantly impacted by IDOT's Strategic Regional Arterial Initiative. Multiple major arterials would be slated for major upgrading (4-6 lanes) in the next 15-20 year process or as funds become available. These include Route 22, 14, Barrington Road, 59, Rand Rd (12). These improvements, if completed, would have major land use implications for our area's countryside and the Village of Barrington. Land uses adjacent to these roads would be significantly impacted, in some cases drastically affecting both use and value, often with negative results.

The Barrington area, through BACOG, must address these suggested changes and proposals, measure cumulative impacts, and lobby for significant alterations where necessary. The Village of Barrington has suggested putting the EJ&E tracks below grade. BACOG has suggested waiting for demand study results, particularly in the northern part of the proposed route before proceeding. Careful future monitoring of all data connected with this proposal is warranted, and a special BACOG transportation committee should be formed to coordinate this effort.

The Strategic Regional Arterial proposal, while long range, is substantial in their impacts. Some roads would be particularly sensitive from a land use impact basis if the proposals were implemented. A four lane 59 (through Barrington and beyond through the North Barrington, Lake Barrington, Tower Lakes countiyside) could have substantial negative impacts. Barrington Road also could see negative impacts. While some roads (Algonquin, 22, 14 and Rand) might see improvements, careful monitoring by BACOG area villages must be done to insure individual stretches of roadway do not negatively alter adjacent properties. The area must insure that land use and zoning changes incompatible with the countryside environment are not made a part of roadway improvements. BACOG MUST stay involved on individual road advisory committees and any implementation proposals. The BACOG transportation committee should spearhead this effort.

BACOG should continue its efforts to expand the bikeway system that was augmented by the substantial Istea grants in 1995-1996 for trails in Barrington and Deer Park. Trails in the north part of Barrington area should be connected to the Lake County Trail System. The central Barrington trail through Langendorf Park must be designed and implemented to connect to the west-north trails in Lake County.

BACOG should stay sensitive to the transportation needs of its specialized groups/the young and the elderly, and lobby for special services as needed. In conjunction with the Barrington Chamber, BACOG should encourage van pooling, flex hours, home occupation (or work stations) implementation, and other soft management techniques to relieve our congested roads. BACOG should continue its support of a Highway 53 extended (432) but work (through corridor councils) to insure that high environmental impact standards are utilized and implemented.

BACOG should review in close liaison with the transportation planning and implementation agencies, county transportation departments, IDOT, CATS, NIPC, IEPA and the transportation agencies of adjacent suburbs (Algonquin, Fox River bridge, Hoffman Estates (Barrington Road), Lake Zurich (22 and Rand), Wauconda (Rand) and others.

Continued use of the highest design standards for area roads is a high priority.

BACOG COMPREHENSIVE PLAN REACTION STATEMENTS

Home Rule-Our BACOG villages do not qualify for home rule status without a referendum (must be 25,000 to automatically qualify). Referendums have had a mixed history in home rule. The major obstacle was the fear on the part of many constituents that such status would allow villages to raise taxes through a variety of programs without voter approval. It is our contention that such fears are not based on reality. Barrington Hills, Lake Barrington, South Barrington have home rule status and have not been in a tax frenzy.

Advantages to home rule, other than the fiscal capability in developing a village tax base, are the increased capability to develop land use, zoning, and other administrative measures not available to a legislative board non home rule community. Home rule villages have leverage in the law to develop far reaching boundary agreements, shared services, land use ordinances and zoning mechanisms. In the complexities of modern (1997) village life, home rule status is another tool to confront the complexities of village administration.

Parks-Your director has attempted, since 1972, to have our area park districts examine and debate a unified park district covering the 90 square miles. Defensive park districts are an anachronism in 1997. Parks are the only major area activity that has not been regionalized (schools, library, youth services, elderly, arts council, etc.). Some progress has been made on increased cooperation in the area of handicapped services. A unified park district would have an enormous tax base, achieve economies of scale in staff and facilities, and offer the capability for increased services in those areas underserved at present. We recommend a unified park district for the BACOG area, and BACOG should promote this mechanism through BADC, League, etc.

Boundary Agreements-Most BACOG villages have boundary agreements with either their BACOG neighbors (Barrington Hills, Barrington) or in a multi-village consortium (North Barrington, Tower Lakes, Lake Barrington, Wauconda, Island Lake, etc.) or in smaller agreements (North Barrington, Lake Zurich-North Barrington, Deer Park-Deer Park, Kildeer). Discussions have been held with Hoffman Estates and Fox River Grove- Fox River Grove and Barrington Hills.

Boundary agreements remove the ambiguities on land use and zoning issues for land lying between villages. This provides a measure of certainty to the development process so that villages are not played off against each other. BACOG has been an early and strong supporter of boundary agreements. We recommend a thorough review of existing agreements, bring those up to date which need strengthening and initiate agreements in particular sensitive land use areas such as North Barrington-Hawthorne Woods, Deer Park, Barrington, Barrington-Inverness, Barrington Hills-Algonquin. A variety of organizations are attempting to strengthen the scope of boundary agreements in the state legislature, NIPC among them.

Shared Services-BACOG was an early proponent of shared services. Police services were shared under a criminal justice grant (\$126,000) between Barrington and North Barrington, Deer Park. Barrington currently serves Inverness with police services. BACOG's northern communities are exploring joint policing at the present time. BACOG has had a master's thesis done on shared services capability that indicated potential programs in road maintenance, joint purchasing (road salt, office supplies, microfilming), joint legal, police, building inspection, etc.). The school district has offered capability to share clean-up personnel. A travelling manager program once tried long ago might have some merit for some villages. Shared Services deals with the issue of increased savings or increased quality. Economies of scale are available in some instances. Increased quality of service in others. BACOG and its members should review the merits of shared services in 1997 realities. Member villages may now be big enough to take advantage of various programs.

Citizen Role-BACOG is a stepchild of BADC, a citizens' organization. This area has relied on its citizen volunteers for public life, and numerous frontline committees. It is time to expand the organizational base of BACOG by developing a constituent assembly as an adjunct to our executive Board. Members of the assembly might come from area special districts, townships, and organizations to be geographical representatives of the 90 square mile BACOG area. The assembly would not have voting power but would suggest policies and programs and serve as a vehicle for information exchange, committee membership, and critiques of Executive Board policies and programs. The assembly might develop a capability for adding to BACOG's financial structure by bringing the unincorporated areas into financial participation, perhaps on a per capita basis. BACOG should explore this concept with BADC, League of Women Voters, NBAA and the township officials and special jurisdictions (school, library, and Park Districts).

School District -BACOG's land use policies directly impact on unit school district in terms of population base, tax monies, and potential impact fees. For some time, although a liaison of a tenuous nature was achieved, the school district and our villages played out their roles independently, and some times at odds with one another. This must end. We now provide agenda time for the school district representatives. BACOG villages must include the district in their development decisions, and the school district should be a cooperative player in the area land use discussions, organizational programs (citizens, youth services, Historical Society, etc.). Expanded use of school district facilities should be explored for area youth and seniors. The School District must seek out area elected officials' opinions on a continuing basis rather than only at referendums or crisis situations.

A concentrated effort must be made to end the separate fiefdom image of the school district, in facilities, programs, and philosophy. No one separate special district can go it alone in today's environment.

11) Our Young-Old The Barrington area has long developed programs, through the schools, park district, church, civic organizations for our young. People under 18 make up a significant share of the population total in the BACOG area. (It was 41% about fifteen years ago.) It is only in recent years, under the direction of BACOA (Barrington Area Council on Aging) that we have turned a more intense spotlight on our elderly (about 7.5% of our area population). Our youth agencies (Youth Services, DARE, ABCDE) have taken the lead in educational programs, counseling, substance abuse awareness and prevention, workshops for those who deal with our youth. Each agency develops its funding through separate mechanisms (some share township funds). The BACOG area villages have supported the various programs with dollars and institutional support.

It is recommended that:

A) The youth organizations seek common fund raising apparatus and timing to maximize the fundraising potential and cut down on duplication.

B) That village governments include youth and elderly funding into village budget categories (if not now existing).

Q A community center for use of both the young and the elderly be explored perhaps in the Barrington Village Center.

D) Housing options for the elderly (apartments, townhouses, etc.) should be explored as a land use option. Transportation for our special groups should continue to be supported.

E) Joint recreational and education programs for the young and elderly should be explored through government, park district, school district, and Village cooperation.

12) The Arts BACOG called the first organization meetings for the Area Arts Council in 1976(?). It developed the organizational and founding structure and then encouraged tile citizens to take over the organization while in the early years continuing as a supportive structure. Tile rest, of course, is history. Our area arts are strong and maintain an areawide diverse arts programming. We recommend:

A) That a regional center for the arts continues to be explored.

B) That village funding for fine arts be considered as a budget item.

C That the Arts Council stays with grass roots programs and funding.

D) That increased cooperation be sought for the arts from area businesses, investors, perhaps, also through developer donations (impact fees).

13) Library Our area library (one of the largest in the state in land area) is examining its role in the BACOG area, and the programs and delivering systems to fulfill its mission. More countryside programming, utilization of area village halls for programs (reading/story sessions). Villages should cooperate to expand the countryside potential of the library. Villages might also explore (if legally possible) impact fees to support library services and expanded programs.

14) Environment-BACOG must continue its role as regional catalyst for open space programs, greenway development (particularly in Flint Creek), development surveillance through ordinance enforcement, agency liaison and intergovernmental cooperation, role of Forest Preserves within our BACOG area. The Forest Preserves are one of our most dominant land uses (over 6,000 acres of protected land). We must encourage our Citizens Group (Citizens for Conservation) through increased cooperation. BACOG should explore new wetland protection measures and encourage educational programs for citizens (through an environmental practice handbook). BACOG must ensure that roadway construction and other infrastructure improvements are environmentally sensitive. (If Highway 53 is extended, we should encourage a parkway concept for the road.)

15) Agency Liaison-BACOG should continue to pursue a strategy of mutual support with other agency programs (County, State, Federal) also neighboring villages and other cogs. We should continue to promote village support for NIPC and where possible, place BACOG area representatives on governing boards (such as Soil and Water Conservation Districts, corridor councils, NIPC. Swalco, Wastewater Management Agency, Township Governments, etc.). We must provide testimony when required (CATS Year 2020 Plan) and lobby our positions, increasing solutions rest in an expanded geographic and political arena outside BACOG's boundaries.

16) Get Rid of Problems Solid waste management planning will be crucial in the decade ahead. Our area is for the most part covered by the large solid waste agencies (Swalco and Swanco). We must monitor both legal and legislative initiatives in solid waste. If current initiatives prove inadequate, BACOG should consider a sub-regional role in solid waste planning. We must continue to monitor the septic sludge disposal problem and explore options in our area and nearby.

17) Water Quality-BACOG is dependent on the shallow aquifer for its area water supply. Current estimates show an adequate supply of water from this source until at least 2020 and beyond. The use of Lake Michigan water as a source by many nearby towns has relieved some of the pressure on the aquifer. Our large lot and forest preserve land uses also contribute positive reinforcement. We must carefully monitor any potential ground water pollution, perhaps develop a test well monitoring system for the area similar to Long Grove. Remedial programs for commercial and industrial land uses should continue to be explored (sewers for Pepper Road Industrial Parks).

18) Housing-BACOG should continue to monitor housing developments for its seniors and moderate income residents. We should develop a model housing (rental code) for the area and continue to cooperate with county agencies through the Section 8 program. Area villages should consider, in select locations, some rental and town house construction to traditional single family home construction (our empty nest seniors should have this option).

19) The Hidden Problems-BACOG should continue to support existing programs and agency initiatives in programs for the homeless, spousal abuse, our poor, and our displaced young. Events in the last few years suggest that a regional role to explore increased understanding and cooperation between race, ethnic groups, etc. might be appropriate for BACOG in cooperation with the school district, Churches, Agencies and other civic programs. Our 90 square mile sub-region should support a variety of races and ethnic groups. We must continue to expand that special sense of place that exists for all residents.

Town	1990 population	2020 projected population	% change	1990 employment	2020 projected employment	% change
Lombard	39,408	44,544	13.03	29,500	42,175	48.34
Long Grove	4,740	8,448	78.23	2,226	3,001	34.99
Lynwood	8,523	12,213	107.19	837	3,999	376.56
Lyns	8,626	11,656	18.60	2,962	3,761	27.65
Lyons	2,059	13,404	551.60	452	2,153	376.23
Manhattan	637	817	28.26	53	125	154.72
Maple Park (Kane only)	4,768	7,341	67.35	2,611	3,031	17.44
Marago	13,136	17,216	31.04	2,410	3,217	57.99
Martinez	11,378	24,010	111.55	7,972	24,653	209.24
Matteson	27,129	25,676	-5.58	14,373	16,047	11.65
Maywood	235	378	60.00	3,704	7,236	26.89
McCook	1,033	1,861	82.15	0	51	NA
McCullom Lake	16,177	26,260	74.63	10,580	14,549	37.51
McHenry	20,659	21,122	2.26	27,740	29,267	5.50
Minooka Park	2,063	2,234	8.10	653	749	14.70
Monticello Park	248	1,263	263.51	246	1,897	671.14
Mettus	14,372	15,820	10.08	2,843	3,213	83.36
Midlothian	804	3,105	286.19	13	22	69.23
Minooka (WB only)	8,128	21,843	256.45	2,407	16,752	348.70
Mokona	1,044	10,480	904.60	649	3,763	374.48
Monroe	3,975	8,813	124.37	1,901	8,478	9.73
Montgomery (Kane only)	27,468	27,644	1.14	17,464	13,440	8.13
Mount Pleasant	53,178	63,636	8.91	37,396	24,951	34.88
Mount Prospect	21,215	41,822	87.61	11,400	16,485	81.97
Morrisdale	85,351	160,728	88.22	61,893	98,993	78.16
Naperville	8,627	41,124	327.17	3,878	9,848	211.98
New Lenox	28,284	34,857	20.31	32,496	39,460	9.15
Niles	14,459	14,028	-2.70	7,851	11,035	40.54
Northridge	5,940	15,748	185.17	4,295	6,020	40.18
North Aurora	3,287	3,822	11.81	278	477	78.87
North Barrington	34,976	54,110	54.87	17,958	23,379	29.90
North Chicago	8,025	8,812	10.11	4,813	5,725	18.95
North Riverside	22,206	40,702	25.96	45,405	56,077	23.50
Northbrook	4,635	5,308	14.52	4,851	9,536	96.58
Northfield	12,505	12,047	-3.64	13,254	17,555	32.45
Northlake	8,178	10,153	16.62	43,845	36,803	29.64
Oak Brook	28,703	29,273	11.72	4,561	7,632	67.33
Oak Forest	56,182	58,080	3.38	21,773	24,561	12.80
Oak Lawn	53,648	51,948	-3.17	17,425	20,456	17.48
Oak Park	1,907	4,259	123.96	8,418	14,905	77.23
Oakbrook Terrace	1,498	3,614	141.26	92	150	63.04
Oakwood Hills	73	428	483.56	65	210	223.08
Old Mill Creek	4,248	7,152	68.38	4,909	9,030	83.95
Olympic Fields	5,510	9,764	77.57	357	1,977	453.78
Orend Hills	35,120	60,796	64.72	17,064	49,875	174.25
Oswest Park	38,753	59,037	54.00	29,855	47,842	47.88
Palesine	11,478	15,333	33.59	8,338	9,020	8.21
Palms Heights	17,803	20,976	17.94	7,891	10,723	41.26
Palms Hills	4,199	9,852	134.63	1,599	1,636	2.38
Palms Park	4,677	5,431	16.12	464	1,048	125.43
Park City	24,356	25,968	5.40	3,418	7,241	33.85
Park Forest	26,175	34,403	30.90	16,742	24,064	26.37
Park Ridge	2,847	8,423	119.31	726	1,709	131.57
Peoria	2,217	2,705	27.01	31	75	141.94
Pinegrove	136	264	92.75	0	41	NA
Plainfield	4,557	26,207	475.14	4,087	8,573	106.78
Posen	4,278	5,108	20.87	1,576	2,878	87.37
Prarie Grove	654	8,474	944.67	1,541	2,128	36.32
Prospect Heights	18,228	15,844	-9.80	2,834	4,441	56.18
Richmond	1,018	3,403	234.94	1,169	1,459	24.81
Richardson Park	10,523	21,011	99.66	1,387	5,601	203.24
Richton Park	520	775	49.04	296	795	81.75
Riverdale	11,889	12,273	3.21	8,416	7,467	-11.67
River Grove	8,641	10,547	8.88	9,833	8,846	-9.21
Riverside	13,671	15,936	16.57	4,918	5,782	21.61
Riverside	8,774	8,956	2.07	1,040	1,041	0.10
Riverwoods	2,866	2,845	-2.09	5,638	7,942	40.87
Robbins	7,426	7,829	4.41	3,045	2,018	-1.32
Rockdale	1,709	1,817	6.38	26,545	32,298	21.58
Rolling Meadows	22,581	24,052	6.47	8,130	15,551	153.69
Romeoville	14,074	42,263	207.54	5,183	15,121	182.87
Roselle	20,818	5,819	-40.65	16,366	36,358	124.09
Rosemont	3,275	18,116	438.48	1,694	4,025	140.69
Round Lake	16,424	25,656	56.12	2,247	6,043	157.48
Round Lake Beach	1,251	2,129	70.18	45	148	226.89
Round Lake Heights	4,045	17,686	337.23	491	8,550	1641.24
Round Lake Park	22,501	36,782	77.26	19,391	26,148	34.85
St. Charles	9,926	16,595	67.19	5,294	7,178	35.59
Sauk Village	68,586	82,054	19.84	63,318	126,310	198.11
Schaumburg	11,189	12,190	8.95	11,877	16,833	41.73
Schiller Park	6,264	21,428	242.05	1,526	2,871	88.14
Shorewood	59,432	61,976	4.15	51,210	57,816	12.51
Skokie	3,241	6,184	88.12	156	1,163	645.51
Sleepy Hollow	2,127	8,119	177.46	2,642	6,473	253.88
South Barrington	4,178	16.18	2.64	3,647	3,744	3.84
South Chicago Heights	2,474	14,471	83.82	2,328	8,000	340.24
South Elgin	22,105	22,873	3.47	13,070	14,239	41.08
South Holland	1,068	4,864	337.52	1,956	2,592	32.52
Spring Grove	8,564	10,472	21.99	802	1,199	49.50
Steger	5,878	8,542	45.16	2,425	3,189	30.54
Stickney	4,363	4,230	-3.49	373	377	1.07
Stone Park	30,887	40,900	31.95	8,861	9,995	77.73
Streamwood	2,005	11,804	471.55	1,160	3,934	239.14
Sugar Grove	9,971	8,838	-11.33	2,884	2,252	8.88
Sunnyside	110	241	119.09	0	32	NA
Symerton	1,248	2,770	80.54	86	265	209.71
Third Lake	2,778	3,032	9.14	1,168	1,462	25.47
Thornton	37,121	55,978	50.66	13,411	21,156	57.76
Timber Park	1,222	1,881	54.75	722	1,168	62.18
Trustees	812	934	37.61	0	34	NA
Trust Valley	542	708	30.29	515	568	10.29
Union	6,204	17,822	187.27	3,700	18,640	350.81
University Park	18,318	26,646	78.81	8,807	29,643	186.87
Vernon Hills	22,253	27,978	24.80	11,155	13,678	23.94
Vila Park	218	652	202.75	65	166	118.82
Village Park	183	8,975	3006.22	186	1,959	899.49
Wadsworth	11,333	15,047	33.14	818	1,542	137.61
Waukegan	8,794	14,587	131.78	3,187	8,505	520.90
Waukegan	69,392	83,686	35.81	34,402	41,689	21.18
Wayne	1,541	5,960	291.56	509	2,674	415.52
West Chicago	14,796	34,323	132.53	13,945	35,112	80.08
West Dundee	3,728	7,221	112.47	8,214	6,480	-8.79
West Dundee	17,201	17,648	2.74	11,978	17,671	47.53
West Joliet	11,884	12,157	2.24	2,110	2,832	33.77
Westmont	21,278	21,875	2.81	11,812	17,154	45.23
Westmont	51,464	61,496	18.49	20,373	28,123	38.10
Wheaton	29,811	33,945	18.48	24,783	29,858	17.25
Wheeling	4,509	6,934	53.78	815	3,910	177.56
White Springs	8,348	9,344	11.08	10,379	69.08	69.08
Wilmot	28,630	28,650	0.68	8,215	7,272	-11.35
Wilmington	4,743	7,243	52.71	7,529	2,144	-71.54
Winfield	7,076	10,867	53.14	3,749	4,222	11.55
Winfield	12,174	12,312	1.13	2,722	3,259	74.37
Winnaika	6,240	11,725	87.90	290	1,918	161.03
Winthrop Harbor	1,024	3,179	210.45	22	59	162.18
Worthington	12,425	14,637	17.80	17,467	24,417	38.21
Wood Dale	26,256	41,339	57.45	4,428	21,777	394.03
Woodridge	14,353	22,464	56.51	10,722	11,777	14.09
Woodstock	11,298	11,444	1.28	2,119	2,127	0.38

Planners predict growth town by town

Town	1990 population	2020 projected population	% change	1990 employment	2020 projected employment	% change
Adrian	32 954	34 115	10.01	24 994	24 893	47.24
Alpena	11 043	30 211	277.63	2 240	4 521	200.68
Antwerp	6 125	22 132	361.32	3 837	4 077	54.38
Ashmun Heights	78 463	60 218	-23.14	82,718	60 817	-25.40
Arcadia	9 581	128 137	1337.87	46 015	62 207	135.16
Baraboo	1 394	1 647	18.66	3 171	4 490	41.34
Barrington	9 534	13 470	41.04	7 781	8 475	8.85
Battle Lake	1 211	5 521	356.64	2 177	7 778	258.25
Battle Lake	19 373	31 734	64.03	12 960	15 640	21.44
Bell	17 076	31 727	86.13	3 679	11 460	210.59
Bellevue Park	9 513	12 771	34.25	14 409	18 267	27.45
Belvidere Park	564	648	14.89	514	7 055	268.81
Benton	2 912	3 941	35.37	7 944	8 728	9.81
Berkeley	29 241	29 793	1.88	27,407	22 946	-16.25
Bensonville	5 437	11 843	217.07	4 074	4 192	2.98
Beverly	45 474	61 701	35.64	12 471	13 717	10.03
Birmingham	18 614	24 291	30.51	10 898	17 431	58.18
Blue Hill	21 213	27 479	28.12	8 374	10 587	25.44
Burdick	40 843	72 772	78.15	6 547	24 244	270.61
Butler	3 944	6 143	55.75	12 200	18 727	53.54
Byron	14 442	15 250	5.59	7 254	8 543	17.63
Byron Center	6 713	8 641	27.39	3 818	4 674	22.16
Byron Falls	18 076	18 942	4.79	12,443	28,430	124.16
Byron Grove	34 427	3 141	-91.21	148	657	343.25
Byron Lake	27 620	30 780	11.52	6 079	8 968	47.52
Byron Park	420	632	50.48	152	213	40.13
Byronville	3 918	3 817	-2.55	264	1 043	293.54
Byronville Park	2 974	15 242	411.78	7 079	12 079	70.54
Byronville Park	31 718	44 737	41.05	17 074	25 917	51.80
Byronville Park	23 649	36 664	55.47	5 323	8 747	63.76
Byronville Park	10 643	18 531	73.17	3 885	5 811	49.43
Byronville Park	4 214	19 168	354.25	1 234	1,518	22.92
Byronville Park	2,781,748	3,053,348	7.90	1,482,341	1,745,485	17.75
Byronville Park	33 672	32 547	-3.33	18 477	21 790	18.49
Byronville Park	12 643	13 755	8.78	7 435	8 493	13.68
Byronville Park	87 436	77 249	-11.53	18 842	19 784	4.99
Byronville Park	4 131	9 130	22.00	1 548	1 824	18.49
Byronville Park	14 311	17 578	23.54	1 733	4 319	150.34
Byronville Park	5 716	7 276	27.47	8 254	8 954	8.48
Byronville Park	12 643	22 776	80.95	4 433	4 533	2.26
Byronville Park	10 223	17 441	70.21	7 152	13 931	94.78
Byronville Park	6 713	11 216	67.07	1 118	7 627	574.43
Byronville Park	24 512	62 832	258.12	18 334	21 078	14.94
Byronville Park	18 341	25 495	39.04	3 646	5 528	51.54
Byronville Park	2 597	1 522	-41.66	832	1 549	85.17
Byronville Park	17 777	21 471	20.77	13 472	21 471	59.44
Byronville Park	53 223	61 987	16.56	24,142	24 612	1.94
Byronville Park	0	140	NA	0	84	NA
Byronville Park	3 467	4 495	29.34	894	2 408	168.64
Byronville Park	23 649	24 116	1.97	4 047	4 049	0.05
Byronville Park	46 874	54 673	16.65	40 807	63 779	56.25
Byronville Park	2 721	4 732	73.88	2 181	5 450	151.34
Byronville Park	1 954	1 567	-24.87	1 591	1 772	11.38
Byronville Park	1 275	5 124	300.00	761	1 734	127.64
Byronville Park	37 618	144 868	281.47	41 841	64 221	53.74
Byronville Park	33 426	31 545	-5.62	33 328	28 935	-13.16
Byronville Park	42 679	44 940	5.40	28 077	31 792	13.21
Byronville Park	23 294	23 813	2.24	2 995	2 877	-3.96
Byronville Park	951	2 778	292.00	36	744	1956.67
Byronville Park	13 213	17 073	29.27	45 778	49 844	8.88
Byronville Park	29 974	19 933	-33.33	10 676	12 620	18.20
Byronville Park	6 651	10 233	53.94	2 445	3 200	31.29
Byronville Park	14 918	14 449	-3.14	17 320	9 218	-46.80
Byronville Park	743	834	12.25	6 150	3 473	-43.87
Byronville Park	2 476	10 484	322.54	778	1 437	85.89
Byronville Park	3 551	2 674	-24.72	71	484	581.69
Byronville Park	625	2 874	364.48	27 478	31 872	15.99
Byronville Park	18 417	19 818	7.60	7 740	10 713	38.85
Byronville Park	12 643	23 546	86.23	3 422	8 18	138.24
Byronville Park	487	4 793	882.75	342	818	138.88
Byronville Park	24 844	28 845	16.12	11 189	13 184	17.81
Byronville Park	8 479	8 532	0.62	1 932	2 401	24.28
Byronville Park	17 923	27 946	55.94	8 872	20 460	130.81
Byronville Park	37 613	51 252	35.21	30 070	33 077	9.68
Byronville Park	8 249	10 613	27.77	3 372	3 772	11.86
Byronville Park	272	472	73.53	0	45	NA
Byronville Park	474	481	1.48	50	50	0.00
Byronville Park	7 348	24 255	230.84	4 184	8 188	95.24
Byronville Park	2 101	2 647	26.03	1 919	3 113	62.72
Byronville Park	203	472	134.48	26	187	644.62
Byronville Park	13 781	24 872	79.17	8 858	24 188	272.38
Byronville Park	134	647	382.84	148	344	131.79
Byronville Park	1 643	4 744	188.56	272	2 035	641.93
Byronville Park	32 894	37 183	13.04	2 918	14 038	381.68
Byronville Park	5 975	17 011	284.70	2 510	4 878	94.71
Byronville Park	29 271	32 427	10.77	17 431	15 421	-11.48
Byronville Park	7 650	8 732	14.27	8 513	13 048	53.25
Byronville Park	4 479	12 251	273.54	870	1 255	44.24
Byronville Park	13 344	14 427	8.16	4 832	5 242	8.49
Byronville Park	6 649	9 425	41.84	804	829	3.11
Byronville Park	14 074	14 734	4.69	5 472	4 743	-13.14
Byronville Park	29 975	34 566	15.01	3 207	15 056	362.72
Byronville Park	5 211	5 273	1.20	10 276	12 914	25.64
Byronville Park	8 247	8 247	0.00	12 999	12 914	-0.66
Byronville Park	18 479	18 479	0.00	14 336	44 114	107.34
Byronville Park	46 841	84 298	80.21	73	103	40.84
Byronville Park	617	1 812	293.53	283	282	-0.35
Byronville Park	4 279	4 247	-0.75	18 479	18 378	-0.54
Byronville Park	18 778	29 816	58.15	2 020	18 454	814.54
Byronville Park	2 453	41 439	1661.39	2 947	18 454	525.48
Byronville Park	4 449	5 472	23.09	173	187	8.14
Byronville Park	247	2 180	781.41	1 102	1 102	0.00
Byronville Park	3 979	4 278	7.26	1 110	1 099	-0.99
Byronville Park	8 243	13 531	63.64	432	1 233	185.42
Byronville Park	4 449	9 574	215.13	1 102	41 876	128.27
Byronville Park	8 847	9 574	8.25	18 323	1 154	-31.48
Byronville Park	1 479	8 431	469.24	1 102	32 418	27.38
Byronville Park	22 476	179 480	705.93	34 112	52 418	52.48
Byronville Park	11 437	12 959	11.38	1 872	1 418	-24.28
Byronville Park	7 072	7 710	9.02	1 901	1 387	-26.81
Byronville Park	3 337	3 710	11.00	348	624	78.74
Byronville Park	12 362	18 876	52.71	8 323	10 853	29.93
Byronville Park	17 461	12 254	-30.39	2 782	3 272	17.61
Byronville Park	12 643	12 643	0.00	3 247	3 188	-1.81
Byronville Park	3 913	12 077	208.87	2 40	4 272	78.00
Byronville Park	5 913	23 47	297.29	9 148	17 122	86.12
Byronville Park	18 876	42 342	123.54	2 178	4 889	124.44
Byronville Park	9 844	31 277	216.27	1 944	3 412	74.51
Byronville Park	14 847	22 268	49.34	8 844	12 700	43.88
Byronville Park	3 179	4 643	45.74	0	1 234	NA
Byronville Park	1 479	6 123	309.46	12 414	15 804	27.34
Byronville Park	24 774	31 479	26.87	3 447	18 179	424.16
Byronville Park	18 174	22 112	22.63	12 611	12 249	-2.85
Byronville Park	1 479	235 47	1590.20	154	179	16.88
Byronville Park	547	1 114	203.47	8 474	12 112	42.44

+ 23,761 90% increase

12,409
 5,504
 4,852
 12,645
 3,835
 8,149
 1,881
 50,266
 7,504
 4,202
 2,887
 3,655
 1,787
 2,937
 1,333
 26,505
 7,504
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 1,787
 2,937
 1,333
 26,505
 7,504
 4,202
 2,887
 3,655
 1,787
 2,937
 1,333
 26,505

TOTAL

NIPC POPULATION, HOUSEHOLD, EMPLOYMENT FORECASTS -- STAFF RECOMMENDATION
(Incorporates Adjustments for Split Quarter Sections)

October 14, 1997

POPULATION		REGION	CHICAGO	SUB COOK	SUB DUPAGE	KANE	LAKE	MCHENRY	WILL	
1990 Census	7,261,176		2,783,726	2,321,341	781,666	317,471	516,418	183,241	357,313	
2020 WITH RECOMMENDED REG. TRANSP PLAN										
Existing Airports	9,045,000		3,005,338	2,589,061	985,701	552,944	827,564	361,598	722,794	
South Suburb Airport	9,045,000		2,917,196	2,631,794	985,809	549,929	801,127	353,239	805,906	
HOUSEHOLDS										
1990 Census	2,619,847		1,025,174	854,314	279,344	107,176	173,966	62,940	116,933	
2020 WITH RECOMMENDED REG. TRANSP PLAN										
Existing Airports	3,376,477		1,151,692	981,879	360,732	199,433	299,607	131,763	251,371	
South Suburb Airport	3,376,477		1,120,883	996,713	360,732	198,318	289,890	128,725	281,216	
EMPLOYMENT										
1990	3,845,085		1,482,381	1,293,652	530,322	145,205	228,606	65,526	99,393	
2020 WITH RECOMMENDED REG. TRANSP PLAN										
Existing Airports	5,280,000		1,745,495	1,773,881	815,178	223,040	393,641	106,336	222,429	
South Suburb Airport	5,280,000		1,705,179	1,771,076	815,217	213,943	353,510	88,765	332,310	

POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS -- STAFF RECOMMENDATION
NORTHEASTERN ILLINOIS PLANNING COMMISSION -- OCTOBER 14, 1997

MUNICIPALITY	POPULATION		EXISTING AIRPORTS		SOUTH SUBURB. AIRPORT		HOUSEHOLDS		EXISTING AIRPORTS		SOUTH SUBURB. AIRPORTS		EMPLOYMENT		EXISTING AIRPORTS		SOUTH SUBURB. AIRPORTS	
	1990 CENSUS	2020 POPULATION	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020
ADDISON	32,058	38,115					10,722	13,790			13,790		26,394		38,893		38,893	
ALGONQUIN	11,663	38,211					3,875	13,448			13,008		2,369		8,521		4,803	
ALSTIP	18,227	22,492					6,716	8,652			8,833		16,133		20,622		20,940	
ANTIOCH	6,105	22,730					2,234	8,656			8,557		3,937		5,724		5,224	
ARLINGTON HEIGHTS	75,460	80,345					28,810	32,633			32,633		52,719		60,817		59,205	
AURORA (excl. Kendall)	99,581	178,137					33,710	62,544			62,544		46,015		92,307		92,248	
BARRINGTON	1,388	1,647					301	360			360		3,121		4,480		4,465	
BARRINGTON HILLS	9,504	13,400					1,508	5,139			5,067		7,791		8,453		8,392	
BARTLETT	1,202	5,501					1,366	1,987			1,987		2,192		2,229		2,086	
BATAVIA	19,373	46,204					6,365	15,517			15,517		3,465		15,517		12,539	
BEACH PARK	17,076	31,067					6,225	11,464			11,464		8,754		15,008		14,893	
BEDFORD PARK	9,513	12,771					3,321	4,812			4,254		569		1,460		1,460	
BEECHER	2,032	5,941					743	2,216			2,222		16,350		19,367		19,150	
BELLWOOD	20,241	20,703					6,270	6,416			6,359		7,944		8,226		8,115	
BENMETHVILLE	17,767	17,945					6,537	7,163			7,163		27,407		32,986		32,676	
BERKELEY	5,137	5,095					1,898	1,938			1,906		4,009		4,182		4,174	
BLOOMINGDALE	45,426	63,767					19,298	19,776			19,499		12,471		13,217		12,604	
BLUE ISLAND	16,614	26,261					5,838	9,669			9,669		10,890		17,431		17,431	
BOLINGBROOK	21,203	22,629					7,534	8,933			8,933		9,022		10,087		10,114	
BRIDGEVIEW	40,843	72,762					12,387	23,708			23,708		6,547		23,608		23,599	
BROOKFIELD	3,584	6,145					1,205	2,253			2,253		452		844		841	
BUFFALO GROVE	14,402	15,250					5,224	5,790			5,980		12,780		16,727		15,013	
BURNHAM	8,713	8,081					3,374	3,381			3,438		8,258		9,585		8,810	
BURNING WOOD	18,942	18,942					7,499	7,912			7,925		3,618		4,694		4,478	
BURNING WOOD	36,427	47,644					13,335	18,075			17,818		12,683		28,430		25,781	
BURNING WOOD	574	3,141					195	1,114			1,082		146		146		146	
BURNING WOOD	27,400	30,780					9,171	10,813			9,506		6,090		6,966		6,969	
BURNING WOOD	400	652					149	252			252		152		213		186	
BURNING WOOD	3,916	3,817					1,367	1,456			1,456		364		1,043		1,038	
BURNING WOOD	7,669	16,242					2,402	5,809			5,846		7,029		12,029		11,782	
BURNING WOOD	37,840	39,514					15,434	16,821			16,822		12,378		18,564		19,367	
BURNING WOOD	8,418	8,488					2,948	3,177			3,177		1,104		1,655		1,655	
BURNING WOOD	31,716	44,737					11,333	15,707			15,707		17,074		35,957		35,957	
BURNING WOOD	23,049	36,864					6,904	12,147			11,747		5,323		8,717		8,485	
BURNING WOOD	10,043	19,551					3,334	7,178			7,178		3,885		5,611		4,308	
BURNING WOOD	4,266	12,149					1,318	4,061			4,475		1,224		1,578		1,578	
BURNING WOOD	2,783,726	3,005,338					1,025,174	1,151,692			1,120,883		1,482,381		1,745,495		1,705,179	
BURNING WOOD	33,072	32,587					10,932	11,385			11,695		21,790		29,859		29,859	
BURNING WOOD	13,643	13,755					5,334	5,502			5,691		7,435		9,483		9,483	
BURNING WOOD	67,436	77,249					23,179	23,688			23,383		18,860		19,284		19,284	
BURNING WOOD	8,630	8,630					2,734	3,663			3,663		1,568		1,804		1,804	
BURNING WOOD	15,431	17,526					4,775	5,849			6,818		1,733		4,339		4,954	
BURNING WOOD	5,716	7,205					2,492	3,280			3,316		6,254		8,533		8,759	
BURNING WOOD	10,643	22,026					3,502	7,298			7,298		3,439		4,533		4,530	
BURNING WOOD	10,823	13,881					4,080	5,336			5,336		13,931		13,284		13,284	
BURNING WOOD	6,773	11,216					2,435	4,393			4,393		1,178		7,827		18,732	
BURNING WOOD	24,512	62,032					8,651	22,652			22,607		16,336		21,099		19,279	

Both alternatives assume (1) a moderation of decentralization trends and (2) the recommended 2020 Regional Transportation Plan

POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS -- STAFF AND COMMISSION
 NORTHEASTERN ILLINOIS PLANNING COMMISSION -- OCTOBER 14, 1997

MUNICIPALITY	1990 CENSUS POPULATION		EXISTING AIRPORTS POPULATION 2020		SOUTH SUBURB. AIRPORTS POPULATION 2020		1990 CENSUS HOUSEHOLDS		EXISTING AIRPORTS HOUSEHOLDS 2020		SOUTH SUBURB. AIRPORTS HOUSEHOLDS 2020		1990 MTRC EMPLOYMENT		EXISTING AIRPORTS EMPLOYMENT 2020		SOUTH SUBURB. AIRPORTS EMPLOYMENT 2020	
	POPULATION		POPULATION		POPULATION		HOUSEHOLDS		HOUSEHOLDS		HOUSEHOLDS		EMPLOYMENT		EMPLOYMENT		EMPLOYMENT	
DARIEN	18,341		25,485		25,485		6,520		9,919		9,919		3,646		5,526		5,526	
DEER PARK	2,887		4,078		3,927		897		1,348		1,297		635		1,277		1,033	
DEERFIELD	17,327		21,200		21,134		5,892		7,647		7,623		12,652		20,166		19,827	
DES PLAINES	53,223		54,506		54,516		19,990		22,217		22,217		59,444		73,820		66,444	
DIAMOND (Will only)	0		149		149		0		60		60		0		88		90	
DIKORR	3,647		4,385		4,385		1,349		1,625		1,625		894		2,486		2,687	
DOLTON	23,930		25,114		25,115		8,337		9,194		9,194		5,791		8,019		8,057	
DONNERS GROVE	46,858		54,623		54,623		17,660		21,091		21,091		40,842		63,529		63,529	
EAST BOUND	2,721		4,552		4,552		1,000		1,692		1,692		3,181		5,490		5,491	
EAST HAZEL CREST	1,570		1,567		1,567		581		600		600		1,591		1,772		1,772	
ELBURN	1,275		5,874		5,875		460		2,135		2,135		761		1,690		1,647	
ELGIN	77,010		142,648		141,888		26,865		53,164		52,873		41,669		64,818		59,251	
ELK GROVE VILLAGE	33,429		39,565		39,280		12,002		15,402		15,273		63,328		76,935		73,065	
ELKHURST	42,029		44,900		44,900		15,135		16,898		16,898		28,097		31,792		31,792	
ELMHURST	23,206		23,893		23,949		9,474		9,760		9,765		2,876		2,927		2,926	
ELMWOOD PARK	951		2,278		2,905		352		862		1,092		36		248		318	
ELMWOOD	73,233		77,873		77,668		27,954		29,173		29,043		45,728		49,903		49,944	
EVANSTON	20,874		19,955		19,955		7,546		7,694		7,694		10,658		12,608		12,608	
EVERGREEN PARK	8,651		10,203		10,203		2,970		3,726		3,915		2,445		3,080		4,219	
FLOSSMOOR	5,815		6,057		6,057		1,024		1,598		1,660		287		1,433		1,445	
FORD BERGERS	14,918		14,649		14,718		7,454		7,605		7,625		17,320		18,651		18,651	
FORD PARK	743		894		894		292		403		403		6,150		9,219		8,029	
FOREST VIEW	7,478		14,484		14,424		3,242		6,228		6,195		2,024		3,673		2,706	
FOX LAKE	3,551		7,696		7,514		1,279		2,959		2,885		776		1,427		1,131	
FOX RIVER GROVE	665		2,874		2,771		236		1,069		1,029		71		484		479	
FOX RIVER VALLEY GARDENS	7,160		31,739		36,312		2,221		10,462		12,014		4,030		11,574		14,311	
FRANKFURT	18,485		19,819		19,746		6,532		7,354		7,312		27,478		31,922		30,346	
FRANZBLIN PARK	12,617		23,509		23,514		4,584		8,365		8,365		7,760		10,713		10,714	
GENEVA	987		6,793		6,793		290		2,304		2,304		342		610		403	
GILBERTS	24,944		28,845		28,845		9,413		10,786		10,786		11,169		13,194		13,194	
GLEN ELLYN	8,499		8,532		8,461		3,061		3,260		3,227		1,932		2,401		1,978	
GLENCOE	27,973		32,866		32,866		9,613		11,095		11,095		8,862		20,460		20,460	
GLENDALE HEIGHTS	37,093		51,262		51,227		13,348		20,420		20,403		30,070		33,047		33,047	
GLENVIEW	9,289		10,893		10,903		3,237		4,041		4,042		3,352		5,272		7,850	
GLENWOOD	272		472		472		97		173		173		0		45		43	
GOOLEY (Will only)	454		461		461		155		165		165		50		50		50	
GRAYSLAKE	7,388		24,295		24,297		2,897		10,098		10,098		4,184		8,169		6,570	
GREEN OAKS	2,101		2,947		2,940		654		1,026		1,026		1,919		3,113		2,679	
GREENWOOD	203		472		308		NA		184		122		29		187		73	
GURNER	13,701		36,824		36,830		5,360		15,072		15,072		8,658		26,180		24,729	
HAINEVILLE	134		947		939		38		342		339		149		366		152	
HAINESVILLE	1,843		5,034		5,035		643		1,823		1,823		772		2,035		1,999	
HANOVER PARK	32,895		36,527		36,528		10,053		11,725		11,725		2,918		14,038		13,861	
HANOVER PARK	5,975		17,011		17,013		6,519		6,519		6,519		2,510		4,678		4,656	
HANOVER PARK	29,771		32,827		33,137		9,052		10,539		10,650		12,631		15,621		16,784	
HANOVER PARK	7,680		8,702		8,658		3,311		3,934		3,909		8,513		13,046		10,650	
HANOVER PARK	4,423		9,212		8,105		1,311		3,064		2,685		870		1,255		1,210	
HANOVER PARK	13,334		14,819		16,046		4,429		5,097		5,525		4,832		5,583		6,167	

Both alternatives assume (1) a moderation of decentralization trends and (2) the recommended 2020 Regional Transportation Plan

TABLE 2

POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS -- STAFF RECOMMENDATION
NORTHEASTERN ILLINOIS PLANNING COMMISSION -- OCTOBER 14, 1997

MUNICIPALITY	1990 CENSUS POPULATION		EXISTING AIRPORTS POPULATION 2020		SOUTH SUBURB. AIRPORT POPULATION 2020		1990 CENSUS HOUSEHOLDS		EXISTING AIRPORTS HOUSEHOLDS 2020		SOUTH SUBURB. AIRPORT HOUSEHOLDS 2020		1990 NIPC EMPLOYMENT		EXISTING AIRPORTS EMPLOYMENT 2020		SOUTH SUBURB. AIRPORT EMPLOYMENT 2020	
	POPULATION	POPULATION	POPULATION	POPULATION	POPULATION	POPULATION	HOUSEHOLDS	HOUSEHOLDS	HOUSEHOLDS	HOUSEHOLDS	HOUSEHOLDS	HOUSEHOLDS	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT
BEHRN	809	1,125	1,125	1,125	1,125	1,125	300	443	443	443	443	804	829	829	829	818		
BICKORN HILLS	13,021	14,234	14,234	14,769	14,769	14,769	4,642	5,505	5,505	5,680	5,680	3,472	4,243	4,243	4,235			
HIGHLAND PARK	30,575	34,564	34,564	37,189	37,189	37,189	11,023	13,751	13,751	13,150	13,150	11,081	15,056	15,056	15,052			
HIGHWOOD	5,331	5,673	5,673	5,674	5,674	5,674	2,015	2,297	2,297	2,297	2,297	3,207	4,869	4,869	4,865			
HILLSIDE	7,672	8,242	8,242	8,185	8,185	8,185	3,029	3,177	3,177	3,152	3,152	10,226	12,214	12,214	11,589			
HINSDALE	16,029	16,529	16,529	16,539	16,539	16,539	5,901	6,177	6,177	6,179	6,179	12,080	13,186	13,186	13,185			
HOOVER	1,963	2,163	2,163	2,117	2,117	2,117	834	905	905	896	896	3,551	7,244	7,244	6,907			
HOOVER ESTATES	46,561	53,169	53,169	52,784	52,784	52,784	15,924	19,709	19,709	19,567	19,567	14,836	44,114	44,114	43,495			
HOLIDAY HILLS	807	1,912	1,912	1,912	1,912	1,912	252	682	682	682	682	22	103	103	38			
HOMETOWN	4,769	4,247	4,247	4,248	4,248	4,248	1,910	1,922	1,922	1,922	1,922	283	282	282	283			
HOPEWOOD	19,278	22,070	22,070	22,351	22,351	22,351	7,380	8,708	8,708	8,708	8,708	7,050	10,376	10,376	10,946			
HUNTLEY	2,453	39,258	39,258	39,260	39,260	39,260	930	15,229	15,229	15,229	15,229	2,967	18,854	18,854	17,265			
INDIAN CREEK	247	1,589	1,589	1,589	1,589	1,589	87	606	606	606	606	123	187	187	188			
INDIAN HEAD PARK	3,503	4,270	4,270	4,311	4,311	4,311	1,454	1,752	1,752	1,757	1,757	1,102	1,106	1,106	1,105			
INVERNESS	6,503	7,571	7,571	7,571	7,571	7,571	2,080	2,659	2,659	2,659	2,659	1,110	1,099	1,099	707			
ISLAND LAKE	4,449	13,931	13,931	13,761	13,761	13,761	1,578	5,318	5,318	5,251	5,251	432	1,233	1,233	727			
ITALICA	6,947	9,524	9,524	9,524	9,524	9,524	2,451	3,465	3,465	3,465	3,465	18,323	41,926	41,926	41,826			
JOHNSBURG	1,529	8,431	8,431	7,883	7,883	7,883	448	2,674	2,674	2,674	2,674	1,106	1,454	1,454	1,102			
JOLIET (Will only)	76,836	120,580	120,580	120,691	120,691	120,691	26,779	44,006	44,006	44,034	44,034	38,162	53,048	53,048	56,334			
JUSTICE	11,137	12,107	12,107	11,788	11,788	11,788	4,210	4,813	4,813	4,685	4,685	1,052	1,418	1,418	1,353			
KENILWORTH	2,402	2,434	2,434	2,423	2,423	2,423	790	828	828	824	824	1,061	1,337	1,337	1,215			
KILDER	2,257	3,217	3,217	2,991	2,991	2,991	698	1,071	1,071	1,003	1,003	365	634	634	583			
LAGANAGE	15,362	15,474	15,474	15,526	15,526	15,526	5,491	5,626	5,626	5,634	5,634	8,323	10,553	10,553	10,648			
LAGRANGE PARK	12,861	12,554	12,554	12,944	12,944	12,944	5,137	5,173	5,173	5,321	5,321	2,782	3,272	3,272	2,950			
LAKE BARRINGTON	3,855	8,439	8,439	9,385	9,385	9,385	1,576	3,384	3,384	3,320	3,320	1,696	3,452	3,452	3,214			
LAKE BLUFF	5,513	12,827	12,827	9,985	9,985	9,985	2,028	3,501	3,501	2,820	2,820	2,630	4,794	4,794	4,194			
LAKE FOREST	17,836	23,596	23,596	22,863	22,863	22,863	5,892	8,236	8,236	7,942	7,942	9,148	15,782	15,782	12,643			
LAKE IN THE HILLS	5,866	30,712	30,712	30,448	30,448	30,448	1,878	9,848	9,848	9,764	9,764	2,178	4,689	4,689	3,067			
LAKE VILLA	2,857	11,807	11,807	11,808	11,808	11,808	1,026	4,542	4,542	4,542	4,542	3,417	3,417	3,417	2,374			
LAKE ZURICH	14,947	19,699	19,699	19,552	19,552	19,552	7,400	6,740	6,740	6,678	6,678	6,088	13,069	13,069	10,718			
LANEWOOD	1,322	7,516	7,516	7,481	7,481	7,481	483	2,762	2,762	2,749	2,749	338	1,550	1,550	339			
LANING	1,609	6,523	6,523	6,524	6,524	6,524	513	2,303	2,303	2,303	2,303	0	234	234	131			
LANING	28,086	33,479	33,479	33,477	33,477	33,477	10,881	13,615	13,615	13,612	13,612	12,414	15,896	15,896	16,326			
LEMON	7,348	27,611	27,611	27,611	27,611	27,611	2,599	9,831	9,831	11,268	11,268	3,587	8,901	8,901	8,987			
LIBERTYVILLE	19,174	22,732	22,732	22,537	22,537	22,537	6,650	8,292	8,292	8,208	8,208	12,611	17,249	17,249	16,191			
LILY LAKE	542	1,818	1,818	1,818	1,818	1,818	NA	596	596	596	596	188	370	370	235			
LINCOLNSHIRE	4,931	8,385	8,385	8,385	8,385	8,385	1,682	3,001	3,001	3,001	3,001	9,820	19,401	19,401	13,673			
LINGOLMOOD	11,365	12,320	12,320	12,321	12,321	12,321	4,100	4,600	4,600	4,600	4,600	9,734	10,101	10,101	10,095			
LINDENHURST	8,038	17,437	17,437	16,494	16,494	16,494	5,999	5,656	5,656	5,656	5,656	617	2,787	2,787	1,408			
LISLE	19,512	26,757	26,757	26,757	26,757	26,757	7,833	10,647	10,647	10,647	10,647	15,292	26,794	26,794	26,794			
LOCKPORT	9,401	38,384	38,384	42,532	42,532	42,532	3,577	15,550	15,550	15,550	15,550	3,874	7,375	7,375	7,356			
LOWLAND	39,408	44,544	44,544	44,544	44,544	44,544	15,046	18,454	18,454	18,454	18,454	29,500	43,175	43,175	43,175			
LONG GROVE	4,740	8,448	8,448	8,569	8,569	8,569	2,800	2,800	2,800	2,837	2,837	2,238	3,001	3,001	2,684			
LYNWOOD	6,535	13,213	13,213	13,217	13,217	13,217	2,235	4,957	4,957	4,958	4,958	837	3,989	3,989	4,120			
LYONS	9,828	11,656	11,656	11,211	11,211	11,211	3,943	4,211	4,211	4,043	4,043	2,962	3,781	3,781	3,417			
MANHATTAN	2,059	13,404	13,404	13,418	13,418	13,418	734	4,956	4,956	4,961	4,961	452	2,153	2,153	2,222			
MARLE PARK (Name only)	637	817	817	817	817	817	229	311	311	311	311	53	135	135	114			
MARENGO	4,768	7,741	7,741	7,743	7,743	7,743	1,851	3,149	3,149	3,149	3,149	2,581	3,031	3,031	3,006			

Both alternatives assume (1) a moderation of decentralization trends and (2) the recommended 2020 Regional Transportation Plan

TABLE 2

POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS -- STATE RECOMMENDATION
 NORTHEASTERN ILLINOIS PLANNING COMMISSION -- OCTOBER 14, 1997

MUNICIPALITY	POPULATION		EXISTING AIRPORTS		SOUTH SUBURB. AIRPORT		HOUSEHOLDS		EXISTING AIRPORTS		SOUTH SUBURB. AIRPORT		EMPLOYMENT		EXISTING AIRPORTS		SOUTH SUBURB. AIRPORT	
	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020	1990	2020
MARLBAM	13,116	17,214					3,821	5,570					3,410	5,217				
MATTESON	11,376	24,070			3,673	8,707	8,036	8,115	9,834	7,972	24,653	24,653	7,972	24,653			36,415	36,415
MAYWOOD	27,139	25,626			101	162	101	162	8,198	14,373	16,047	16,047	5,704	7,238			15,884	15,884
MCCOOK	235	376			349	678	349	678	151	5,704	5,704	5,704	0	51			0	0
MCCULLOCH LAKE	1,033	1,861			5,894	10,553	5,894	10,553	678	10,580	14,739	14,739	0	12,244			12,244	12,244
MCHEMERY	16,177	28,260			7,554	7,682	7,554	7,682	7,658	27,740	29,267	29,267	653	749			28,843	28,843
MELROSE PARK	20,859	21,122			954	1,041	954	1,041	1,041	653	749	749	246	1,897			1,296	1,296
MERRIOTT PARK	2,065	2,234			120	350	120	350	350	246	246	246	246	5,213			5,021	5,021
METTAVA	348	980			4,894	5,430	4,894	5,430	5,631	2,843	2,843	2,843	13	22			21	21
MIDLOTTMAN	14,372	15,820			213	903	213	903	921	13	22	22	13	22			11,286	11,286
MINOOKA (Mill only)	804	2,696			2,041	7,744	2,041	7,744	7,916	2,407	3,187	3,187	2,407	3,187			6,435	6,435
MINOOKA	6,128	21,843			406	3,942	406	3,942	4,915	689	3,269	3,269	689	8,670			8,659	8,659
MOKENA	1,044	10,488			1,447	3,461	1,447	3,461	3,461	7,901	13,440	13,440	7,901	13,440			13,265	13,265
HONER	3,675	8,613			8,124	8,581	8,124	8,581	8,581	27,435	37,108	37,108	31,079	41,001			33,349	33,349
HONTGOMERY (Kane only)	22,408	23,289			20,281	23,019	20,281	23,019	23,019	11,400	18,465	18,465	11,400	18,465			17,025	17,025
HORTON GROVE	53,170	54,839			7,120	15,195	7,120	15,195	15,021	31,093	51,093	51,093	31,079	41,001			91,001	91,001
HOUNT PROSPECT	51,215	41,922			29,101	56,179	29,101	56,179	56,179	9,606	9,606	9,606	32,486	34,978			34,978	34,978
HUNDELTIN	85,351	161,686			3,313	14,799	3,313	14,799	15,060	7,951	11,035	11,035	7,951	11,035			9,949	9,949
NEW LENOX	9,627	41,124			10,776	14,426	10,776	14,426	5,534	7,951	11,035	11,035	4,285	6,020			5,921	5,921
NILES	28,284	36,608			5,456	6,028	5,456	6,028	6,028	4,285	4,285	4,285	4,285	6,020			9,291	9,291
NORRIDGE	14,459	14,068			2,224	2,224	2,224	2,224	1,247	270	342	342	270	342			342	342
NORRIDGE	5,940	15,748			595	1,247	595	1,247	1,247	270	342	342	270	342			342	342
NORTH ALMORA	1,787	3,521			7,112	11,255	7,112	11,255	2,839	4,813	23,327	23,327	4,813	5,725			5,707	5,707
NORTH BARRINGTON	34,978	54,169			2,796	2,821	2,796	2,821	2,839	4,813	5,725	5,725	4,813	5,725			5,707	5,707
NORTH CHICAGO	6,005	6,612			11,391	15,109	11,391	15,109	15,109	4,813	5,725	5,725	4,813	5,725			5,707	5,707
NORTH RIVERSIDE	32,308	40,702			1,800	2,200	1,800	2,200	2,200	4,851	8,985	8,985	4,851	8,985			8,985	8,985
NORTHBROOK	4,635	5,308			4,228	4,230	4,228	4,230	4,364	13,254	17,555	17,555	13,254	17,555			16,771	16,771
NORTFIELD	12,505	12,047			2,966	3,512	2,966	3,512	3,512	43,885	56,803	56,803	43,885	56,803			56,803	56,803
NORTBLAKE	9,178	10,153			8,865	10,411	8,865	10,411	10,411	4,561	7,681	7,681	4,561	7,681			7,681	7,681
OAK BROOK	26,203	29,273			21,459	22,184	21,459	22,184	22,524	21,773	27,761	27,761	21,773	27,761			20,438	20,438
OAK BROOK	56,182	58,080			22,607	22,832	22,607	22,832	22,832	17,413	20,456	20,456	17,413	20,456			20,456	20,456
OAK FOREST	53,648	53,528			789	2,110	789	2,110	2,110	8,410	14,905	14,905	8,410	14,905			14,905	14,905
OAK LAWN	1,907	4,269			491	1,246	491	1,246	1,246	92	150	150	92	150			91	91
OAK PARK	1,498	3,614			25	154	25	154	155	65	131	131	65	131			131	131
OAKBROOK TERRACE	73	426			1,390	2,584	1,390	2,584	2,761	4,909	9,030	9,030	4,909	9,030			13,432	13,432
OKMWOOD HILLS	4,248	7,152			1,719	3,209	1,719	3,209	3,299	357	1,927	1,927	357	1,927			1,858	1,858
OLD MILL CREEK	5,510	9,784			12,096	21,492	12,096	21,492	24,605	17,064	46,815	46,815	17,064	46,815			48,229	48,229
ORLAND HILLS	35,720	60,088			15,158	27,359	15,158	27,359	27,359	29,055	42,942	42,942	29,055	42,942			37,598	37,598
ORLAND PARK	39,253	66,204			3,890	5,132	3,890	5,132	5,132	8,336	9,020	9,020	8,336	9,020			9,109	9,109
PALATINE	11,478	15,333			1,399	3,501	1,399	3,501	3,525	7,591	10,723	10,723	7,591	10,723			10,723	10,723
PALOS HEIGHTS	17,803	20,996			9,946	2,154	9,946	2,154	8,967	1,598	2,050	2,050	1,598	2,050			2,050	2,050
PALOS HILLS	4,199	9,852			9,119	10,241	9,119	10,241	10,785	5,418	7,241	7,241	5,418	7,241			10,689	10,689
PALOS PARK	4,577	5,431			13,466	13,913	13,466	13,913	13,965	18,749	24,068	24,068	13,913	18,749			23,429	23,429
PARK CITY	24,656	34,403			1,088	2,488	1,088	2,488	2,999	738	12,822	12,822	738	12,822			12,822	12,822
PARK FOREST	36,175	6,463			718	916	718	916	916	31	75	75	31	75			139	139
PARK RIDGE	2,947	2,705			55	106	55	106	106	0	41	41	55	106			41	41
PROTONZ	2,217	2,705			266	266	266	266	266	0	41	41	266	266			266	266
PROENIX	138	266			55	106	55	106	106	0	41	41	55	106			41	41
PINGREE GROVE	138	266			55	106	55	106	106	0	41	41	55	106			41	41

Both alternatives assume (1) a moderation of decentralization trends and (2) the recommended 2020 Regional Transportation Plan

TABLE 2

POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS -- STAFF RECOMMENDATION
 NORTHEASTERN ILLINOIS PLANNING COMMISSION -- OCTOBER 14, 1997

MUNICIPALITY	1990 CENSUS		EXISTING AIRPORTS POPULATION 2020		SOUTH SUBURB. AIRPORT POPULATION 2020		1990 CENSUS		EXISTING AIRPORTS POPULATION 2020		SOUTH SUBURB. AIRPORT POPULATION 2020		1990 NIPC EMPLOYMENT		EXISTING AIRPORTS EMPLOYMENT 2020		SOUTH SUBURB. AIRPORT EMPLOYMENT 2020	
	POPULATION	HOUSEHOLDS	POPULATION	HOUSEHOLDS	POPULATION	HOUSEHOLDS	POPULATION	HOUSEHOLDS	POPULATION	HOUSEHOLDS	POPULATION	HOUSEHOLDS	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT
PLAINFIELD	4,557	26,209	26,214	1,647	9,422	4,073	4,317	4,344	4,180	4,480	4,480	4,480	6,458	8,573	7,467	7,467	8,569	
POSEN	4,226	5,106	6,008	1,554	1,870	4,297	4,473	4,480	4,480	4,480	4,480	4,480	9,653	2,878	9,066	9,066	3,192	
PAIRIE GROVE	654	4,895	2,443	215	1,730	5,345	6,230	6,230	6,230	6,230	6,230	6,230	2,934	2,273	5,982	6,284	2,065	
PROSPECT HEIGHTS	15,239	15,544	15,546	6,038	6,949	3,533	3,613	3,613	3,613	3,613	3,613	3,613	1,329	4,641	7,942	7,942	4,017	
RICHLAND	1,016	3,403	2,792	401	1,329	887	1,271	1,271	1,271	1,271	1,271	1,271	1,168	1,329	1,040	1,041	1,329	
RICHTON PARK	10,523	21,031	25,088	3,858	8,311	2,148	2,476	2,476	2,476	2,476	2,476	2,476	1,389	5,601	5,601	5,601	12,543	
RINGWOOD	520	775	662	NA	293	703	725	727	727	727	727	727	206	395	395	395	279	
RIVER FOREST	11,669	12,223	12,311	4,073	4,317	8,909	8,642	8,642	8,642	8,642	8,642	8,642	6,458	7,467	7,467	7,346	7,346	
RIVER GROVE	9,961	10,547	10,589	4,297	4,473	13,823	15,366	15,366	15,366	15,366	15,366	15,366	6,130	2,878	9,066	9,066	3,192	
RIVERDALE	13,671	15,936	15,937	5,345	6,230	7,188	9,592	9,592	9,592	9,592	9,592	9,592	5,163	2,273	5,982	6,284	2,065	
RIVERSIDE	8,774	8,956	9,129	3,533	3,613	2,448	3,149	3,149	3,149	3,149	3,149	3,149	1,329	4,641	7,942	7,942	4,017	
RIVERWOODS	2,868	3,645	3,646	887	1,271	2,697	2,697	2,697	2,697	2,697	2,697	2,697	996	1,329	1,040	1,041	1,329	
ROBBINS	7,498	7,829	8,486	2,148	2,476	703	725	727	727	727	727	727	2,045	2,018	2,018	2,018	2,456	
ROGDALL	1,709	1,617	1,621	703	725	8,909	8,642	8,642	8,642	8,642	8,642	8,642	26,365	32,298	32,298	32,298	31,746	
ROLLING MEADOWS	22,591	24,052	23,369	8,237	8,909	17,538	14,626	14,626	14,626	14,626	14,626	14,626	19,391	8,350	26,148	26,148	7,668	
ROSEMONT	14,074	43,283	50,746	8,133	9,532	5,294	5,294	5,294	5,294	5,294	5,294	5,294	19,391	26,148	26,148	26,148	25,435	
ROSELLE	20,819	27,227	27,150	7,188	9,592	2,838	3,362	3,362	3,362	3,362	3,362	3,362	6,130	7,178	7,178	7,178	8,651	
ROSEMONT	3,995	5,619	5,619	1,301	1,726	17,538	14,626	14,626	14,626	14,626	14,626	14,626	19,391	8,350	26,148	26,148	7,668	
ROUND LAKE	3,550	19,116	18,495	1,301	1,726	5,089	5,089	5,089	5,089	5,089	5,089	5,089	2,871	2,871	2,871	2,871	2,871	
ROUND LAKE BLAISE	16,434	25,656	25,656	358	708	7,432	8,378	8,378	8,378	8,378	8,378	8,378	45	148	148	148	148	
ROUND LAKE HEIGHTS	1,251	2,129	2,129	358	708	6,445	6,385	6,385	6,385	6,385	6,385	6,385	491	835	835	835	835	
ROUND LAKE PARK	4,045	17,686	17,538	1,291	1,726	14,626	14,626	14,626	14,626	14,626	14,626	14,626	19,391	8,350	26,148	26,148	7,668	
SAINT CHARLES	22,501	38,782	38,785	8,133	9,532	2,838	3,362	3,362	3,362	3,362	3,362	3,362	6,130	7,178	7,178	7,178	8,651	
SAUK VILLAGE	9,926	16,595	17,774	2,838	3,362	33,754	33,754	33,754	33,754	33,754	33,754	33,754	63,319	126,710	126,710	126,710	122,771	
SCHAUMBURG	68,586	82,054	82,064	4,863	4,863	5,089	5,089	5,089	5,089	5,089	5,089	5,089	11,877	16,833	16,833	16,833	14,782	
SCHILLER PARK	11,189	12,190	12,190	1,976	2,423	7,243	7,243	7,243	7,243	7,243	7,243	7,243	1,526	2,871	2,871	2,871	2,871	
SHOREWOOD	6,264	21,426	21,426	1,976	2,423	24,720	24,720	24,720	24,720	24,720	24,720	24,720	51,210	57,616	57,616	57,616	57,271	
SKOKIE	59,432	61,986	61,986	22,708	22,708	1,840	1,840	1,840	1,840	1,840	1,840	1,840	156	1,163	1,163	1,163	1,163	
SLEEY HOLLOW	3,241	5,384	5,384	828	1,030	2,751	2,751	2,751	2,751	2,751	2,751	2,751	2,662	9,473	9,473	9,473	9,473	
SOUTH BARRINGTON	2,937	8,149	7,965	828	1,030	1,793	1,793	1,793	1,793	1,793	1,793	1,793	2,608	3,647	3,647	3,647	5,231	
SOUTH CHICAGO HEIGHTS	4,441	4,411	4,411	1,427	1,700	8,636	8,636	8,636	8,636	8,636	8,636	8,636	3,767	7,136	7,136	7,136	5,226	
SOUTH ELGIN	7,474	26,492	25,724	2,453	2,453	8,275	8,275	8,275	8,275	8,275	8,275	8,275	13,070	18,439	18,439	18,439	19,007	
SOUTH HOLLAND	22,873	22,873	22,873	7,437	8,275	1,576	1,576	1,576	1,576	1,576	1,576	1,576	1,956	2,592	2,592	2,592	2,065	
SPRING GROVE	1,066	4,664	3,848	329	4,213	4,405	4,405	4,405	4,405	4,405	4,405	4,405	802	1,199	1,199	1,199	1,652	
STEEGER	8,584	10,472	10,987	3,293	4,213	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,443	3,189	3,189	3,189	2,954	
STEGER	5,678	5,582	5,592	2,186	2,501	1,287	1,287	1,287	1,287	1,287	1,287	1,287	373	377	377	377	377	
STICHOZEY	4,383	4,230	4,171	1,276	1,307	13,824	13,824	13,824	13,824	13,824	13,824	13,824	5,061	8,995	8,995	8,995	8,384	
STONE PARK	30,987	40,900	40,883	6,77	4,316	4,316	4,316	4,316	4,316	4,316	4,316	4,316	1,160	3,934	3,934	3,934	3,929	
STRAINWOOD	2,005	11,604	11,606	677	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	2,984	3,252	3,252	3,252	3,205	
SUGAR GROVE	9,971	9,838	9,838	3,356	3,356	79	79	79	79	79	79	79	0	32	32	32	51	
SUNSHINE	110	241	367	33	851	851	851	851	851	851	851	851	68	265	265	265	68	
SPERTON	1,248	2,378	2,378	403	851	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,166	1,463	1,463	1,463	1,488	
THIRD LAKE	2,778	3,032	3,032	1,029	1,175	23,810	23,810	23,810	23,810	23,810	23,810	23,810	13,411	21,156	21,156	21,156	20,361	
THORNTON	37,121	63,846	66,691	12,678	22,791	657	657	657	657	657	657	657	223	346	346	346	344	
TINLEY PARK	1,333	1,881	1,867	424	525	325	325	325	325	325	325	325	0	34	34	34	0	
TODER LAKES	612	934	934	197	268	268	268	268	268	268	268	268	515	588	588	588	557	
TROUT VALLEY	542	706	706	197	268	9,790	9,790	9,790	9,790	9,790	9,790	9,790	3,700	16,680	16,680	16,680	31,453	
UNION	6,204	17,822	27,999	2,066	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	3,700	16,680	16,680	16,680	31,453	
UNIVERSITY PARK	6,204	17,822	27,999	2,066	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	3,700	16,680	16,680	16,680	31,453	

Both alternatives assume (1) a moderation of decentralization trends and (2) the recommended 2020 Regional Transportation Plan

TABLE 2

POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS -- STAFF RECOMMENDATION
 NORTHEASTERN ILLINOIS PLANNING COMMISSION -- OCTOBER 14, 1997

MUNICIPALITY	1990 CENSUS POPULATION	EXISTING AIRPORTS 2020 POPULATION	SOUTH SUBURB. AIRPORT 2020 POPULATION	1990 CENSUS HOUSEHOLDS	EXISTING AIRPORTS 2020 HOUSEHOLDS	SOUTH SUBURB. AIRPORT 2020 HOUSEHOLDS	1990 NIPC EMPLOYMENT	EXISTING AIRPORTS 2020 EMPLOYMENT	SOUTH SUBURB. AIRPORT 2020 EMPLOYMENT
VERNON HILLS	15,319	26,044	25,954	5,880	10,922	10,887	6,907	20,643	19,491
VILLA PARK	22,253	22,979	22,979	8,018	8,654	8,654	11,155	13,826	13,826
VIRGIL	319	453	453	NA	160	160	85	186	159
VOLVO	193	5,995	5,923	NA	2,676	2,441	196	1,959	1,713
WADSWORTH	1,826	4,931	4,932	582	1,759	1,759	818	1,942	1,467
WARRENVILLE	11,333	15,089	15,089	4,028	5,454	5,454	3,767	6,505	9,388
WAUCONDA	6,294	14,587	14,142	2,409	5,715	5,529	3,402	4,189	4,818
WAUCOGAN	69,392	93,686	91,855	24,545	35,686	35,938	34,402	41,689	40,772
WAYNE	1,541	5,960	5,960	525	1,893	1,893	509	2,624	1,603
WEST CHICAGO	14,796	34,523	34,523	4,652	11,213	11,213	13,945	25,112	25,112
WEST DUNDEE	3,728	7,921	7,921	1,475	3,155	3,155	5,214	8,488	8,479
WESTCHESTER	17,301	17,688	17,991	6,834	6,980	7,088	11,978	17,671	15,738
WESTCHESTER	21,675	13,247	13,352	4,295	4,959	4,979	2,110	2,812	2,815
WESTERN SPRINGS	21,328	21,675	21,675	8,872	9,635	9,635	11,812	17,154	17,154
WESTMONT	51,464	61,496	61,496	17,770	20,925	20,925	20,375	26,733	26,733
WHEELING	29,911	33,045	33,051	12,668	14,183	14,184	24,783	29,058	26,419
WILLOW SPRINGS	4,509	6,934	7,269	1,607	2,855	2,990	1,426	3,958	3,611
WILLOWBROOK	8,598	9,344	9,344	3,854	4,305	4,305	6,115	10,339	10,339
WILMINGTON	26,690	26,850	26,693	9,720	9,950	9,874	7,529	9,271	9,271
WINNETKA	4,743	7,743	8,114	1,783	3,046	3,173	1,854	2,144	2,214
WINFIELD	7,096	10,867	10,867	2,406	3,644	3,644	3,749	4,392	4,392
WINNETKA	12,174	12,312	12,041	4,283	4,558	4,450	2,702	3,359	3,174
WINTEROP PARSON	6,240	11,725	11,001	2,057	4,116	4,056	390	1,018	1,020
WONDER LAKE	1,024	3,179	3,068	328	1,111	1,069	22	59	22
WOOD DALE	12,425	14,637	14,637	4,549	5,351	5,351	17,667	24,417	24,417
WOODRIDGE	26,286	41,580	42,327	9,622	15,469	15,728	4,408	24,482	24,482
WOODSTOCK	14,353	22,464	22,385	5,359	8,732	8,698	10,572	11,772	11,577
WORTH	11,208	11,464	11,732	4,393	4,621	4,712	2,329	2,727	2,755
ZION	19,775	29,286	28,604	6,535	10,268	9,281	5,292	8,122	8,126

Both alternatives assume (1) a moderation of decentralization trends and (2) the recommended 2020 Regional Transportation Plan

Summary of Population Projections
for Barrington Area*

	Alternatives		
	A	B	C
1980	30,483	30,483	30,483
1985	31,379	31,534	31,685
1990	33,700	34,396	35,104
1995	36,104	37,452	38,754
2000	38,250	40,304	42,243
Change:			
1980 - 1990	3,217	3,913	4,621
1990 - 2000	4,550	5,908	7,139
1980 - 2000	7,767	9,821	11,760

*These projections are based on the third and largest definition of the Barrington area. See text for definition of this area.

Barrington Area Population - Alternative A

<u>AGE</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
0- 4	1,524	1,659	2,140	2,205	1,900
5- 9	2,244	1,587	2,060	2,761	3,036
10-14	3,276	2,302	2,197	2,568	3,348
15-19	3,387	3,344	1,994	1,706	2,231
20-24	1,613	2,934	2,811	1,783	1,186
25-29	1,435	1,778	2,747	2,739	1,849
30-34	2,000	1,677	2,268	3,063	3,086
35-39	2,301	2,042	2,278	2,901	3,609
40-44	2,871	2,533	2,524	2,776	3,424
45-49	2,561	2,762	2,684	2,621	2,847
50-54	2,146	2,464	2,695	2,695	2,636
55-59	1,874	2,087	2,260	2,441	2,470
60-64	1,149	1,607	1,769	1,919	2,060
65-69	766	1,036	1,335	1,515	1,655
70-74	573	658	878	1,107	1,278
75-79	383	432	515	686	851
80-84	227	283	280	353	480
85+	153	194	265	265	304
Total	30,483	31,379	33,700	36,104	38,250

Barrington Area Population - Alternative B

<u>AGE</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
0- 4	1,524	1,691	2,268	2,442	2,203
5- 9	2,244	1,601	2,136	2,933	3,315
10-14	3,276	2,314	2,040	2,672	3,552
15-19	3,387	3,356	2,237	1,785	2,370
20-24	1,613	2,946	2,861	1,868	1,316
25-29	1,435	1,786	2,785	2,813	1,962
30-34	2,000	1,690	2,314	3,140	3,191
35-39	2,301	2,055	2,330	2,992	3,732
40-44	2,871	2,545	2,575	2,857	3,544
45-49	2,561	2,770	2,729	2,704	2,964
50-54	2,146	2,474	2,728	2,760	2,742
55-59	1,874	2,099	2,303	2,510	2,572
60-64	1,149	1,612	1,814	1,997	2,154
65-69	766	1,033	1,347	1,560	1,727
70-74	573	655	874	1,118	1,313
75-79	383	431	515	687	865
80-84	227	282	277	350	477
85+	153	194	263	264	305
Total	30,483	31,534	34,396	37,452	40,304

Barrington Area Population - Alternative C

<u>AGE</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
0- 4	1,524	1,706	2,336	2,589	2,424
5- 9	2,244	1,615	2,195	3,046	3,496
10-14	3,276	2,325	2,089	2,767	3,700
15-19	3,387	3,371	2,305	1,887	2,518
20-24	1,613	2,957	2,923	1,974	1,461
25-29	1,435	1,795	2,838	2,917	2,109
30-34	2,000	1,702	2,366	3,231	3,332
35-39	2,301	2,064	2,382	3,083	3,867
40-44	2,871	2,551	2,615	2,943	3,667
45-49	2,561	2,783	2,775	2,785	3,084
50-54	2,146	2,481	2,771	2,834	2,856
55-59	1,874	2,106	2,339	2,571	2,656
60-64	1,149	1,623	1,848	2,055	2,236
65-69	766	1,039	1,380	1,615	1,805
70-74	573	659	885	1,150	1,361
75-79	383	432	515	697	887
80-84	227	282	274	347	481
85+	153	194	268	263	303
Total	30,483	31,685	35,104	38,754	42,243



Home sales surge

Low interest rates, low unemployment and a strong economy have led to a high sales rate for existing homes. Here are figures for different parts of the Chicago area.

Area	1997 price	% change from 1996	Homes sold in 1997	% change from 1996
Barrington	\$369,700	0.2	1,528	5.0
Chicago	\$124,000	2.3	8,879	0.8
Elgin	\$131,800	1.0	2,476	4.3
Fox Valley	\$182,500	1.2	2,164	10.2
Greater Aurora	\$113,500	5.2	1,278	6.8
Lake County	\$153,500	6.1	5,614	13.4
McHenry County	\$163,000	4.1	3,318	7.5
Northwest Suburbs	\$183,400	2.3	4,674	1.8
West suburbs	\$174,000	3.1	3,757	7.9

*Price is the median, half sold for more and half sold for less

**Fox Valley figures are for St. Charles, Geneva and Batavia

Source: Illinois Association of Realtors

Daily Herald database

2-11-98

POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS
AS ENDORSED BY THE NORTHEASTERN ILLINOIS PLANNING COMMISSION - NOVEMBER 6, 1997
(Incorporates Adjustments for Split Quarter Sections)

POPULATION	REGION	CHICAGO	SUB COOK	SUB D-PAGE	KANE	LAKE	MCHENRY	HILL	
1990 Census		7,261,176	2,783,726	2,321,341	781,666	317,471	516,418	183,241	357,313
2020 WITH ADOPTED REGIONAL TRANSPORTATION PLAN									
Alternative	ORD	9,045,000	3,005,338	2,589,061	985,701	552,944	827,564	361,598	722,794
Alternative	SSA	9,045,000	2,917,196	2,631,794	985,809	549,929	801,127	353,239	805,906
HOUSEHOLDS									
	REGION	CHICAGO	SUB COOK	SUB D-PAGE	KANE	LAKE	MCHENRY	HILL	
1990 Census		2,619,847	1,025,174	854,314	279,344	107,176	173,966	62,940	116,933
2020 WITH ADOPTED REGIONAL TRANSPORTATION PLAN									
Alternative	ORD	3,376,477	1,151,692	981,879	360,732	199,433	299,607	131,763	251,371
Alternative	SSA	3,376,477	1,120,883	996,713	360,732	198,318	289,890	128,725	281,216
EMPLOYMENT									
	REGION	CHICAGO	SUB COOK	SUB D-PAGE	KANE	LAKE	MCHENRY	HILL	
1990		3,845,085	1,482,381	1,293,652	530,322	145,205	228,606	65,526	99,393
2020 WITH ADOPTED REGIONAL TRANSPORTATION PLAN									
Alternative	ORD	5,280,000	1,745,495	1,773,881	815,178	223,040	393,641	106,336	222,429
Alternative	SSA	5,280,000	1,705,179	1,771,076	815,217	213,943	353,510	88,765	332,310

"ORD" alternative assumes all potential growth in enplanements is accommodated at improved existing airport sites; "SSA" alternative assumes South Suburban Airport with 40% of overall enplanement growth accommodated at existing sites.