

# Village of North Barrington

## COMPREHENSIVE PLAN



2015 Update

# THE COMPREHENSIVE PLAN OF THE VILLAGE OF

# NORTH BARRINGTON

2015 update

Adopted by the Village of North Barrington, Illinois Board of Trustees (Ordinance No. 1271) on June 24, 2015 pursuant with the recommendations of the Plan Commission

## ***Preface***

This document shall be known as "The Comprehensive Plan of 2015 of the Village of North Barrington". It was prepared pursuant to the authority conferred on municipalities by Section 5/11-12-5 Chapter 65 of the Illinois Compiled Statutes. This plan supersedes the plan adopted in 2004.

The residents of North Barrington have encouraged and supported sound planning for over five decades. It is understood that the comprehensive planning process is the statutory means by which residents formulate and publicly state their goals and objectives as they relate to both the development and growth of the community and the enhancement of established areas. The plan itself provides Village officials guidelines and rationale for sound decision making and for the consistent implementation of regulations.

Based on recent judicial decisions there is increasing evidence that land use regulations must be linked to and implement well-considered goals and objectives. In the absence of a comprehensive plan, a municipality bears an extraordinary burden of proof that a decision was made with rational forethought.

Comprehensive planning for North Barrington has been coordinated with Planning for the Barrington Area Council of Governments (BACOG). For this reason, the Comprehensive Plan of the Barrington Area, adopted by BACOG in 1975, was adopted by the Village of North Barrington in 1998. The BACOG plan is made a part of this Comprehensive Plan. In the event of a conflict between the two plans, the Comprehensive Plan of North Barrington will take precedence.

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## ***Vision, Mission, and Values Statement***

### **Vision Statement:**

We will work together in North Barrington to promote a safe, attractive place for residents to live; where growth, development and environmental protection are managed to provide and preserve a unique community and family oriented lifestyle in a countryside atmosphere.

### **Mission Statement:**

To enhance North Barrington's community, economy and environment through effective government, public involvement, and innovative use of our resources.

### **Values Statement:**

The following express values that guide how the Village Board operates:

- Fostering communications and interaction with Village residents regarding growth, development and environmental protection.
- Promoting cooperation and communication between the Village, and Local, State and Federal Government agencies as well as between Village officials and residents.
- Preserving and enhancing our open space.
- Protecting the ecology of the Village and surrounding environment.
- Encouraging a sense of community with our neighboring villages and towns through organizations with mutual interests, such as BACOG and CMAP.
- Developing appropriate revenue opportunities within the Village.
- Encouraging utilization of shared services to benefit residents.

Additional Values Upheld by Board Members and Staff:

- Supporting and maintaining the Village's Comprehensive Plan for present and future generations.
- Accountability, impartiality and consistency in decision making.
- Efficiency, effectiveness, and ethical fiscal accountability.

**The Barrington Area**

The first settlers came to the Barrington area in the early 1800's. The area currently encompasses an approximately eighty-five square mile planning region, which lies thirty-five miles northwest of Chicago, and is primarily within the Fox River ecosystem.

The Barrington area has a rolling topography and it is also home to numerous wetlands, woodlands, and prairie remnants and has attracted subsequent generations with its appealing natural resources. The area contains seven miles of shoreline along the Fox River, some three hundred lakes and ponds and forty miles of creeks.

Residents have been active on a regional basis in preserving this unique environment through BACOG, a consortium founded in 1970 and currently comprised of nine local governments. BACOG has developed planning policies to guide the conservation and development of the region, it develops shared services, and represents the planning area to county, state, and federal agencies whose programs impact the area.

The Barrington area communities have a mutual interest in Barrington School District Unit 220, Lake Zurich School District 95, the Barrington and Ela Library Districts, and a number of sub-regional organizations such as the Area Arts Council, Council on Aging, youth services, and area-wide citizen organizations. These groups include the Barrington Area Development Council (BADC, founded in 1960, BACOG's parent group), Barrington Park District, and Citizens for Conservation.

**The Village of North Barrington**

The development of the Village of North Barrington paralleled that of the Barrington area as a whole. The first houses came in the period from 1857 to 1875. These included the Kimberly house (1857) at 156 Kimberly Road, the house at 150 Old Barrington Road (1860), and the Kuhlman house (1875) at 615 West Miller Road. The first subdivision originated in the Honey Lake area in 1926; it was called Biltmore Country Estates Unit One.' This area now includes the Biltmore Country Club.

The North Barrington Area Association, a volunteer group dedicated to preserving this unique countryside, was formed in 1934. In 2003 it was incorporated into BADC. While wholly voluntary efforts were useful in preserving the area, a more formal legal entity was needed for the future. This need was met by the establishment of the municipal government and by the incorporation of the Village in 1959. The Village operated for years out of private residences. In 1992 at 111 Old Barrington Road the current Village Hall was inaugurated.

North Barrington continues to attract new residents due in part to its outstanding natural resources and its accessibility to metropolitan activity centers which provides a unique opportunity for countryside living with proximity to urban amenities.

**Development Trends:**

The Village has grown from 282 persons in 1960 to 3047 in the 2010 census. The Nielsen Claritis population forecast for 2017 is 3116, up about 2% from 2010. The Chicago Metropolitan Agency of Planning (CMAP) forecasts a population of 4252 in 2040, up about 40% from 2010. There continues to be an influx of families with younger children replacing many long-term senior residents without children. Without additional annexation of unincorporated property and construction of new homes, population growth will remain controlled and deliberate.

Currently the village incorporates 3120 acres, or 5 square miles. It has only increased its boundaries by 60 acres in the past 10 years. The five years of recession that began in 2008 have slowed residential development in North Barrington as well as commercial development in surrounding communities. Two new developments within the Village include the 17.8 acre Bickerstaff Subdivision off Rainbow Road and the 10 acre West Oaksbury Estates. The only major addition to the Village is the new 60 acre Old Barrington Farms equestrian estate development.

There has been a severe decline in new construction since 2004. Only 40 homes have been constructed and the number of renovation and remodeling permits issued has also declined. The average cost of newly constructed homes has more than doubled in the past two years. The recession has increased the number of rental, vacant, and properties owned by absentee landlords within the Village. To address this situation the Village created an ordinance that requires owners to register and ensure the ongoing maintenance of vacant properties and structures.

The most significant undeveloped parcel affecting North Barrington is the 109 acre plot east of Illinois Route 12 and west of Old McHenry Road. The Village and Hawthorn Woods recently signed an updated boundary agreement giving jurisdiction to Lake County for 99 years. It allows for 450,000 ft.<sup>2</sup> of controlled retail space and 200,000 ft.<sup>2</sup> of family oriented retail and office space. Strict stormwater management, architectural, and landscape ordinances will govern this site.

North Barrington maintains liaison with BACOG, CMAP, SWALCO, The Lake County Regional Planning Commission, Illinois Municipal League, Metropolitan Mayors Caucus, and neighboring township governments. Close relationships are also maintained with the Barrington Area Development Council, Citizens for Conservation, Barrington Area Conservation Trust, Flint Creek Watershed Partnership, and Lake County Stormwater Management Commission. The Village also has pursued several formal agreements with other municipal entities including Barrington, Lake Barrington, Tower Lakes, Island Lake, Port Barrington, Wauconda, and Lake Zurich.



|                                                                                                                                                                   | YEAR 1960-2010 POPULATION GROWTH                                                |       |       |        |        |        |                         | POPULATION PROJECTIONS                        |                                                                          |                   |                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------|-------|--------|--------|--------|-------------------------|-----------------------------------------------|--------------------------------------------------------------------------|-------------------|---------------------------|
| Source:                                                                                                                                                           | U.S. Census Bureau, 2010,<br>North Barrington's 2004 Comprehensive Plan & BACOG |       |       |        |        |        |                         | Nielsen Claritas, 2017<br>Population Forecast | Chicago Metropolitan Agency<br>For Planning, 2040 Population<br>Forecast |                   |                           |
|                                                                                                                                                                   | 1960                                                                            | 1970  | 1980  | 1990   | 2000   | 2010   | % Growth<br>(1960-2010) | 2017<br>(projection)                          | % Increase<br>(from 2010)                                                | 2040 (projection) | % Increase (from<br>2010) |
| Barrington**                                                                                                                                                      | 1,958                                                                           | 3,450 | 4,074 | 4,345  | 4,461  | 10,327 | 427.4                   | 10,343                                        | 0.15                                                                     | 13,008            | 26.0                      |
| Barrington Hills*                                                                                                                                                 | 293                                                                             | 368   | 524   | 698    | 503    | 4,209  | 1,336.5                 | 4,648                                         | 10.4                                                                     | 10,339            | 145.6                     |
| Deer Park**                                                                                                                                                       | 476                                                                             | 726   | 1,386 | 2,887  | 3,093  | 3,200  | 572.3                   | 2,923                                         | -8.7                                                                     | 5,581             | 74.4                      |
| Hawthorn Woods+                                                                                                                                                   | 239                                                                             | 939   | 1,658 | 4,423  | 6,002  | 7,663  | 3,106.3                 | 6,608                                         | -13.8                                                                    | 12,602            | 64.5                      |
| Island Lake+                                                                                                                                                      | 1,130                                                                           | 1,395 | 1,569 | 1,983  | 3,131  | 8,080  | 615.0                   | 7,768                                         | --4.0                                                                    | 13,252            | 64.0                      |
| Lake Barrington*                                                                                                                                                  | 172                                                                             | 347   | 2,320 | 3,855  | 4,757  | 4,973  | 2,791.3                 | 4,832                                         | -2.8                                                                     | 6,973             | 40.2                      |
| Lake Zurich+                                                                                                                                                      | 3,458                                                                           | 4,082 | 8,225 | 14,947 | 18,104 | 19,631 | 467.7                   | 19,580                                        | -0.03                                                                    | 22,628            | 15.3                      |
| North Barrington*                                                                                                                                                 | 282                                                                             | 1,411 | 1,475 | 1,787  | 2,918  | 3,047  | 980.5                   | 3,116                                         | 2.3                                                                      | 4,252             | 39.5                      |
| Port Barrington+                                                                                                                                                  | -                                                                               | -     | -     | 99     | 177    | 1,517  | 1,432.3^                | 1,619                                         | 6.7                                                                      | 2,556             | 68.5                      |
| South Barrington*                                                                                                                                                 | -                                                                               | 348   | 1,168 | 2,937  | 3,760  | 4,565  | 1,211.8^                | 4,237                                         | -7.2                                                                     | 5,648             | 23.7                      |
| Tower Lakes**                                                                                                                                                     | -                                                                               | 863   | 1,177 | 1,333  | 1,310  | 1,283  | 48.7^                   | 1,219                                         | --5.0                                                                    | 1,708             | 33.0                      |
| Wauconda+                                                                                                                                                         | 3,227                                                                           | 5,460 | 5,688 | 6,294  | 9,448  | 13,603 | 321.5                   | 11,973                                        | --12.0                                                                   | 17,432            | 28.0                      |
| *BACOG: Barrington Area Council of Governments<br>+ IGA: Intergovernmental Agreement with North Barrington<br>^Percent Growth from first year of population count |                                                                                 |       |       |        |        |        |                         |                                               |                                                                          |                   |                           |

**Introduction**

Land use and open space are both topics critical to the translation of the vision statement into physical terms by which future land uses will be governed, and the element by which all other elements of the comprehensive plan are based. As land is a limited resource, the future use of all remaining land and the re-development of existing land usage are of a critical nature, especially with the ever-increasing threat of inappropriate land development.

To ensure North Barrington's desired character it is necessary to establish a set of standards and guidelines that will help to guide future land and open space usage. Land use policies must be invoked which focus on controlling the location, timing, and quality of new growth and development. They must 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. Land-use policies must provide assurance that new growth and development will conform to North Barrington's current capacities and that the quality of the new growth and development meet existing standards of excellence.

**Open Space**

Open space in North Barrington consists of the many lakes, rivers, forests, hills, valleys, and open prairies and it is one of North Barrington's most important assets because it contributes so significantly to the community character. The open space system performs many functions for the residents of North Barrington and other communities, thus these spaces must be protected in the face of continued growth and development.

The following quote from NIPC's Regional Open Space Plan adopted in 1979 underlines the importance of preserving open space now: ***"Once lost, open space is exceedingly difficult, if not impossible, to reclaim. There can be no escaping the fact that now is the time – the only and last time – to prepare for future open space needs"***<sup>19</sup>.

**Why have open space**

The establishment, maintenance and strategic introduction of open space can become the major tool for realizing environmental goals and the desired community character. In the context of North Barrington, open space most often takes the form of golf courses. Regardless of the form it takes, however, open space is a crucial component of a comprehensive plan.

**Recreational Open Space**

In North Barrington we enjoy a limited, yet reasonable amount of both public and private open space. Public open space is controlled by the Village and Lake County Forest Preserve, including the Grassy Lake Forest Preserve which is the largest public open space and seven smaller sites consisting primarily of wetland, both inside and outside of the floodplain that are scattered throughout North Barrington.

Recreational open space, the primary form of both passive and active open space, is largely comprised of the various Village and County owned properties, including: Eton Park, South Eton Park, Leonard Park, and Lafferty Park. Also included are the Haverton Conservation Area, Haverton Buffer Area, and Wildlife refuge. Further description of these Village owned properties is available in the table within the Parks and Recreation chapter. Non-Village owned properties include the Grassy Lake Forest Preserve. Additionally, there are the two aforementioned private golf courses - Biltmore Country Club and Wynstone Country Club.

Land use and open space are of significant importance, directly influencing zoning decisions, recreational needs, and development opportunities. Although never of standstill nature, land use and open space are in constant evolution determined by changing conditions necessitating an ongoing planning process, one that has a three-fold objective:

- To preserve our natural resources.
- To create a balanced relationship between man and nature.
- To guide the future development of North Barrington.

**Open Space Strategies:**

North Barrington's vision for open space is to satisfy the outdoor recreational needs of area residents, to conserve and restore the natural environment, and to provide an overall framework to guide and manage new development. Goals of our open space system are as follows:

- To manage local open spaces designed to protect the natural resources so as to meet the present and future non-commercial needs of the Village.
- To influence the form and pattern of new development so as to include an allocation for open space.
- To utilize the open space system to preserve and enhance the natural, man-made, and historic properties of the Village.
- To develop new policies to assure that private open space will remain as such, particularly large rural properties and golf courses.
- To work to acquire additional open space.

One of the highest priorities of the Village is to preserve the unique character of the village. Considering that nearly all of the actions and decisions of the various public and private forces both inside and outside of the village can have potential influence on the future of the village and ultimately its residents, it is no challenge to be taken lightly. The potential impacts, both great and small, can have effects on economics, lifestyles, education, social participation within and outside of the community, intrinsic property values, and relations with neighboring municipalities, just to name a few of the potential effects. Furthermore, the Village's desired character is regularly challenged by many forces such as Village Boards of surrounding communities, land development, economic cycles, federal, state, and local government agencies, educational needs and guidelines. The highly revered character of our current day village is of tremendous intangible value.

The village's character is generated by North Barrington's unique geography and is evidenced by the high level of cohesion among residents, the fauna and flora, and the limited amount of traffic.

It exhibits itself in the aesthetic concerns of its residents and planners, where a choice for a quality of life that includes a preservation/ecologically-friendly attitude is at the top of the wish list. An acute awareness of the aforementioned potential threats and impacts demands the adoption of firmer regulations as assurance that goals and objectives are met.

With the depleting supply of available land for development in the village and surrounding communities, great care must be exercised in overseeing both undeveloped land and the restoration of existing properties. Cooperative planning and relationships with neighboring communities are of vital value as the aggregate volume of undeveloped land continues to decrease while the outside demand for that same undeveloped land continues to increase.

As a community with a particular interest in providing a high quality of life for its residents environmental awareness becomes a component of our community's character. As such North Barrington needs to embrace sustainable design principles that minimize any negative impact on our environment. This requires proactive education and promotion of new governmental policies, and necessitates that we need to take a firm position on the future development of open space and on land use. From the Village planner and engineers, to the architects that design the home sites, to the homeowners who have primary control of their property, each is a stakeholder in this vision.

The overall vision of our community character is to preserve and enhance the unique qualities and integrity that have defined North Barrington as a natural environment of countryside and residential community, where the Village is accountable for, actively involved in, and strives to preserve a healthy and quality living environment. In support of this overall vision are several specific visions with implementation goals.

**Goal:**

***To preserve and enhance the countryside environment and community character as defined by open space, natural resource protection, and sustainability for the benefit of the residents.***

**Community Character Strategies**

- Encourage the usage of community parks and continuously enhance those parks to become financially self-supporting in nature.
- Increase the quality of existing scenic corridors and upgrade the scenic corridors in undeveloped areas with restoration to native conditions.
- Encourage designs that require buildings to become part of the landscape and which reduce the visual impact of buildings built in open land.
- Encourage the use of native plant types, and minimizing the negative impact on the environment.
- Encourage the maintenance of existing and the planting of native plant types. Promote the ongoing lifecycles of native wildlife, and minimize negative impact on the environment.
- Encourage a natural character for lakes and shorelines.
- Enhance and protect community appearance through the tree preservation ordinance.
- Discourage the reshaping and contour changes of raw land sometimes sought during development.
- Promote the participation of conservation, garden clubs and other community groups and fundraisers toward beautifying the Village through roadside plantings and maintenance programs.
- Respect and protect the heritage of cultural, architectural, and archeological landmarks.
- Continue to work to expand holdings of current parks by acquisition of surrounding vacant parcels.

**Goal:**

To preserve and steward the current countryside environment protecting against undesirable land use and development.

**Conservation Strategies:**

- Assure that the predominant scale, arrangement, and appearance of development will be compatible with the existing countryside environment and residential atmosphere.
- Encourage the private contribution of lands, development rights, or conservation easements to appropriate public or quasi-public organizations, such as Citizens for Conservation, The Nature Conservancy, and Barrington Area Conservation Trust.

**Goal:**

To preserve and provide for the integrity of the overall appearance and safety of the Village.

**Public Improvements Strategies:**

- Maintain the countryside appearance of the Village by avoiding visual pollution through the use of appropriate codes and regulations, with particular attention to enacting and enforcing well designed and researched sign, lighting, and fence ordinances.
- Locate and design new and existing utilities so as not to disrupt land uses, create a hazard or, adversely impact the environment.
- Route high-speed, non-local traffic around the Village to major, regional arterials, in particular heavy trucks and commercial vehicles.
- Give special attention to the design of all roads, highways, and utility rights-of-way consistent with desired countryside environment, level of safety, and function.
- Provide maintenance for all roads and traffic signs under jurisdiction of the Village to ensure that community character, beauty, and safety are not compromised.
- Maintain and identify drainage systems to reduce flooding, non-point source pollution and improve and protect water quality.

**Introduction**

Environmental knowledge and awareness has grown considerably over the past 40 years. Always of great concern to the Village and its residents, the significant change to the Environment section of this document reflects this increased awareness of the impact of the environment on quality of life.

**Environment Strategies****Flora**

To protect and enhance areas of significant natural value such as areas around Honey Lake and Flint Creek, and to promote the re-establishment of native vegetation of all types, respect the natural topography, soils, and geology. Preserve the natural character of our ravines, woodlands, bluffs, wetlands, floodplains, and shorelines.

- Protect trees and vegetation from destruction caused by new development or roads.
- Create an education program to inform residents of the Tree Preservation Ordinance and the importance of such an ordinance.
- Create an education program to inform residents of the BMP.
- Create an education program to inform residents of the Heritage Tree Ordinance and the importance of such an ordinance.
- Promote the re-establishment and restoration of native vegetation.
- Promote natural landscaping in areas typically thought of as lawns by providing residents and businesses with information on natural landscaping and its benefits.
- Encourage conservation easements and open space acquisition.
- Coordinate with local, county, regional, state, and federal agencies for the protection and preservation of the Village's natural surroundings and resources.

**Fauna**

To provide wildlife corridors that protect and maintain healthy wildlife communities where appropriate within the Village.

- Maintain open spaces or naturally vegetated areas within developments, which are of sufficient width to serve as wildlife corridors or islands, and where necessary, landscape them with natural native vegetation to provide and encourage wildlife with a suitable habitat.
- Protect and re-vegetate corridors, peninsulas, and islands between natural areas so that they provide protective cover to wildlife traveling through them.
- Nurture desirable and endangered wildlife and aquatic species, especially waterfowl, and continue to enhance their habitats.
- Control the proliferation of nuisance wildlife

**Pollution**

Diminish noise, visual, light, air, and water pollution.

- Enforce and improve existing regulations regarding noise, signage, and natural or artificial lighting, so that their intrusion on the built and future build-able environment is minimal and not objectionable.
- Create guidelines with appropriate times for sound pollution; example lawn mowers, leaf blowers, wood chippers, chain saws, fireworks, outside bands, outside stereo sound, etc.
- Develop guidelines for specific leaf burning times.

**Water**

To protect, manage, and enhance the Village's natural water resources

- Protect the flow capacity and rate of perennial stream channels/flow and associated flood lands including related floodways and floodplains.
- Protect all wetlands and natural drainage ways so that their natural functions of carrying and storing water are maintained.
- Encourage public education for the responsible use and appreciation of water.
- Create education programs that discuss issues dealing with draining, spillage, or co-mingling of chemicals such as air pollutants, pesticides, fertilizers, all non-natural and non-biodegradable materials, including those being disposed into the air, ground, and waterways in the Village.
- Continue to implement action items identified in the Flint Creek Watershed Plan to protect water resources.

**General**

- Continue the Village's support of Arbor Day, Earth day, Spring Clean-up Day and advance programs that benefit the general environment
- Encourage adoption of volunteer programs for general environmental maintenance



**Introduction**

Until the early 1990s, North Barrington's park and recreation programs had remained unchanged. In about 1993, a group of residents with a strong interest in community and family began to explore ways of improving the parks through the additional programming and the addition of new or replacement of outdated or faulty park and outdoor equipment. In 1994, the Village of North Barrington surveyed of resident households to determine demand for parks and recreational programs and facilities. A majority of respondents indicated a desire for an established parks and recreation program. Specific programs of key interest were tennis and soccer. Facilities desired were bike and hiking trails, playground equipment, tennis courts, swimming pools, and access to lakes. In May of 1997, the Village Board established a Parks and Recreation Commission whose purview was to evaluate, recommend, and oversee parks and recreational programs for Village residents.

The early commission focused on replacing old park equipment and upgrading it with safer more modern equipment, as did subsequent commissions. Most recently the commission has focused on greater park usage and community based programming, illustrated by the "June Event," "Movie Night in the Park," "Fall Festival," and a visit from Santa and his reindeer.

**Existing Conditions-Facilities**

Through donation and direct purchase, the Village has acquired a number of properties throughout the community for conservation and recreation. Some of these properties have been improved, while others remain largely in their natural state.

The following table provides an overview of all existing Village owned land. As this table illustrates, over half of this land is in wetlands and thus not capable of supporting extensive, recreational development. The assessment of site suitability in the last column of the table is based on field observations of each park in November, 1994 and verified in April, 2014.

To date, Village sponsored recreational activities in North Barrington have largely focused on Eton Park, the Village's only developed park. This facility features:

**Playgrounds**

Two playgrounds: a toddler playground installed in 1996, and an ages 5-12 playground installed in 1998 (both playgrounds had new timbers made of untreated cedar installed in 2013), a small basketball court (resurfaced with new hoops in 2000), open fields for soccer (including 5 new soccer goals and nets-purchased in 2001), softball, and baseball (including a backstop with team benches).

**Picnic Facilities**

A gazebo installed in 2000, 3 picnic tables (2001), benches made of recycled material (2001), 2 new garbage containers, and 2 new recycling containers (2002).

### **Walking Trails**

The Village residents currently enjoy the Signal Hill/Biltmore Drive hiking/walking trails along a portion of Honey Lake pursuant to a long-term license agreement with the Biltmore Country Club. Also, the Shady Lane/East Oxford hiking/walking trail is maintained in Village owned Leonard Park.

### **Parking**

The only parking currently provided to residents is located at Eton Park along with one handicapped parking space. A bicycle rack made of recycled material and a guardrail were installed in the spring of 2002.

### **Restored Woodland/Floodplains**

The Village has been working since 2009 to restore the woodland in Eton Park. This work has begun to improve water quality in Flint Creek and protect the natural resources of the site.

### ***Existing Village Owned Property***

| <b>Property</b>                               | <b>Estimated<br/>Total<br/>Acres</b> | <b>Wetlands</b> | <b>Remainder</b> | <b>Site Suitability</b>                                            |
|-----------------------------------------------|--------------------------------------|-----------------|------------------|--------------------------------------------------------------------|
| Eton Park                                     | 10.7                                 | 8.0             | 2.7              | Expanded active and passive use, wildlife conservancy              |
| South Eton Park                               | 5.4                                  | 4.8             | 0.6              | Limited passive use, nature study, and wildlife conservancy        |
| Leonard Park                                  | 3.8                                  | 2.0             | 1.8              | Primarily passive use with active use potential limited to 2 acres |
| Lafferty Park                                 | 12.4                                 | 8.0             | 4.4              | Active and passive use on non-wetland areas                        |
| Haverton Conservation Area                    | 15.1                                 | 14.9            | 0.2              | Passive open space                                                 |
| Haverton Buffer Area                          | 2.4                                  | 0.0             | 2.4              | Passive open space                                                 |
| Village Hall                                  | 10                                   | 4.0             | 6.0              | Municipal and public uses                                          |
| Wildlife Refuge                               | 5.9                                  | 4.8             | 1.1              | Passive open space                                                 |
| Kazo Park                                     | 0.94                                 | 0.0             | 0.94             |                                                                    |
| NW Corner of Old Barrington Road and Route 22 | 3.18                                 | 0.0             | 3.18             |                                                                    |
| Totals                                        | 69.82                                | 46.5            | 23.32            |                                                                    |

### **Other Resources**

- Recreational facilities, for adults and children (members only), are provided by the Biltmore Country Club, the Wynstone Country Club, and the Wynstone Association.
- The Village of Barrington Park District operates five parks, numerous facilities and recreational programs for adults and children. A Park District membership is available for out-of-district residents. Additionally, the Village offers a rebate program.
- The Wauconda Park District and the Lake Zurich Park District operate an even more extensive system of parks and recreational programs. North Barrington residents may take advantage of these facilities and activities under specified rules for non-residents.
- The Village of Deer Park has nine developed parks, and has usage agreements with local recreational programs.
- The Folgia YMCA provides various recreational opportunities for the surrounding communities, both in terms of facilities and programs.
- The Lake Barrington/Countryside park district offers some outdoor recreational facilities, including toddler and juvenile play equipment, proposed soccer fields, and tennis courts at their Village Hall site.
- Unit School District 220 owns and operates North Barrington School at the intersection of Route 59 and Grand View Drive, just north of Miller Road. The school provides varied indoor and outdoor recreational facilities, and has maintained an “open door” policy for sharing these facilities with the Village of North Barrington for sponsored activities.
- Other private facilities in the area include The Lake Barrington Field House, several fitness clubs, an indoor ice-skating rink in Barrington, and an indoor soccer facility in Lake Zurich. Makray Memorial Golf Club offers golfing for the public.
- The Lake County Forest Preserve District owns and operates the Grassy Lake Forest Preserve in the Village of North Barrington, west of Route 59. Grassy Lake Forest Preserve located near Miller and River Road is available for hiking. This trail system is planned to connect with the Fox River Forest Preserve. Other nearby forest preserves include Cuba Marsh and Lakewood. Over six miles of trails and parking lot have been constructed at the Cuba Marsh. Lakewood Forest Preserve east of Wauconda provides play fields and equipment, a sledding hill, equestrian and hiking trails, and a museum. As taxpayers of the Lake County Forest Preserve District, all North Barrington residents have access to these preserves.

### **National Standards**

The National Recreation and Parks Association (NRPA) developed a series of standards to assist local governments in determining appropriate amounts of park land to acquire and facilities to develop. While every community should base its acquisition and development decisions on specific local conditions, these national standards provide a useful guideline in comparing North Barrington with other communities and evaluating the population needed to support a desired facility. The Village has unilaterally adopted a standard of 15 acres of park land per 1,000 residents.

### **Parks and Recreation Strategies**

Where appropriate, encourage the preservation of open space so as to provide passive and active recreation areas to promote residents' health and well-being, both mental and physical.

- Foster cooperative use of public and private recreational facilities to provide maximum recreational opportunities.
- Maintain Eton Park's playgrounds, basketball court, soccer, and ball fields. Maintain South Eton Park as an undeveloped open space for nature conservancy.
- Explore options for adding a larger shelter or pavilion in developed parks.
- Continue coordination with the Lake County Forest Preserve District regarding the access and use of Grassy Lake for passive recreation
- Leave Haverton Conservation Area and the Wildlife Refuge as undeveloped natural areas.
- Maintain Signal Hill/Biltmore Drive hiking/walking trail along a portion of Honey Lake, and the Shady Lane/East Oxford hiking/walking trail in Leonard Park. Explore opportunities to expand hiking/walking trails.
- Explore opportunities to obtain open, level land for additional team sports, such as soccer, softball/baseball, and tennis.
- Provide for appropriate neighborhood park facilities for any new residential areas annexed into the Village.
- Continue working with School District 220 to plan for recreational facilities and programs at the North Barrington Elementary School.
- Encourage and develop wildlife refuges, bird sanctuaries, and nature programs within natural areas of the Village.
- Continue to refine and develop events such as the "Fall Festival," and concerts in the park.
- Explore options for walking trails in the undeveloped portion of Eton Park and vacated road easement on Oxford Road.
- Work to acquire additional open space as it becomes available.
- Enhance and improve existing natural resource holdings with restoration efforts and grant assistance.

### **Recommendations**

The majority of North Barrington has been built-out; however, projected population growth should be analyzed to evaluate future needs in terms of additional recreational facilities and essential park services. Existing facilities, like public buildings and parks, should be regularly assessed to determine if they meet current and future needs. This will include parks and open spaces, plans for maintenance and enhancement of existing facilities, and new acquisitions. The Village will strive to conserve natural resources for the common good of Village residents, and to provide residents of all ages with access to desired recreational facilities and programs at reasonable cost to taxpayers and users,.

- The Village should encourage the conservation of open space and nurture it in its natural condition, including wildlife habitat. Access, if any, should be restricted to walking paths or trails. More active parks should remain small and be distributed throughout the Village in response to local needs and desires.

A recommended overall approach to providing desired parks and recreation is guided by the following:

- Encourage volunteer efforts so as to minimize cost, liability, and sponsorship of park facilities and recreational programs.
- Avoid unnecessary duplication of recreational programs and major facilities that are available to Village residents in surrounding communities.
- Participate in cooperative programs with neighboring governments, BACOG, BADCO, and non-profit organizations to expand local access to recreational facilities and programs.
- Support local recreational groups providing programs open to Village residents.
- Continue implementing the Parks Rebate Program for all North Barrington residents. This rebate program is designed to “rebate” residents the difference between in-district and out-of-district costs of classes at the nearby park districts. This program should be evaluated on a yearly basis to coincide with Village’s fiscal year.
- The Parks Rebate Program discontinued reimbursement for YMCA programs in 2006. The issue was discussed again in 2010 particularly because swim lessons at Barrington Park District fill up quickly, however no policy changes were made. The inclusion of YMCA and other private facilities should continue to be evaluated based on availability and demand.
- Continue to develop conceptual park plans for available Village owned property.
- Seek grant funds, particularly State OSLAD funds, for future park improvements and accomplish natural resource goals.
- Implement policies that promote acquisition and development of Village park lands.
- Consider user fees, if appropriate, to contribute towards the maintenance and operating costs.
- Each Village park should offer a unique experience and complement the natural area.
- Encourage private contribution of lands and conservation easements to appropriate public or quasi-public organizations
- Develop a sense of stewardship of the land within the community and an understanding of the interconnection within the ecosystem
- Village should consider investing surplus income on low maintenance acquisitions like wetlands

**Introduction**

In a countryside setting such as North Barrington, the traditional urban concept of residential neighborhoods is not completely relevant. Yet, portions of the community share unique, distinguishing characteristics and for purposes of discussion they will be called “planning units.”

There are five planning units in the Comprehensive Plan of North Barrington. Their boundaries are not precise and these areas overlap to some extent. A copy of the map delineating these five areas is attached.

**Village-wide Strategies**

- Respect and protect the heritage of cultural, architectural, and archeological landmarks.
- Properties should continue to be zoned and maintained within their current designated zoning
- Ensure that the predominant scale, arrangement, and appearance of future development is compatible with a countryside environment and maintains existing residential densities in North Barrington.
- Provide easy access to the public on zoning and ordinance documentation
- Take a proactive stance with the residents to plan and plot out the Village
- Ensure that new homes or major renovations of existing homes are consistent with the neighborhood character.
- Ensure that new homes or major renovations are situated so as to minimize their visual impact on the adjacent areas and are sensitive to their neighbors' site lines.

**Planning Unit One**

The area is bounded by Miller Road on the north, Route 22 on the south, Route 59 on the west, and the Village of Lake Zurich on the East. It includes the Biltmore Country Estates subdivision which is zoned R-3 for single-family residences on lots of 1 acre (43,560 ft<sup>2</sup>) or more and, the Oaksbury Subdivision which is zoned R-2 (PUD) for single-family residences on lots of 2 or more acres. The Biltmore Country Club and lake properties are zoned C, Golf Courses and Club. Additional properties include: south of Signal Hill Road zoned R-1 for single-family residences on lots of 5 or more acres, contiguous with unincorporated properties located in the northeast quadrants of the intersection of Route 59 and Route 22; R-2 zoning for single family residences on lots of 2 or more acres contiguous to the southwestern corner of the Oaksbury PUD; R-1 zoning for single family residences on lots of 5 or more acres north of Route 22 and contiguous to the southwestern end of Oaksbury PUD.

An inter-governmental agreement with the Village of Lake Zurich in 1994 designates certain unincorporated properties to be under the jurisdiction of North Barrington. These include the wetlands east of Lafferty Park and Oaksbury. The Village shall make a concerted effort to extend these boundary agreements.

In 1994 the Lake Zurich Rural Fire Protection District constructed a fire station on the north side of Route 22 west of Honey Lake Road.

### **Biltmore Area**

The oldest neighborhood in North Barrington, Biltmore Estates – Unit 1 was created in 1926. It lies east of Route 59 with a northern boundary of Miller Road, a southern boundary of Route 22, and an eastern boundary of Lake Zurich. The Zoning for this area is R-3 (40,000 ft<sup>2</sup> minimum lot area). Principal access is from Miller Road, Route 59, and Route 22.

#### Biltmore Area Strategies:

- Established single family residential uses and permitted densities of 1 acre or more must be strictly maintained.
- There are undeveloped /unimproved road right-of-ways owned by the Village in this area. The Village should consider sale of these lots to the owners of the adjacent properties. Within the existing Village boundaries, established residential uses and permitted densities should be preserved, including large lots fronting on the east shore of Honey Lake.

### **Oaksbury**

A PUD laid out in the early 1960's lies North of Route 22 and East of Route 59. Zoning for the Oaksbury Area is R2 PUD (2 acre minimum per lot). Principal access to Oaksbury is from Route 22.

#### Oaksbury Strategies

- The unincorporated 38-acre area east of the Oaksbury subdivision, South of Honey Lake Road, deserves extraordinary protection as a storm water detention area at the headwaters of Honey Lake. This area could be reserved for single-family residences at an overall maximum density of one unit per two or more acres, excluding wetlands. This area is zoned E (Estate; 2 acres) under the Lake County Zoning Ordinance.
- A similar unincorporated area (33 acres) East of Oaksbury and North of Route 22 also deserves extraordinary attention. It could be reserved for single-family residences at an overall density of one unit per two acres, or more, excluding wetlands. This area is zoned E (2 acres) under the Lake County Zoning Ordinance.
- The unincorporated area on the northeast corner of Route 59 and Route 22 could be reserved for single-family residences at an average density of one unit per two or more acres, excluding wetlands. This area is generally zoned RE (Rural Estate; 4 acres) under the Lake County Zoning Ordinance. Two properties located at the most southeasterly portions of this unincorporated area are zoned E (2 acres) under the Lake County Zoning Ordinance.

### **Clover Hill**

Clover Hill is an area located east of the Biltmore area and bounded by Route 12 and Miller Road. It also includes properties on the South side of Miller Road, East of Kimberly

and West of Route 12. The zoning for this area is R2 (two acres). Principal access is from Route 12 and Miller Road.

#### Clover Hill Area Strategies

- A small, unincorporated area abutting the Village on the South side of Miller Road and West of the existing service station could be utilized for single-family residences at an overall density of one unit per two or more acres. This area is generally zoned E (2 acres) under the Lake County Zoning Ordinance.
- The property located at the easterly portion is zoned General Commercial (GC ¼ acre).

#### **Planning Unit Two**

This area is bounded by Miller Road on the North, Route 22 on the South, Route 59 on the East and the Village of Lake Barrington on the West. It includes Grassy Lake (now owned by the Lake County Forest Preserve District), adjacent marshes surrounded by steep slopes and the wooded uplands South of Signal Hill Road. In the far southwest corner is another marsh adjacent to the Stonehenge Golf Course. The Village Hall occupies ten acres on Old Barrington Road at the intersection with Route 22.

Most of this area is zoned R-1 (five acres) by the Village of North Barrington, or E (Estate) by Lake County. Near the intersection of Route 59 and Miller Road, several properties along Border Lane and Lakeview Place are zoned R-3 and the View Crest Subdivision is zoned R-2 (2 acres). Biltmore Country Estates Unit 3, South of Signal Hill Road, is also zoned R-3 (40,000 ft<sup>2</sup>).

A 1993 intergovernmental agreement with the Village of Lake Barrington established future boundaries of both villages. This resulted in the disconnection of a finger of land extending through the Stonehenge Golf Course. The land was annexed to Lake Barrington. The Village shall make a concerted effort to extend these boundary agreements and assimilate this piece of land.

#### Planning Unit Two Strategies

- The unincorporated areas could be designated for single-family residences at an overall density of one unit per five or more acres.

#### **Planning Unit Three**

This area is bounded by Route 22 on the North, Cuba Road on the South, Route 59 on the East, and the Village of Lake Barrington on the West. It is the most rural area remaining in Cuba Township, it is unincorporated and it is zoned E (Estate), except for one small parcel on Harbor Road which is zoned SE (Suburban Estate). Also included in this area is Haverton on the Pond which is zoned R-1 (PUD). Most of the area drains directly into Flint Creek.



### **Old Barrington Farm Subdivision and Equestrian Center**

Lying east of Old Barrington Road and south of Scott Road, the properties known as the Old Barrington Farm Subdivision and Equestrian Center were annexed into the Village in 2009 along with two contiguous parcels located on the north and south sides of Scott Road. These properties are located in the Premier Equestrian Estate Zoning District. The purpose of the Premier Equestrian Estate District is to provide for equestrian uses and single-family homes. Old Barrington Farm Subdivision is situated on approximately 46 acres and consists of seven (7) single-family home sites ranging in size from 4.66 acres to 9.82 acres. The 40-stall Equestrian Center is situated on approximately 17 acres and includes amenities such as a heated indoor riding arena and extensive outdoor riding trails.

### **Planning Unit Three Strategies**

- The remainder of this area should be designated for single-family residences at an overall density of one unit per five or more acres, consistent with current Lake County zoning.

### **Planning Unit Four**

This area is bounded by Route 22 on the North, Cuba Road on the South, Route 59 on the West, and the Villages of Deer Park and Lake Zurich on the East.

The northern portion of this area is within the Village and is zoned R-1 (PUD) and R-2 (PUD). The remainder of the area is unincorporated and is zoned E (Estate), except for small subdivisions along Middle Fork Road and Cuba Road which are zoned SE (Suburban Estate) and SR (Suburban Residential). Additional subdivisions include Grassmere Farm (R1-PUD), Brook Forest (R2-PUD), Christopher Pines (R2-PUD), Arboretum (R1-PUD), and Pennington Ponds (R1-PUD); all properties that have involved the conservation of floodplains and wetlands.

### **Planning Unit Four Strategies**

- Within the existing Village boundaries established residential uses and permitted densities of one unit per 2 or more acres should be preserved.
- Unincorporated areas North of Cuba Road and East of Route 59 are zoned RE (Rural Estate; 4 acres) for single-family under the Lake County Zoning Ordinance.

### **Planning Unit Five**

This area is bounded by Miller Road on the South, the Village of Hawthorn Woods on the East, North, and West by boundaries established in a 1993 intergovernmental agreement with the Villages of Lake Barrington, Tower Lakes, and Wauconda.

## **Wynstone**

The property now known as Wynstone was annexed into the Village in 1985 and 1986 as a “planned development” and zoned Premier Golf Course District (G-PUD). A private wastewater treatment system and a system of private roads serve Wynstone. As a result of the plan, substantial sections of Arrowhead Lane and Indian Trail Road were vacated. The planning and development of Wynstone adhered to the Village’s environmental guidelines. Principal access is from Route 12.

As part of the Wynstone PUD, two areas were designated for “office and research facilities, and business facilities related to the golf course and research facilities.” One is located at the extreme northeast corner of Wynstone at the intersection of Route 12 and Timber Lake Drive. The second is located at the southeast corner of Wynstone on Route 12. It is partially developed for offices within a maximum floor area ratio of 0.20 on 10 acres.

## Wynstone Strategies

- Final development stages of the Wynstone Community should be monitored to guarantee conformance with the approved PUD agreement and plan, including the operation and maintenance of water and sewer systems, control of storm water runoff, and wetland conservation.
- Limit the impact of neighboring development along the eastern and western borders.

Certain parcels adjacent to Miller Road and Indian Trail Road, within the Village of North Barrington but outside Wynstone, are zoned R-1 (5 acre), with the exception of 550 and 440 Miller Road, which are zoned R-2 (2 acre). Unincorporated areas adjacent to the intersection of Miller Road and West of Route 12 are zoned E (Estate) by Lake County. The northwest corner of Route 12 and Miller Road is also unincorporated, and is zoned RE (Rural Estate).

Unincorporated properties in the northwest and southwest quadrant of the intersection of Route 12 and Miller Road could be designated for mixed use commercial, including retail and business that may necessarily demand the need for a public sanitary sewer and a satisfactory water supply systems.

East of Route 12, north of Miller Road are unincorporated properties, including two businesses, the St. Joseph Children’s Home, the Valentine Manor Subdivision, and a 109 acre parcel on the southeast corner of Old McHenry Road. The latter has been the subject of several development proposals with a 99-year settlement to allow for 450,000 square feet of controlled retail space and 200,000 square feet of family oriented retail and office space. Types of businesses that could possibly introduce pollution (gasoline stations, car washes, on-site dry cleaning, etc.) should not be allowed and stringent controls should be placed on the volume and quality of runoff that comes in to North Barrington. The burden of Village policing, traffic monitoring, etc. imposed on the Village due to this development should be paid for from the negotiated 18% sales tax revenue of this development.

## **Timbercreek Area**

This northernmost portion of the Village is located off Timber Lake Road. Zoning for Timbercreek is R2 (2 acres). Principal access to this area is from Route 12.

### Timbercreek Area Strategies

- Within existing Village boundaries, properties should be designated for single-family residences at an overall density of one unit per 2 or more acres. Exceptions to this are limited to the Wynstone Country Club and clubhouse, higher density residences near the clubhouse, and commercial development related to the country club along the west side of Route 12, as provided for in the approved PUD ordinance.
- Unincorporated properties along and west of Indian Trail Road could be designated for single-family residences at an overall density of one unit per 2 or more acres.
- Unincorporated properties between Timber Creek Estates and Route 12 could be designated for single-family residences at an overall density of one unit per 2 or more acres.
- Small parcels in the northeast quadrant of the intersection of Route 12 and Old McHenry Road should be designated as public (or private) open space.
- Unincorporated properties South of Mt. St. Joseph could be designated for single-family residences at a density of one unit per 2 or more acres if served by individual wells and traditional septic systems. If served by a public sanitary sewer system and a satisfactory water supply system, these properties might be designated for business uses abutting Route 12 and with single family residences adjacent to existing residential subdivisions.
- Access to properties abutting Route 12 should be limited to the extent practical and should be located and designed to be safe and compatible with the movement of traffic along Route 12.
- Public sanitary sewers provided by a unit of government should be the only alternative to standard on-site septic systems or an approved alternate system for the purpose of collecting and treating wastewater.
- New developments shall be responsible for landscaped berms, fences, cul-de-sacs, and possibly gates in such a way as to minimize impacts on the quality of life in existing residential areas.
- Non-residential development shall produce evidence that it can effectively manage its own on-site security and not have a negative impact on the security of adjacent residential properties. Alternatively, it should contribute to an area-wide public security program.
- Future PUDs, new and pre-existing developments to be annexed into the Village of North Barrington may be requested to contribute financially to the improvement of roadways providing access to the new developments, to resolving downstream creek bank erosion, and to resolving other off-site problems attributable in whole or in part to the development.
- Future PUD's and new developments within or to be annexed into the Village of North Barrington should pay provisions attributable in whole or in part to the new development in amounts at least equal to the Village impact fee code
- Intergovernmental cooperation to achieve the development principles stated above should be encouraged.

## **Affordable Housing**

### **Approach to Affordable Housing**

The Village is committed to a balanced approach to affordable housing and, recognizing the benefits to both residents and to the Village, desires to provide a range of affordable housing options. In pursuit of this objective, on March 28, 2005 the Village adopted Resolution Number 2351 and an Affordable Housing Plan. The policies and approaches outlined in the resolution and plan are reiterated in this comprehensive plan. This affordable housing policy will be implemented as opportunities present themselves. The housing will be consistent with the Village's existing residential character.

### **Development Opportunities**

As indicated previously, the Village is largely constrained by neighboring municipalities. There are no parcels of significant size available for development within the Village of North Barrington and opportunities to annex undeveloped land are extremely limited. The Village has designated the following as potential areas for affordable housing, with the recognition that when a specific proposal is presented, assuming other servicing requirements – including sanitary sewer service - the Village will be required to increase the density permitted

- Northeast and northwest corners of Route 59 and Route 22.
- Northeast corner of Route 59 and Miller Road.
- West corners of Route 12 and Miller Road.

### **General Goals – Objectives for Village:**

- Promote healthy, stable, and vibrant neighborhoods through policies and programs that address the fundamental need for a variety of housing opportunities consistent with available land and resources.

### **State Affordable Housing Statute and the Present Situation**

In 2003, the State of Illinois adopted Public Act 93-0595, the Affordable Housing Planning and Appeals Act of Illinois. The Act finds that there exists a shortage of affordable, accessible, safe and sanitary housing in the State and has as an objective that counties and municipalities are encouraged to "incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community." It provided that counties and municipalities with less than 10 percent affordable housing units are non-exempt from the Act and must adopt an Affordable Housing Plan by April 1, 2005, which the Village did by Resolution Number 2351.

In August 2013, the State issued a new list of non-exempt communities with less than 10 percent affordable housing. Those communities (which include North Barrington) are directed to approve an affordable housing plan within 18 months.

The municipality's affordable housing plan must indicate:

- the total number of affordable housing units that are necessary to exempt the local government from the operation of the Act,
- lands within the jurisdiction that are most appropriate for the construction of

- affordable housing, existing structures most appropriate for conversion to affordable housing, (including consideration of lands and structures of developers who have expressed a commitment to provide affordable housing; and lands and structures that are publicly or semi-publicly owned).
- Incentives the local government may provide to attract affordable housing.

The Affordable Housing Planning and Appeal Act: 2013 Non-Exempt Local Government Handbook prepared by the Illinois Housing Development Authority (IHDA) indicates that there were 3,262 residents in the Village in 2011 (based on the 2011 Annual Community Survey 5-year Estimate) and 1,101 year round housing units. Of those units, 43 (3.9 percent) were considered to be affordable. Accordingly, in order to meet the statutory goal of 10% of housing units being affordable (110 such units), an increase of 67 units is required.

In addition to specifying the information to be incorporated into the affordable housing plan, the Act directs that one of three alternative goals be selected by a municipality for compliance: 1) make 15% of all new residential construction or residential redevelopment with the Village affordable; 2) increase the percentage of affordable housing within the Village to a level 3% higher than the present, or 3) bring the percentage of affordable housing units in the Village to 10% of the total housing stock. As reflected by the goals described in this section, the Village of North Barrington seeks to have a minimum of 15% of all new development or redevelopment in the Village be defined as affordable housing.

The Village recognizes the need to provide affordable housing, particularly for the groups noted below

- Older persons on fixed incomes and of limited means who wish to continue to reside in the Village.
- Older adults who wish to reside within the Village in order to be near their adult children, proximity to whom may provide a certain level of security and comfort to the older adults.
- Younger adults of limited means who feel they need to be near their older parents who have existing homes in the Village
- Persons working within the community, particularly persons providing services to Village residents, who now are required to travel from nearby communities (where affordable housing is available) to their places of employment.

### **Recommendation**

The Village recognizes the need for some degree of flexibility or for the provision of incentives in the following forms in order to achieve additional affordable housing:

- Zoning relief to allow higher density than currently permitted by Village ordinances where such relief may be implemented without significant harm to neighboring properties and existing property values.
- Village subsidies. As a small village with limited resources, the Village is not expected to be in a position to provide cash grants but could in appropriate circumstance waive or reduce certain Village fees, such as building permits and

impact fees for affordable housing. In order for the Village to be in a position to make direct grants of funding, it would be necessary to go to a referendum as the Village is limited in its taxing ability by state law, including tax caps.

#### Affordable Housing Strategies

- Encourage development of affordable/diverse housing units that meet the needs of residents of North Barrington and those serving the community who desire to live here.
- Encourage development of affordable/diverse housing units through various means including use of legislative initiatives and development incentives.
- Simplify and expedite building permit process, approvals, and hearings as they relate to the development of affordable/diverse housing (without sacrificing protections to the citizens).
- Examine development proposals for possible inclusion of affordable/diverse housing units.
- Secure a minimum of 15% of all new development or redevelopment to be defined as affordable housing.

#### Group Homes

A Group Home is housing for a number of individuals with special needs and includes a caregiver. One example of a group home is housing of four to six autistic individuals. Such housing is not now permitted by the definitions of “family” in the Village Zoning Ordinance. The Village should take action expeditiously to amend the zoning ordinance to allow the use of a single family house as a Group Home with appropriate safeguards and standards.

## ***Commercial Areas***

Substantial commercial development has occurred in the Route 12 corridor south of North Barrington. Examples of this commercial development are the approximately 1,000,000 square feet in Lake Zurich, the Deer Park Town Center with 500,000 square feet, and the Shops at Kildeer consisting of over 100,000 square feet. While a small amount (about 4 acres) of commercial area exists in the Wynstone parcel, at the junction of Timberlake and Rand roads, this site is suggested for office development.

The largest potential commercial development area lies outside the Village boundaries, a 109 acre parcel on the southeast corner of Old McHenry Road and Rand Road. The latter has been the subject of several development proposals with a 99 year settlement to allow for 450,000 square feet of controlled retail space and 200,000 square feet of family oriented retail and office space. Types of businesses that could possibly introduce pollution (gasoline stations, car washes, on-site dry cleaning, etc.) should not be allowed and stringent controls should be placed on the volume and quality of runoff that comes in to North Barrington. The necessary burden of Village policing, traffic monitoring, etc. imposed on the Village due to this development should be paid for from the negotiated 18% sales tax revenue of this development.

Further, the area on the west side of Rand Road and extending from Wynstone to the North and Clover Hill to the south, should also be designated for mixed use commercial, including retail and office. This may necessitate a public sanitary sewer and a satisfactory water supply systems.

Existing cellular antenna rentals from the monopole on the Village Hall site and Country Club sales taxes are currently additional sources of Village revenue. At this time no additional commercial zoning is envisioned for the Village. The Village Board should evaluate the option of Home-Rule to enhance it options.

**Introduction**

The Village of North Barrington is primarily a residential community with a few commercial enterprises. Most of the residents must travel outside the Village for primary needs, e.g., employment, shopping, schools, churches, etc. The community is therefore dependent on a transportation network that must maintain efficient operating conditions to minimize congestion and avoid mishaps. Highways and roads form a fundamental component of that network. They have four basic functions:

- Accommodate travel needs of local residents
- Accommodate through-travel of non-local traffic
- Enhance recreational activity and pedestrian safety
- Contribute visually to countryside setting
- Accommodate transport of goods and services

**Roadway Classifications****Expressways and Tollways**

Accommodate long-distance, high-speed traffic. I-90 (Jane Addams Tollway); Illinois Route 53, which links with I-290/I-355, and I-294 (Tri-State Tollway) are used by residents for access into, and to bypass Chicago.

**Regional Highways (arterials)**

Bear regional or inter-community traffic, characterized by high volume (over 10,000 vehicles Average Daily Traffic). They form the basic framework of an inter-village transportation network. They include limited access from local streets and provide the primary routes for truck traffic (e.g., Route 14; Route 12).

**Area Service Roads**

Accommodate relatively high volumes of traffic, local and non-local. Used for short to medium distance travel at slower speeds (e.g., Route 22; Route 59; Lake-Cook Road).

**Collector Roads**

Accommodate local traffic between minor access roads and area service roads. They provide direct access to abutting properties. Through truck traffic is restricted (e.g., Miller Road, Cuba Road, River Road, Roberts Road, Ela Road., Old McHenry Road).

**Minor Access Roads**

Funnel traffic from neighborhood streets to the arterial street system. They provide access to adjacent land uses. They are not intended to interconnect neighboring villages or, carry regional through traffic (e.g., Biltmore Drive, Signal Hill Rd, Honey Lake Road, Rainbow Road, Kimberly Road, Timber Lake Drive, East Oakwood Drive, Old Barrington Road).



### Local Streets (Village Roads)

Provide access to abutting residences, deliver individual trips to minor access roads. They are under the jurisdiction of the Village (unless they are township roads). In North Barrington these roads are undulating and winding and support local traffic at lower speeds. Quality and conditions of these roads is very good, (as are the inner Village traffic control signs). The Village is diligent about surface integrity and performs seasonal repair work. Winter snow removal is by necessity delegated to local or regional contractors and is closely monitored.

Existing travel patterns within the Village have traditionally been to and from Barrington via Route 59 (Metra, shopping, schools, leisure), and towards Lake Zurich via Route 22 (or Miller Road) and Route 12 for connection to the Illinois expressway system. The increase in traffic density has been obvious as has been the population growth in communities to the north and northwest of North Barrington. Population Trends in the Lake County Census report illustrates this, (see Population Trends by Location, 1960-2010, Chapter 1). It is anticipated that these loads will continue to increase throughout this decade.

### Roadway Strategies

- The Village will be open to innovative methods to monitor and enforce speed limits.
- The Village should implement off-road pathways for pedestrian safety.
- The Village should continue to support the proposed north extension of the Route 53 parkway.
- The Village will monitor, evaluate, and consider on an ongoing basis practicable and innovative means to improve safety and the flow of traffic through and on the Area Service Roads in and adjacent to our community such that it will not unduly detract from the present countryside atmosphere of the Village.
- The Village should continue to develop deceleration lanes to enhance traffic safety/capacity.
- The Village should encourage the evaluation of sight lines to enhance traffic safety within the Village network, especially at intersections.
- Roadway improvements should be to improve the safety of motorists and pedestrians.
- The Village could consider traffic restrictions to maintain general safety.

### Bikeway Paths

Lake County is active in the development of bikeway paths. The Village urges the planning and incorporation of linked bikeways within the Cuba and Ela township regions.

Note that any bikeway that intends to accommodate bikes and pedestrians must comply with the current minimum 8 foot standard width (IDOT). If a bikeway plan were to be evaluated by the Board of North Barrington, it should include a determination of the additional costs for liability protection.

### Motorized Vehicles

The proliferation of motorized vehicles such as all-terrain-vehicles, motorized scooters, and snowmobiles could pose a hazard for village pedestrian traffic.

### **Walking Trails**

Walking trails exist in the Village at Signal Hill-Biltmore Drive, along a portion of Honey Lake, and Shady Lane/East Oxford in Leonard Park. They illustrate the semi-rural character the Village strives to maintain. There is a desire to further explore opportunities to expand hiking/walking trails throughout the Village.

**Introduction**

Part of the ecosystem in North Barrington consists of wetlands, swamps, marshes, bogs, lakes, and rivers, which through a slew of physical, chemical, and biological processes remove pesticides nutrients, and metals. They also harbor micro-organisms that biochemically purify the water that flows through them. Underlying plant structures and soils further act as physiochemical filters, cleansing water entering lakes and streams, and supporting a wide range of aquatic and other wildlife.

Nitrogen, phosphorus, and salts introduced through fertilizer and deicers are partially responsible for algae blooms and aquatic plant-clogged waterways. Besides causing off-flavors in drinking water, decomposition of dead algae cells and plants in lakes and streams leads to lower levels of dissolved oxygen which suppresses aquatic-life. The result is that the excess salts and particulates saturate the soils and impede their permeability<sup>3</sup>. Hence, there is a need to manage, conserve, and protect the water resources of the Village, both surface and subterranean.

**Infrastructure Goal:**

To manage, conserve, and protect our water resources in order to provide high quality surface and sub-surface waters to serve the community needs.

**Conservation**

- Promote and preserve aquifer/groundwater recharge through conservation of ground seepage and protection of subterranean flow channels
- Ensure and provide for sufficient groundwater recharge through implementation of additional and more stringent protection of upland sites
- Protect wetlands, basins, floodplains, and drainage ways so that their natural functions of carrying and storing water are maintained
- Protect the flow capacity and rate of perennial stream channels and associated flood lands including related floodways and floodplains
- Protect the floodwater storage capacity of natural flood lands, including related floodways and floodplains, by prohibiting reduction of their storage capacity by development
- Maintain standards and regulations pertaining to the development of bluffs, ravines, woodlands, wetlands, floodplains, beaches, and shorelines. Coordinate plans with Village, local, state, and federal government agencies
- Encourage a natural character for shorelines, lakes, rivers, streams, and wetlands
- Encourage a restricted use of water, especially during drought conditions.
- Encourage planting of native vegetation to control aggressive/exotic species in order to protect and improve the hydrologic function of water resources and open spaces.

## **Protection**

- Protect underground aquifers from contamination, overuse, and misuse
- Protect lakes, rivers, streams, and wetlands from pollution and degradation
- Prevent the introduction of pollutants to groundwater resources. Introduce conservancy soils policies and regulations that prevent septic fields from being located in areas with high groundwater in order to prevent groundwater contamination and pollution.
- Conserve and manage wetlands to assure the protection of surface water quality.
- Architect, design, and manage surface drainage through ecosystem and soil conservancy techniques.
- Prohibit the development of septic systems in areas of poorly drained soils

## **Management**

- Except for the Wynstone area, rely on individual private wells and septic systems rather than Village or private owned water and sewer systems to serve low density developed areas
- Encourage individual on-site water supply and wastewater systems consistent with sound health standards
- Encourage the public education of responsible use of water and appreciation of same
- Monitor the performance of the existing privately-owned and operated supply and waste water systems to guarantee satisfactory service and mitigate adverse impacts
- Encourage the practice of providing online septic and well information, and seminars
- Investigate methods for the maintenance of waterways and drainage

## **Watershed**

A Watershed Development Ordinance/Plan WDO should be developed to provide direction and target resources for conservation, enhancement, and management of the watershed.

The plan must serve as a blueprint for improving water quality, reducing flood damage, protecting natural resources in the watershed, and for preventing existing watershed problems from worsening as a result of anticipated land development<sup>5</sup>.

Data on the performance parameters of the watershed (from studies, reports, maps, and data on topics including water quality, current and projected land use, flood problem areas and natural resources<sup>3</sup>), must be evaluated to provide guidance for activities such as zoning, transportation considerations, land acquisition and open space preservation, and restoration.

The Village of North Barrington is part of the Flint Creek Watershed Partnership and has been a model community for implementing key recommendations from the watershed plan which was adopted in 2007. Those recommendations have included implementing water quality testing throughout the community to determine baseline water quality and identify water quality ‘hotspots’ that might need attention, streambank and floodplain restoration initiatives at problem areas identified in the Flint Creek Watershed Plan, education programs for residents and the community at large on watershed Best Management Practices (BMP), publication of a community-wide BMP manual to improve the watershed, a stormwater

detention identification study, and support of the Watershed Partnership since it was formed in 2005. These projects have been recognized by BACOG (The Donald Klein Award, 2010), and Lake County Stormwater Management Commission (Commission Stormwater Leader, 2012) for their beneficial contributions to water quality.

The Flint Creek Watershed Plan identifies action areas throughout the community that would benefit from future attention. Since 2007, and with the help of community partners, the Village has received nearly \$170,000 in grant funds to implement the listed projects. The Village is committed to “Doing Our Part” to protect our surface and ground water supply.

### **Groundwater - Introduction**

North Barrington is solely dependent on groundwater to meet its water needs. Almost all of this water comes from the shallow aquifer system, which is comprised of saturated sand and gravel materials below ground and the bedrock aquifer they rest upon. In the North Barrington area, this aquifer system extends from the water table down to about 300 feet below ground surface. Even if other sources of water were to become available, such as water from Lake Michigan or a deep aquifer (900+ feet deep), there is no infrastructure in place to distribute water to residents, businesses and institutions, and the cost of building such infrastructure would be prohibitive.

Assuring a sustainable, adequate supply of safe water for North Barrington, therefore, is of the highest priority for the Village. Groundwater sustainability means maintaining both sufficient quantity and quality of the resource. This overarching goal is best achieved through combining public policy and the actions of individuals in a concerted effort to guarantee that North Barrington’s water needs are met today and in the future.

### **Groundwater – Context**

The vast majority of wells in North Barrington are private wells serving single-family residences. According to the Illinois State Geological Survey’s well database, most of these wells are finished at depths between 100 and 300 feet below ground surface, with a very few wells either shallower or deeper. Usually, deeper wells are located on the glacial moraine, which has higher elevations than the surrounding area.

Within the shallow aquifer system in the region, water generally flows from west to east; in the North Barrington area, water generally follows the east/northeast downward slope of the bedrock topography that underlies the shallow aquifers.

While the groundwater is the primary source of water for human consumption in North Barrington, it is also an important source of water in streams, rivers, lakes and wetlands. The ecology of natural areas is dependent on being supplied by groundwater transmitted horizontally and upwards through pressure and natural flow processes. If the groundwater levels decline, fens, streams and tributaries may dry up or disappear, and plant and animal communities may be changed irreparably.

Aquifer recharge is the replenishment of aquifers by water seeping from the land's surface into the shallow aquifers. For this reason, the impervious surface areas of development such as pavement and buildings reduce the areas where water can enter the ground to replenish the groundwater. Conversely, preservation of open space and natural recreational areas, increased cultivation of native plants and grasses, and the use of permeable pavement alternatives, supports aquifer sustainability, especially in sensitive recharge areas.

The same process that carries precipitation to replenish the aquifers also has the potential to carry human-introduced contaminants to the aquifers, damaging the clean groundwater. Therefore, protection of recharge areas and water resources from pollutants and contaminants is a critical priority. Contaminants that may be present in untreated water from wells include microbial contaminants such as viruses and bacteria; inorganic contaminants such as salts and metals (naturally occurring or manmade); organic chemical contaminants from agricultural runoff, stormwater runoff, or industrial processes; and nitrates from agriculture or sewage systems.

### **Groundwater Strategies**

#### **Groundwater Sustainability – Water Supply**

- Protect the shallow aquifers from overuse
- Encourage the detention/retention of stormwater and wastewater in the watershed for aquifer recharge purposes
- Analyze significant proposed developments for their impacts on groundwater supply with technical assistance from the Barrington Area Council of Governments (BACOG) and their model and maps
- Encourage sufficient groundwater recharge through protection of sensitive recharge areas.
- Encourage conservative and reasonable use of water at all times, and urge water use restrictions during drought conditions
- Implement water conservation techniques and Best Management Practices that reduce the need to construct additional infrastructure or develop new wells, and which will have the dual benefits of saving money and conserving water
- Support the BACOG comprehensive water levels monitoring program
- Prepare aquifer recharge area and groundwater protection plans, ordinances and tools that will consider, among other factors, land use and zoning, open space preservation, and Best Management Practices in development decisions
- Incorporate groundwater recharge area and aquifer protection objectives into public land acquisition decisions
- Require water that is “pumped and consumed” within the property to be also retained and drained within the easement confines of the property

#### **Groundwater Sustainability – Water Quality**

- Protect the shallow aquifers from contamination

- Analyze significant proposed developments to determine the effects of land uses, byproducts of development, densities, impervious surface, hazmat and other factors on the potential for groundwater contamination, especially in relation to recharge areas, with technical assistance from the Barrington Area Council of Governments (BACOG) and their model and maps
- Prevent the introduction of pollutants and contaminants, especially in identified sensitive groundwater recharge areas
- Discourage the overuse of pesticides, fertilizers, salt and other chemicals to prevent contamination of the groundwater
- Encourage maintenance of individual on-site water supply and wastewater systems consistent with sound health standards
- Promote testing of private well water annually and higher levels of water quality testing on a less frequent but regular basis
- Introduce policies and regulations that prevent septic fields from being located in areas with high groundwater or significant groundwater discharge or run off into streams and water bodies
- Identify and reduce point and nonpoint sources of pollution to surface and groundwater

#### **Groundwater Sustainability – Education and Public Awareness**

- Raise awareness on the value of water as a finite asset
- Provide public education on the reasonable use of water and the consequences of unrestricted water use
- Educate the public about where their water comes from, how recharge areas function, preventing contamination, why/how/when to conserve water usage, and responsibility for and stake in protecting the shared aquifers
- Support groundwater protection and sustainability practices, policies and planning on the part of local governments
- Support groundwater education activities, especially in collaboration with the Northwest Water Planning Alliance, Citizens for Conservation, Flint Creek and Spring Creek Watershed Partnerships, Barrington Area Conservation Trust, and other community partners
- Develop and implement programs to increase awareness of groundwater conservation and protection in area schools, especially in the early grades

#### **Groundwater Sustainability – Policies and Programs**

- Consider adopting policies, programs and tools that support the goal of groundwater sustainability
- Support legislative work and initiatives that may lead to greater ability, authorities, or funding for local governments to protect or enhance their water programs and resources

- Work with the Barrington Area Council of Governments (BACOG) to influence State agencies and regional entities that have a role in allocating or influencing the allocation of funding for local groundwater programs
- Support the funding and expansion of the BACOG comprehensive groundwater monitoring program throughout the BACOG area along with other regional groundwater sustainability initiatives

### **Water-Fauna Symbiosis - The buffer concept**

A naturally vegetated buffer strip along the periphery of a lake, stream, or wetland is critical to the health and quality of the water-body. The benefits include runoff filtering, shoreline stabilization, preservation of fish and wildlife habitat, screening noise, and preservation of aesthetic values<sup>13</sup>.

### **Storm Water Drainage**

Currently the Village is evaluating flooding and storm water issues and is instituting programs to alleviate any problems that may occur. However, due to the growing development within and especially along our village boundaries, additional storm water management must be considered. Storm-flood hazards cause damages to homes, buildings, structures, roads, and bridges. They lead to failed septic systems and the sewage pollutes lakes and streams. In addition they cause soil erosion and the sedimentation of our lakes and streams. They can block traffic, causing both safety concerns and increased travel expenses. Hence, consideration must be given to “conservation design,” which could include reducing the width of the paved road, planning smaller driveways, utilizing permeable alternatives to roadways such as gravel or porous pavement, and use of storm water basins that are slowly drained on to pervious surroundings rather than directly into streams.

### **Goals-Objectives**

- Create a survey of the extant culverts, drainage tiles, retention ponds, waterways, their state of functionality and capability to manage the expected water flows
- Create a roadmap to prioritize and implement necessary construction and maintenance of culverts, drainage tiles, retention ponds to support the expected needs
- Create a plan to maintain and manage stormwater through these systems
- Set clear accountability and responsibility on what is Village owned and managed and, what is resident owned and managed

### **Construction and its run-off**

One construction project could adversely affect a whole stream basin by permitting soil to be washed into it and choking streambeds. The Village should adopt a storm water detention ordinance with measures to prevent erosion and sedimentation during and after construction. All properties shall be required to detain on them all water that would be naturally retained, and allow a run-off at allowable release rates as specified under NIPC guidelines. The goals of the WDO must be to ensure that new development does not increase existing storm water problems or create new ones. The WDO must establish village/county-wide standards for runoff maintenance, detention sites, erosion control, water quality, wetlands, and floodplains.



- Protect and maintain the natural character of stream channels
- Control the erosion of stream banks
- Control storm water runoff and associated pollutants
- Regulate development in floodplains and have additional regulations especially for septic fields in cases where the slopes are steeper than 25%

Flood Hazard Mitigation<sup>1</sup> is the management and minimization of hazards resulting from floods that may introduce public safety issues and impair the economy. Such floods could result from over-bank flooding from waterways, local drainage blockages, runoff exceeding pipe capacity, filled to capacity depression areas, rising water tables due to ground saturation infiltration into and the overcharging of sanitary sewers.

The Village should develop a mitigation plan that will include an inventory and mapping of all the known or predicted areas that will suffer economic damages from heavy rains, extreme runoff or flooding. This should include a database of all culverts, waterways, and detention areas above and below ground, and on both public and private property. Based on the types of flooding identified, potential solutions should be developed. The solutions should be for "pre-flood" mitigation, for "during flood" emergency response, and for "post-flood" recovery and mitigation. The plan should prepare the Village for inevitable rain events, locate the county's flood hazards and recommend solutions to reduce economic losses. The effort should be coordinated with agencies like the U.S. Army Corps of Engineers, the Illinois Department of Natural Resources (IDNR), CMAP, the Fox Waterway Agency, and the Lake County Storm-water Management Commission (SMC), etc.

To reduce the impact of flood hazards, the Village should consider:

- Purchase of undeveloped flood prone property for open space like parks and forest preserves.
- Encourage donation of undeveloped property for open space like parks and forest preserves, water retention and recharge
- Building reservoirs, wetlands, or regional storm water management systems
- Building roads above flood levels with expanded open ditch drainage for storage.
- Building levees and channel diversions around valuable, but easily damaged areas.
- Require new constructions or additions to provide for some level of storm water storage via retention ponds or rain gardens that is equivalent to the additional contribution to runoff
- Allow for reasonable level of water management by resident landowners within the easement of their properties and Village boundaries so as to manage runoff into their properties and the Village
- Encourage and assist in the creation of regional special assessment districts for water management

### **Waste Water Treatment Systems**

At present, most of the residents of the Village are disposing of their sewage through the use of septic filter fields located on the individual home sites. The subdivision of Wynstone has its own sewage treatment facilities. Novel-newer septic technologies should be considered to alleviate the problems in certain areas of the Village where on-site septic

systems have experienced failure or, in areas where the soils cannot adequately accommodate conventional septic systems.

Individual on-site septic sewage disposal systems (with the exception of Wynstone subdivision) are the only methods to be permitted. Unless specifically approved, the individual sewage disposal system of each building shall be entirely separate from and independent of that of any other building. Steps should be taken (and where appropriate ordinances should be enacted) that:

- Evaluate the proper design and installation of systems for the treatment and disposal of sewage
- Ensure minimum standards for sewage discharges, the location, installation, alteration, operation, maintenance, and monitoring of all individual sewage disposal systems so as to protect land, water, groundwater and other natural resources within the Village from impairment, pollution, or destruction
- Minimize the risk of spreading communicable diseases, and to prevent and avoid other health and ecologic hazards attributable to bacteria, viruses, protozoa, etc., as well as, chemical contamination of the water resources.

Any ordinances should establish minimum standards to mitigate the risk that individual sewage disposal systems pose, namely:

- Contaminate any drinking water supply
- Accessibility to insects, rodents, or other possible carriers of disease, which may come into contact with human food or drinking water.
- Pollute or contaminate surface waters used for public or domestic water supply or, recreational purposes.
- The nuisance due to odor or unsightly appearance.
- Violate any other laws or regulations governing control of water pollution or sewage disposal.

Public sanitary sewers provided by a unit of government should be the only alternative to standard on-site septic systems or an approved alternate system, for the purpose of collecting and treating wastewater.

### **Use of non-conventional systems**

Whenever an individual sewage disposal system cannot be approved because a soil absorption system cannot meet the requirements of the ordinance, a variance for a special use absorption system for wastewater treatment, disposal or storage may be evaluated and accepted.

### **Maintenance**

Owners of individual sewage disposal systems will initiate and keep in force inspection and maintenance of the individual sewage disposal system in accordance with the current septic maintenance ordinance requirements. The owner will take action to repair, replace, modify, or maintain an individual sewage disposal system when necessary to ensure its proper operation.

Monitoring: The Village has been monitoring water quality studies throughout the village since 2010. Support for the continuation of this testing will demonstrate improvements and the effectiveness of treatments implemented in the community. These studies will also be valuable in providing guidance for future decision making about development, road improvements and treatment of natural areas. As the EPA enforces its Phase II standards for reducing pollution and Total Maximum Daily Loads over time within communities.

**Electric, Gas, Telephone, Wireless, Cable****Goals-Objectives**

- Utility supplies must be channeled via underground pathways or buried below frost line and appropriately mapped/marked. Utilities should be installed adjacent to driveways that provide access into the site. Boring utilities underground may be a preferred method of installation in an effort to minimize disturbance of existing vegetation.
- Antennae, tower or dish, must not extend in height so as to impede significantly or protrude into the view of adjacent properties. Satellite dishes or antennae must be fully integrated into building forms and/or landscape elements
- Utility supply materials should be appropriately selected so as to be biodegradable or inert to the environment, i.e., not leach into the soils thereby poisoning the local water, flora, and fauna
- Wireless devices, receivers or transmitters, must be located and directed so as to be out of the direct pathway of normal human, animal, or fish pathways. They should be configured so as to limit obstruction of the view of adjacent properties
- Any external electric or any form of lighting should be directed to reduce light pollution
- Utility support systems such as transformers and switching equipment may be placed aboveground. This equipment should be screened on all sides not required for maintenance access and be located behind building frontages.
- Locate and design utilities so as to prevent disruption of land-use, to not create a hazard, or adversely impact the environment or neighbors.
- Allocate special use areas for the installation of infrastructure, e.g. wireless, cellular, etc., for community-wide use.
- Any future expansion of cell towers should be limited to Village Hall property.

**Introduction**

The Village of North Barrington is a non-home rule, general-purpose unit of local government. Being in the final phase of community expansion, the maximum build-out population potential should be analyzed to evaluate future needs in terms of additional facilities and essential services.

**Community Services and Resources Strategies****Overall Services**

- Provide essential services for the health, safety, and general welfare of the residents within the financial resources of a predominantly residential community.
- Prioritize the number and extent of support services to be provided by the Village of North Barrington.
- Foster and encourage private initiative and responsibility for numerous support services in North Barrington and to work with businesses, public, and private organizations for needed services in the Village.
- Require owners, builders, and developers of subdivision housing units to comply with the Village Code provisions relative to impact fees.

**Educational Services**

- Coordinate planning and decision-making with School Districts 220 and 95, the Barrington Area Council of Government, Lake County, the Northwestern Illinois Planning Commission, and adjacent villages.

**Fire and Police Services**

- Provide for effective fire protection through fire protection districts serving North Barrington.
  - Encourage voluntary integration of fire protection systems within individual residential units.
- Provide for effective law enforcement.
- Encourage community watch efforts.

**Village Services**

- Provide for updated and secure filing system of all Village documents in addition to a “secured” off-site location.
- Provide for responsive and efficient administrative services:
  - Enter into intergovernmental agreements with adjacent municipalities to enhance the provision of services such as garbage collection, police and fire safety.
  - Identify new sources of revenue for the continued provision of services at current or expanded levels.
  - Maintain all Village services commensurate with sound fiscal policy.
- Encourage, provide, and participate with other communities in educational community wide programs to deal with wells, waste disposal, conservation, chemical waste, septic systems, and environmental issues.

- Continue to give the online Septic and Well Information Seminars.
- Offer education on maintenance of holding tanks, aerators, the servicing of lift station pumps, water usage, phosphate content of products, etc.
- Develop an ongoing method of communication and education with residents through the use of the Village Newsletter and Village Website.
- Continue to assess and bring awareness to the community on the progress of the IDOT road building improvements through the North Barrington area.
- Evaluate the effectiveness of offering a “Yearly Clean-Up” program to alleviate eco-congestion.
- An Emergency Operations Plan exists for the community. Annual review, practice training, online training and staff drills will assist the Village in being properly prepared for potential emergencies.

### **Health and Sanitation Services**

- Maintain and expand refuse collection including review of present and future needs. This should include waste water, natural yard and park materials, home building supplies, electronics, etc.
- Continue to make available through SWALCO rain barrels, recycling bins, and food composting bins for Village residents.
- Explore the providing of services for mulching of garden and tree waste on an annual basis.
- Follow SWALCO’s recommendations and implementation of programs to achieve a 60% recycling rate by 2020.

### **Transportation Services**

- Maintain and upgrade roads, drainage tiles, and to deal with storm water and drainage throughout North Barrington.
- Provide snow-removal services in a timely manner.
- Enhance safe driving through on-going evaluation of all road signs.
- Give support for all current community driving programs.

Financial Goal

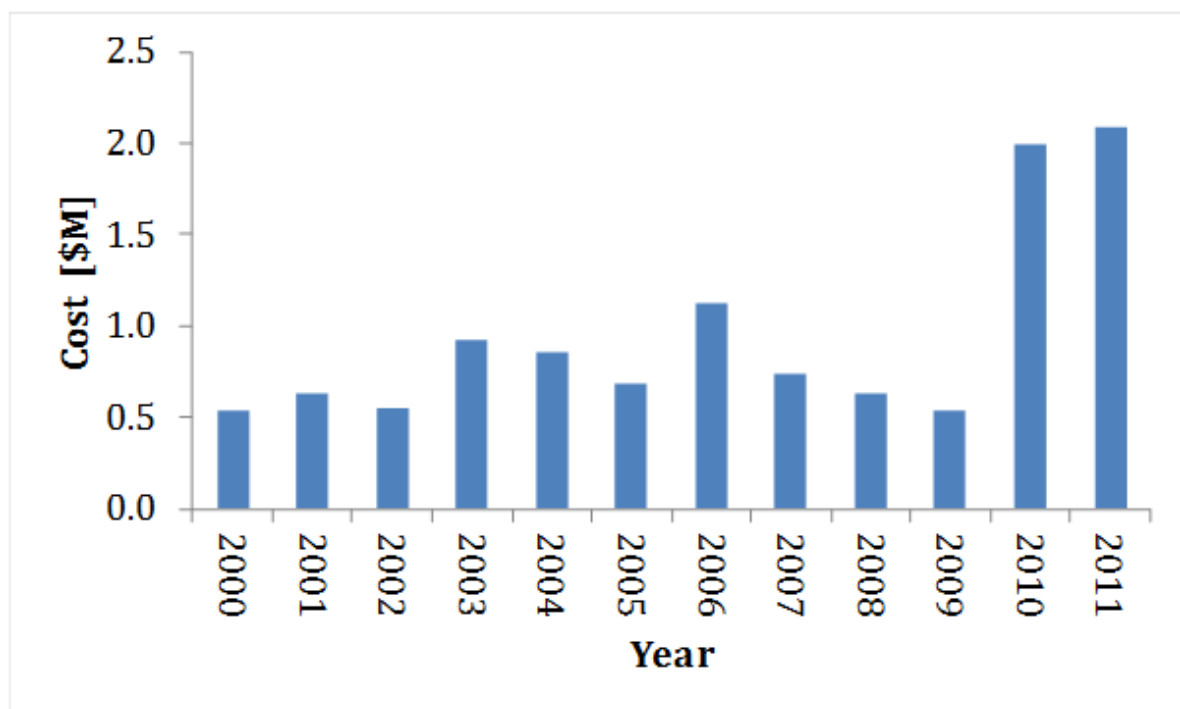
The goal of the Village is to maintain sound and responsible Village finances that:

- Provide desired levels of services consistent with the level of revenues of the Village and occasional use of reserves for special purposes.
- Maintain sound standards of fiscal management with checks and balances relating to expenditures, accounting and finance.

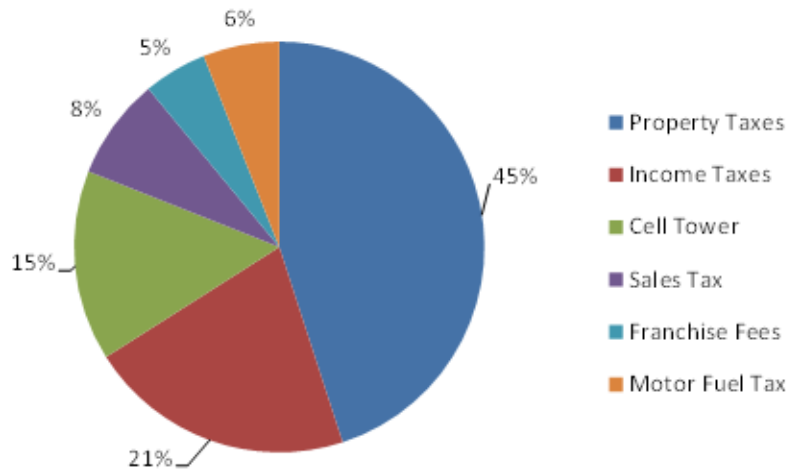
The Village's financial statements over the last 6 years reflect conservative positioning for now and the future. Interest on the various accounts is near zero due to current market rates and the fact that the Village is not permitted to invest in securities other than Treasuries or secured money market/checking accounts.

Assets in cash and short-term investments are stable. Revenues have been stable with most coming from income and property taxes, cell tower revenue, sale and franchise taxes, and interest. The primary variable expense is related to Streets/Roads that is dependent on the weather and plowing/maintenance. Revenues from building permit fees have fluctuated over the past decade.

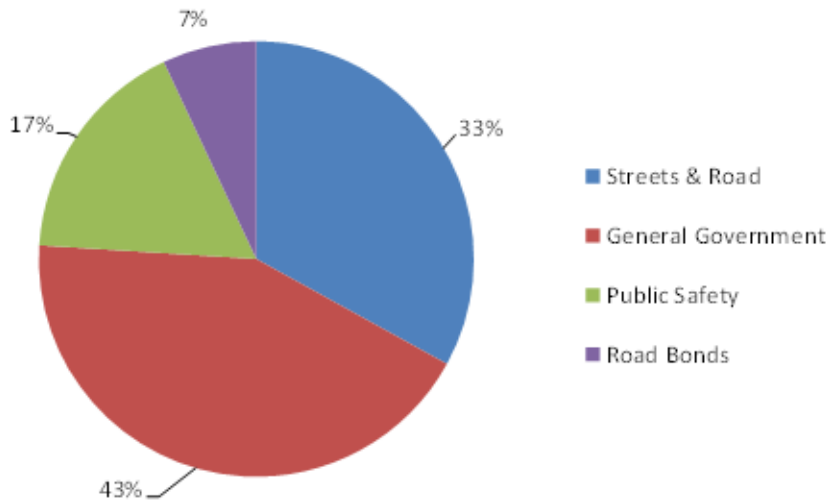
Even with the housing downturn of the 90s and until recently from 2008 through 2013, the Village revenues remained relatively constant, and diversified. The uptrend in home prices in the last year has resulted in higher building starts in the Barrington area as well as higher major remodeling.



### North Barrington Revenue - 2013



### North Barrington Expenses - 2013



Some expenses for municipalities are not accrued as would be common for a normal corporation. They are expensed immediately, which can distort the financial results.

The adjusted average income of the Village without extraordinary expenses over the last five years has been breakeven to slight losses. This takes into account little interest income, with increasing income from property and income taxes, and rising income from the cell tower as rents adjust.

In addition to the above revenue sources, the Village should seek other avenues of revenue. Viable income sources could come from annexing property at: Route 22 & Route 59



for commercial use; Miller Road and Route 12 for commercial use; additional office development in Wynstone along Route 12 (already annexed); other property south of Route 22 and west of Route 59; revenues from development of the DiMucci property along Route 12 and Old McHenry Road in accordance with the Revenue Sharing Agreement between Lake County, North Barrington and Hawthorn Woods. Also the prospect for additional cellular infrastructure in the Village should be considered to support the expansion of fifth generation (5G) services to the residents.

Compared to other villages and towns in the Chicago suburban area, the Village of North Barrington would be judged by an independent financial advisor to be in an excellent financial condition.

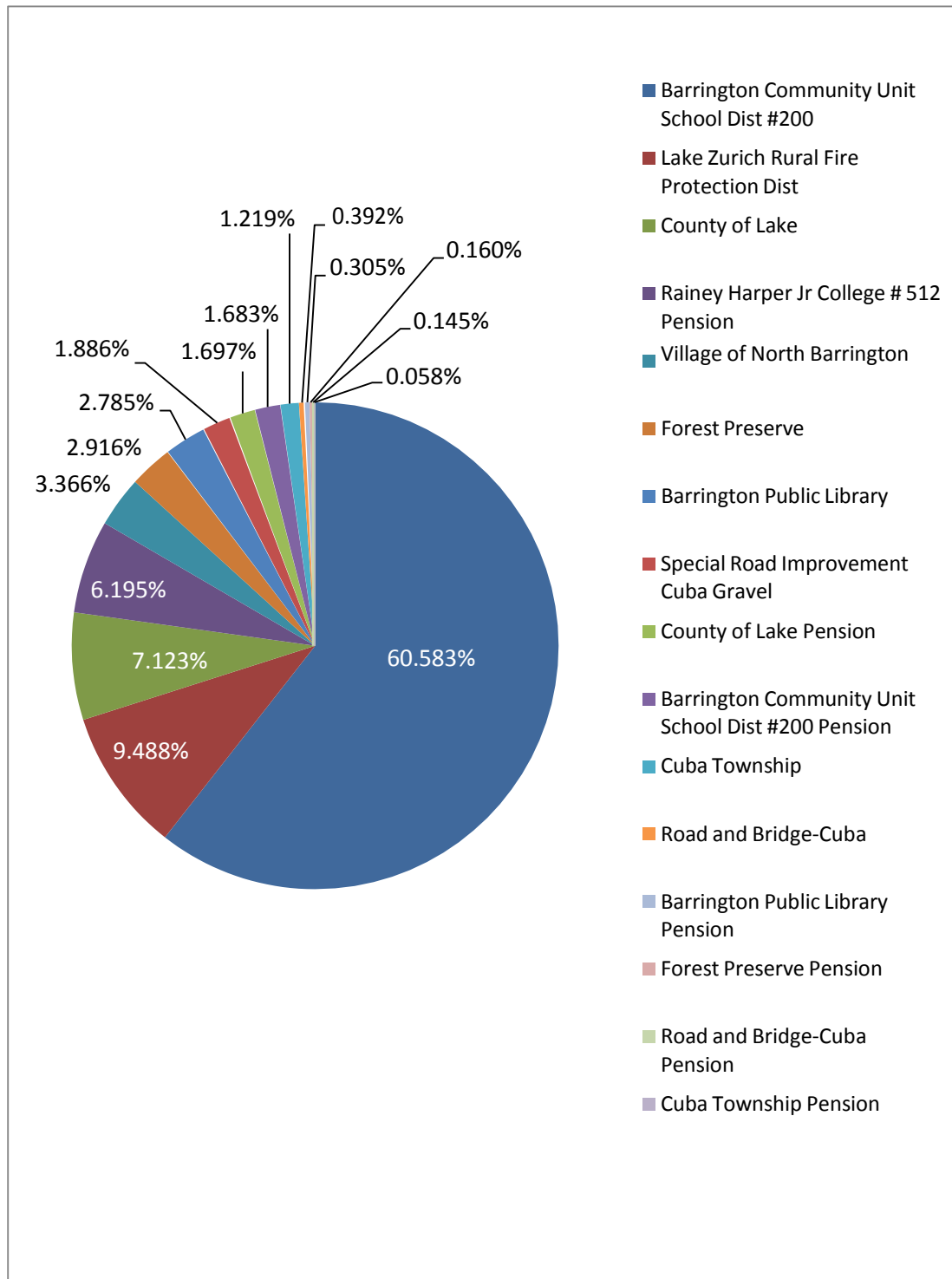
### **Unreserved Fund Balance**

The Village's Fund Balance is an essential buffer that helps provide for a stable and uninterrupted level of Village services in the event of uncertain economic conditions. The Village will:

- Maintain a desirable minimum of a six-month reserve.
- Create an action plan to prudently utilize financial resources to advance the goals of this Comprehensive Plan.

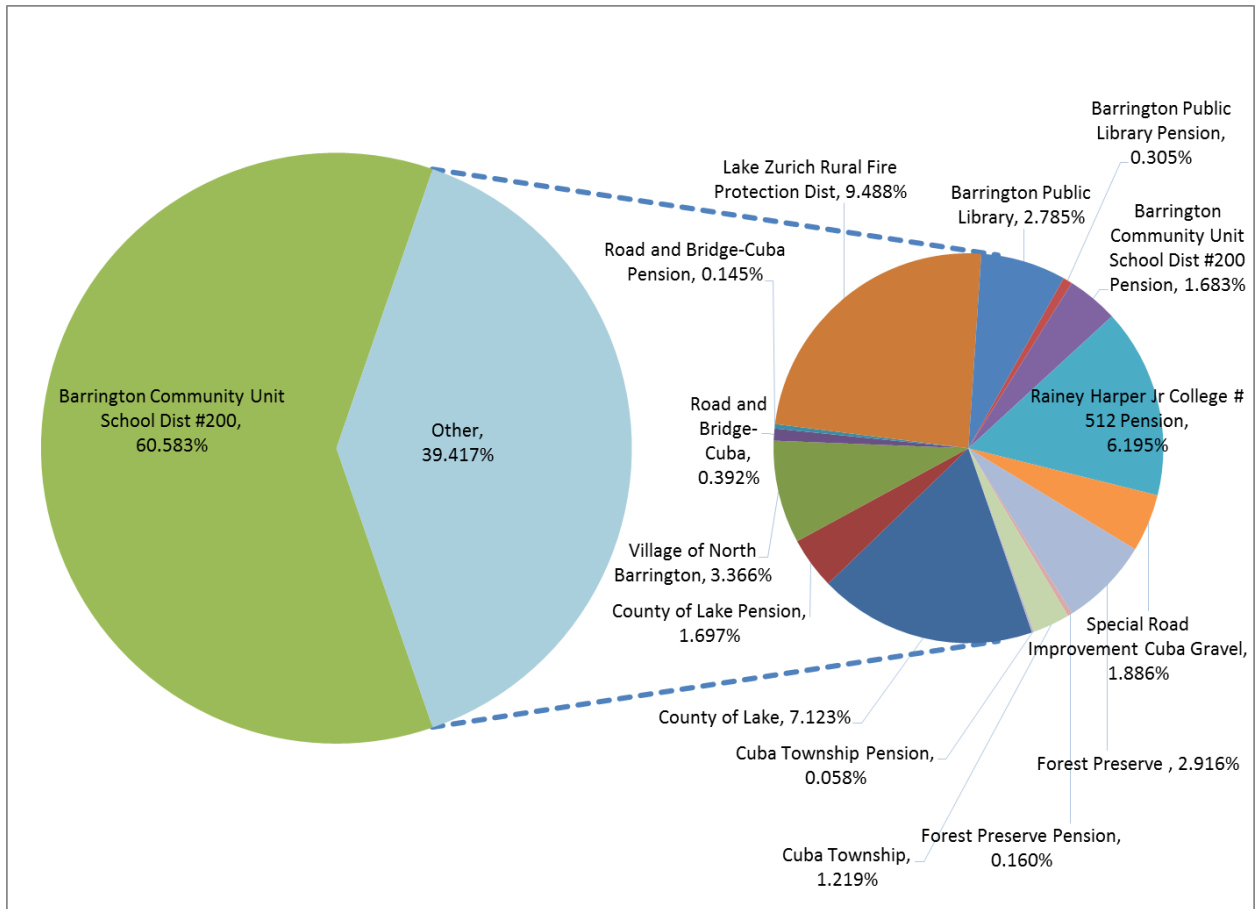
### **North Barrington Tax Bill Distribution (Consolidated) – 2013**

Note: The Village only receives approximately 3.36% of the average homeowner tax bill.



## **North Barrington Tax Bill Distribution (Expanded) – 2013**

Note: The Village only receives approximately 3.36% of the average homeowner tax bill.



To realize the goals and objectives in this plan, particularly the realization and enhancement of the vision and mission statement the Village must:

- Strengthen existing programs and ordinances
- Enact appropriate new ordinances to become compliant
- Investigate new approaches to emerging issues.
- Develop innovative methods for public communication
- Leverage the internet for access and communication.-
- Encourage dialogue through shared action between elected officials and Village residents.
- Create appropriate Village seminars and programs on key issues.
- Make Village strategies, workings, progress, and status available
- Accept and implement novel and fresh approaches to longstanding issues.
- Seek grant funding whenever possible to support village projects.
- Investigate the implementation of Home Rule via a referendum at the ballot

Areas such as impact fees, new land use techniques, home rule status, boundary agreements, novel approaches to township and county relationships, Village participation on critical boards, commissions, and committees, new revenue sources within accepted programmatic and land use boundaries must be evaluated and effectively realized.

The suggested goals and objectives in this plan must be on the short and long term agendas of the Village Board, plan commission, and various Village commissions and review groups. Timely action on these goals and objectives is needed to make this plan a stimulus to action rather than an intellectual exercise.

The Village must adopt a proactive stance on many land use and Village character issues. Recent resolutions on Route 22 and Route 53 are positive examples. North Barrington must continue to participate and provide leadership in regional planning groups such as BACOG, township and county planning agencies, and the programs of regional groups such as BADC, Citizens for Conservation, and the Nature Conservancy Trust. The Village must explore new land use planning techniques, boundary agreements, and innovative programs in other areas. North Barrington, while holding a steady and traditional course in zoning and development, must be on the cutting edge of new ideas and programs.

This plan contains suggestions for the implementation of the goals and objectives detailed within each chapter and the planning units discussions. The Village should encourage:

- Continued discussions with Lake County on boundary agreements.
- The potential development of a coordinated land use guidance system
- New design ordinances, and review of existing ordinance enforcement procedures
- Continued dialogue and liaison with county and state departments of transportation

The Village should initiate and have more active discussion with residents in unincorporated areas particularly, along and south of Route 22.

A yearly review of the progress made in achieving these plans, goals, and objectives will be beneficial and necessary. On the technical side, Village maps and data banks must be updated as necessary. The Barrington Area Geological Information Systems (BAGIS) will be useful in this regard. New legislation should be explored with other interested parties and communities in the areas of de-annexation, impact fees, school funding, and planning initiatives.

Last, but perhaps most importantly, this “Comprehensive Plan” should be protected as a compilation of the Mission, Vision, and Values statement with respect to population; housing; economic, social, and environmental development; land, water and natural resources; use of transportation facilities; public facilities and utilities; and any other matter relative to the present and future patterns of the life within the Village and its unincorporated areas. Once adopted this Comprehensive Plan will be considered an official statement of the policy of the Village. Hence, no ordinance, regulation or official map relating to the physical maintenance, development or re-development of the Village shall be enacted, established, amended, or varied and, no right of way, street, utility, or public structure or land shall be authorized, established, developed, re-developed, or modified in location or extent except in accordance with the policies, goals, objectives, principles, and standards of the official Comprehensive Plan unless the Board of Trustees shall first make a specific finding that the facts and circumstances affecting the particular matter justify a departure from the Comprehensive Plan.

**Glossary**

|             |                                                                                                                                              |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| ACE         | Army Corps of Engineers                                                                                                                      |
| Acre        | 43,560 square feet                                                                                                                           |
| ADT         | Average Daily Traffic                                                                                                                        |
| APA         | American Planning Association                                                                                                                |
| Aquifer     | An underground stratum of porous material, even rock, which contains water usually put to drinking purposes.                                 |
| BACOG       | Barrington Area Council of Governments                                                                                                       |
| BADC        | Barrington Area Development Council                                                                                                          |
| BAGIS       | Barrington Area Geographic Information Systems                                                                                               |
| BCI         | Bicycle Compatibility Index                                                                                                                  |
| Bikeway     | Any road, street, or path that is designated to accommodate bicycle travel.                                                                  |
| BLOS        | Bicycle Level of Service                                                                                                                     |
| BMP         | Best Management Practices                                                                                                                    |
| BOD         | Biochemical Oxygen Demand                                                                                                                    |
| Bog         | A low wet area covered with native vegetation that is characterized by an acidic water supply.                                               |
| CATS        | Chicago Area Transportation Study                                                                                                            |
| CMAP        | Chicago Metropolitan Agency for Planning                                                                                                     |
| CN          | Canadian National Railroad                                                                                                                   |
| Dry hydrant | A constructed facility to draw surface water by means of a pump for fire suppression.                                                        |
| E           | Estate                                                                                                                                       |
| EJ&E        | Elgin, Joliet, and Eastern Railroad                                                                                                          |
| Elevation   | The altitude of a place or object above ground level (not to be confused with height).                                                       |
| Flood plain | An area within a watershed which may include a stream, floodway, and beyond to a point that will be covered with water after a severe storm. |
| FTA         | Federal Transit Administration                                                                                                               |
| GIS         | Geographic Information Systems                                                                                                               |
| G-PUD       | Premier Golf Course District                                                                                                                 |
| Height      | The distance between the highest and lowest points of a particular item (not to be confused with elevation).                                 |
| Hydrophyte  | Any plant that can grow only in water or very wet soil                                                                                       |
| ICC         | Interstate Commerce Commission                                                                                                               |
| IDENR       | Illinois Department of Energy and Natural Resources                                                                                          |
| IDNR        | Illinois Department of Natural Resources                                                                                                     |
| IDOT        | Illinois Department of Transportation                                                                                                        |
| DPT         | Division of Public Transportation                                                                                                            |
| OPP         | Office of Planning and Programming                                                                                                           |
| ICC         | Interstate Commerce Commission                                                                                                               |
| IDENR       | Illinois Department of Energy and Natural Resources                                                                                          |
| IDOT        | Illinois Department of Transportation                                                                                                        |

|                   |                                                                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IDOT/DPT          | Illinois Department of Transportation/Division of Public Transportation                                                                                                                                                                                                                                                      |
| IDOT/OPP          | Illinois Department of Transportation/Office of Planning and Programming                                                                                                                                                                                                                                                     |
| ISTEA             | Intermodal Surface Transportation Efficiency Act of 1991                                                                                                                                                                                                                                                                     |
| ITEP              | Illinois Transportation Enhancement Program                                                                                                                                                                                                                                                                                  |
| Seepage field     | An element of a septic system that is after the tank where the effluent flowing through tiles comes in contact with the soil and is treated by infiltration and evapotranspiration.                                                                                                                                          |
| LCHD              | Lake County Health Department                                                                                                                                                                                                                                                                                                |
| LZRFPD            | Lake Zurich Rural Fire Protection District                                                                                                                                                                                                                                                                                   |
| NIPC              | Northeastern Illinois Planning Commission                                                                                                                                                                                                                                                                                    |
| NRPA              | National Recreation and Parks Association                                                                                                                                                                                                                                                                                    |
| OSLAD             | Open Space Lands Acquisition and Development                                                                                                                                                                                                                                                                                 |
| PUD               | Planned Unit Development                                                                                                                                                                                                                                                                                                     |
| RE                | Rural Estate                                                                                                                                                                                                                                                                                                                 |
| SE                | Suburban Estate                                                                                                                                                                                                                                                                                                              |
| SR                | Suburban Residential                                                                                                                                                                                                                                                                                                         |
| SRA               | Strategic Regional Arterial                                                                                                                                                                                                                                                                                                  |
| Stormwater runoff | A precipitation component including snow melt                                                                                                                                                                                                                                                                                |
| TARP              | Truck Access Route Program                                                                                                                                                                                                                                                                                                   |
| TEA-21            | The (federal) Transportation Equity Act for the 21 <sup>st</sup> century                                                                                                                                                                                                                                                     |
| TIP               | Transportation Improvement Program                                                                                                                                                                                                                                                                                           |
| TLEP              | Traffic Law Enforcement Projects                                                                                                                                                                                                                                                                                             |
| TPP               | Transportation Priority Plan                                                                                                                                                                                                                                                                                                 |
| Watershed         | A specific geographical area defined by topography within which the surface water gathers or accumulates. A watershed is an area of land that drains into a given river, lake or other water body.                                                                                                                           |
| WDO               | Watershed Development Ordinance                                                                                                                                                                                                                                                                                              |
| Wetland           | A transitional area between terrestrial and aquatic systems where the water table is usually at or near the surface of the land and is covered by shallow water. A wetland generally includes but is not limited to areas with hydrophytes in hydric soils, such as those commonly known as marshes, swamps, bogs, and fens. |

## **Acknowledgements**

Village of North Barrington, Long Grove, Village of Barrington Hills, Village of Barrington, City of Lake Forest, Hawthorn Woods, Deer Park

## **Bibliography**

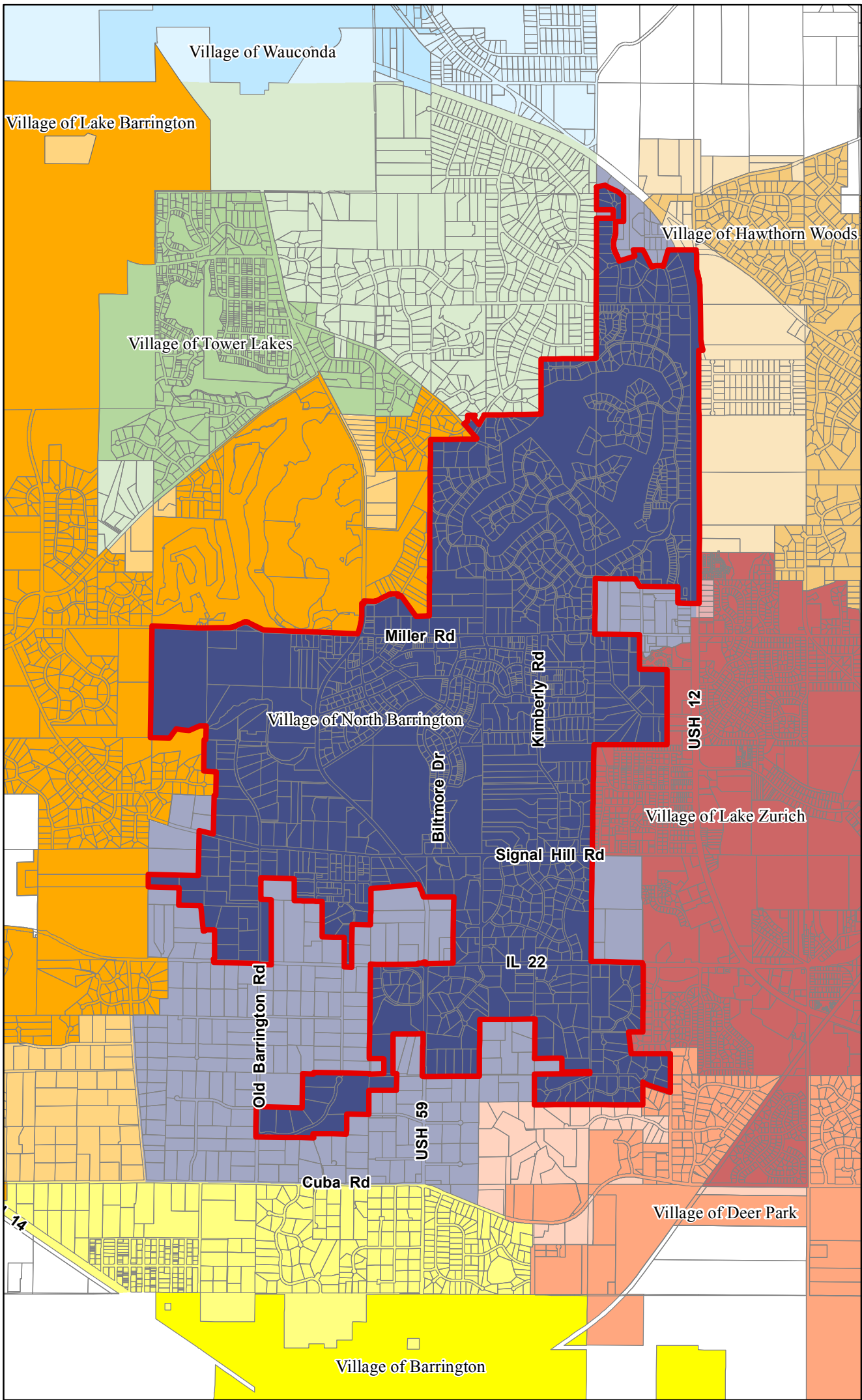
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18. A.K. Stefan, Baxter & Woodman Inc., [astefan@baxwood.com](mailto:astefan@baxwood.com)
19. Introductory letter by Lee M. Burkey, to NIPC

## **Notes**

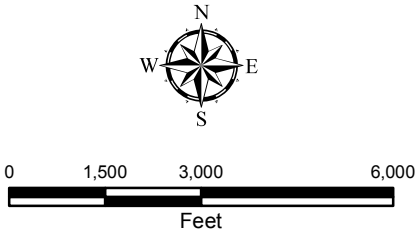
- 1) Boundary agreements (Nicole Keiter 03/15/2013)
  - a) Barrington: 07/28/2000
  - b) Intergovernmental Jurisdictional Boundary Agreement 10/26/2013. Includes Fox River Valley Gardens (Port Barrington), Island Lake, Lake Barrington, North Barrington, Tower Lakes, Wauconda
  - c) Lake Zurich: 09/07/2014
- 2) Need to evaluate where we are most vulnerable and prioritize. Region of interest should extend at a minimum to include the bordering villages or 1 mile outside our boundaries
- 3) Plan should look 20 years ahead and speak out loud on sustaining for posterity. Discuss the land use even though it may not be within the jurisdictional boundaries
- 4) Zoning map should then depict this as envisioned planned
- 5) Involve storm water, health and sanitation commissions in discussions



Jurisdictional Boundary Agreement Map  
Village of North Barrington  
Lake County, Illinois



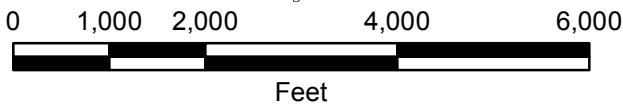
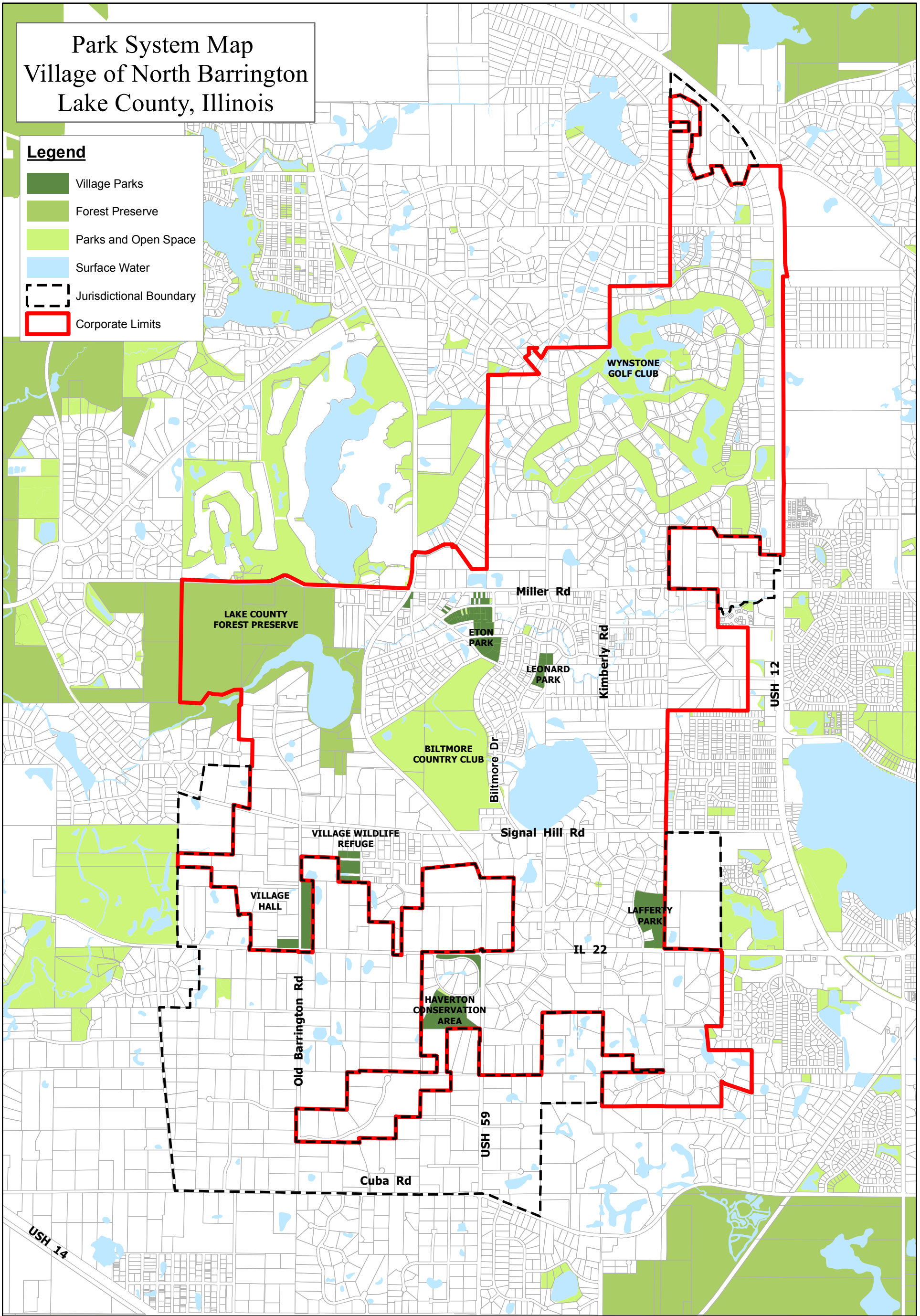
| Current | Future                      |
|---------|-----------------------------|
|         | Village of North Barrington |
|         | Village of Wauconda         |
|         | Village of Tower Lakes      |
|         | Village of Barrington       |
|         | Village of Lake Barrington  |
|         | Village of Lake Zurich      |
|         | Village of Deer Park        |
|         | Village of Hawthorn Woods   |



Park System Map  
Village of North Barrington  
Lake County, Illinois

**Legend**

- Village Parks
- Forest Preserve
- Parks and Open Space
- Surface Water
- Jurisdictional Boundary
- Corporate Limits

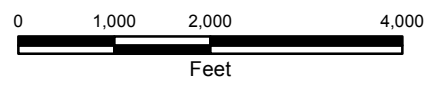
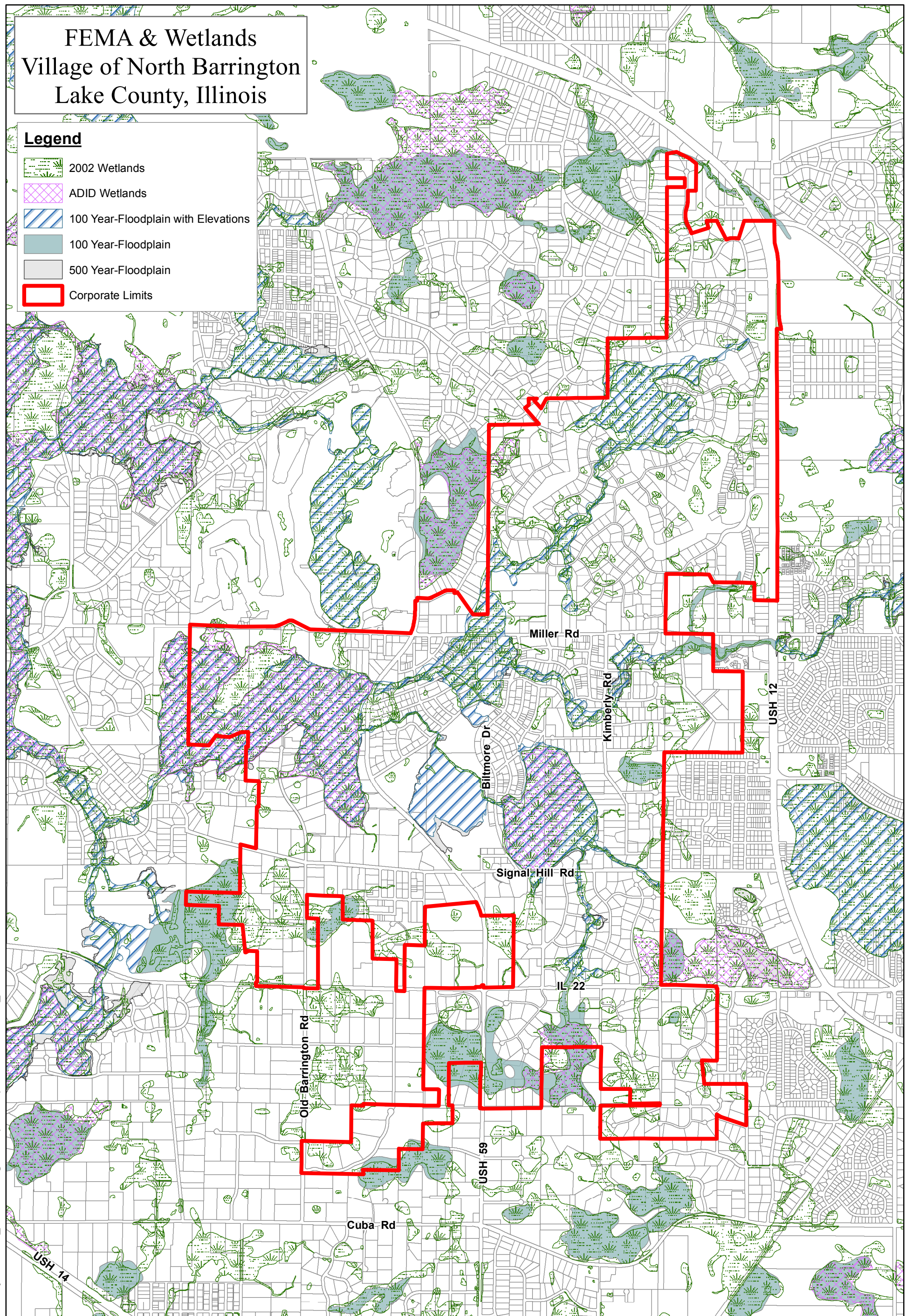




FEMA & Wetlands  
Village of North Barrington  
Lake County, Illinois

Legend

- 2002 Wetlands
- ADID Wetlands
- 100 Year-Floodplain with Elevations
- 100 Year-Floodplain
- 500 Year-Floodplain
- Corporate Limits



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Source: Lake County GIS

Ruekert • Mielke

Date: December, 2014  
Subject to update by governing body.



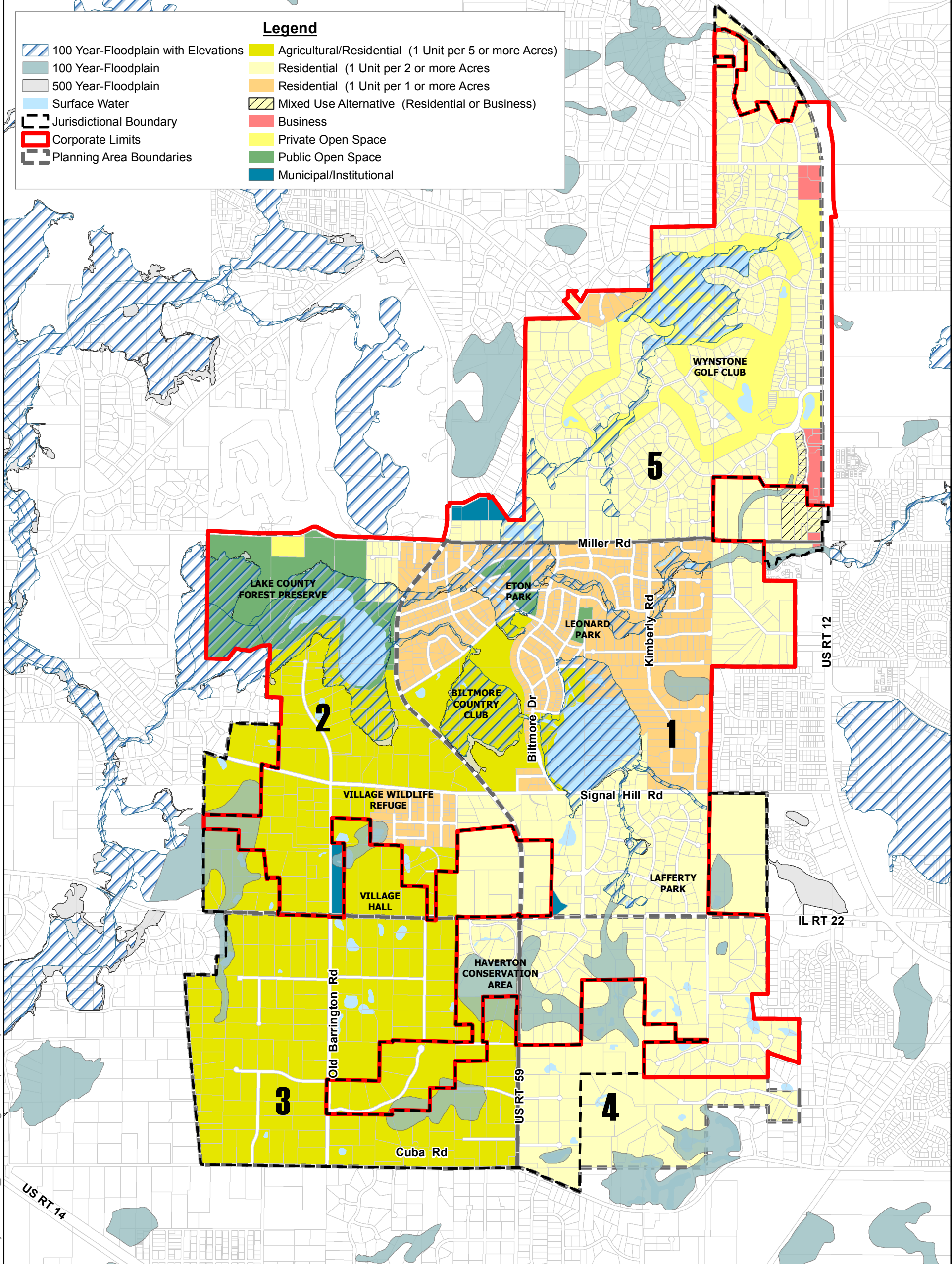
# Comprehensive Plan Map

## Village of North Barrington

### Lake County, Illinois

#### Legend

- |                                                                                                                       |                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|  100 Year-Floodplain with Elevations |  Agricultural/Residential (1 Unit per 5 or more Acres) |
|  100 Year-Floodplain                 |  Residential (1 Unit per 2 or more Acres)              |
|  500 Year-Floodplain                 |  Residential (1 Unit per 1 or more Acres)              |
|  Surface Water                       |  Mixed Use Alternative (Residential or Business)       |
|  Jurisdictional Boundary             |  Business                                              |
|  Corporate Limits                    |  Private Open Space                                    |
|  Planning Area Boundaries            |  Public Open Space                                     |
|                                                                                                                       |  Municipal/Institutional                               |



0 1,000 2,000 4,000  
Feet



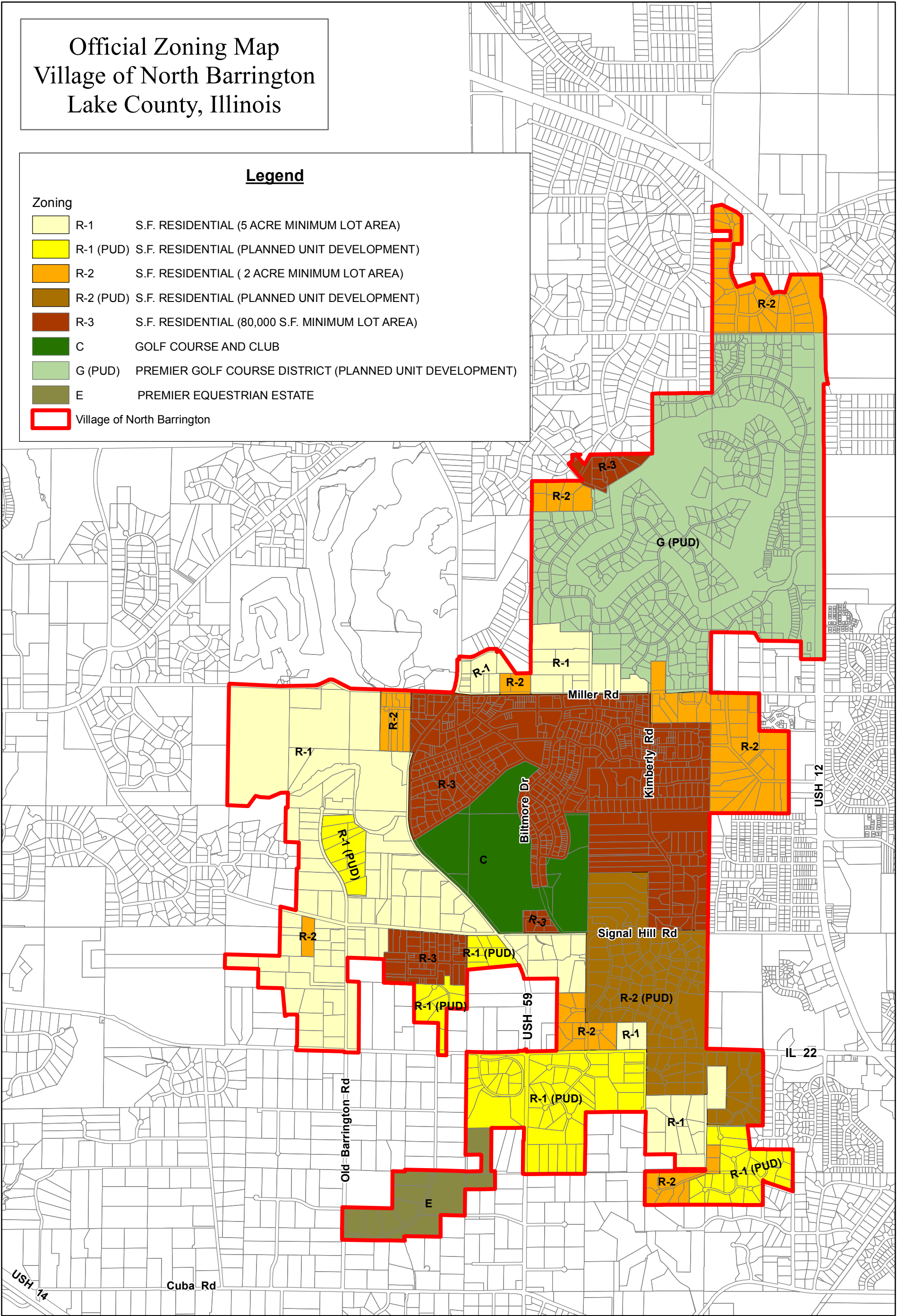
# Official Zoning Map

## Village of North Barrington

### Lake County, Illinois

#### Legend

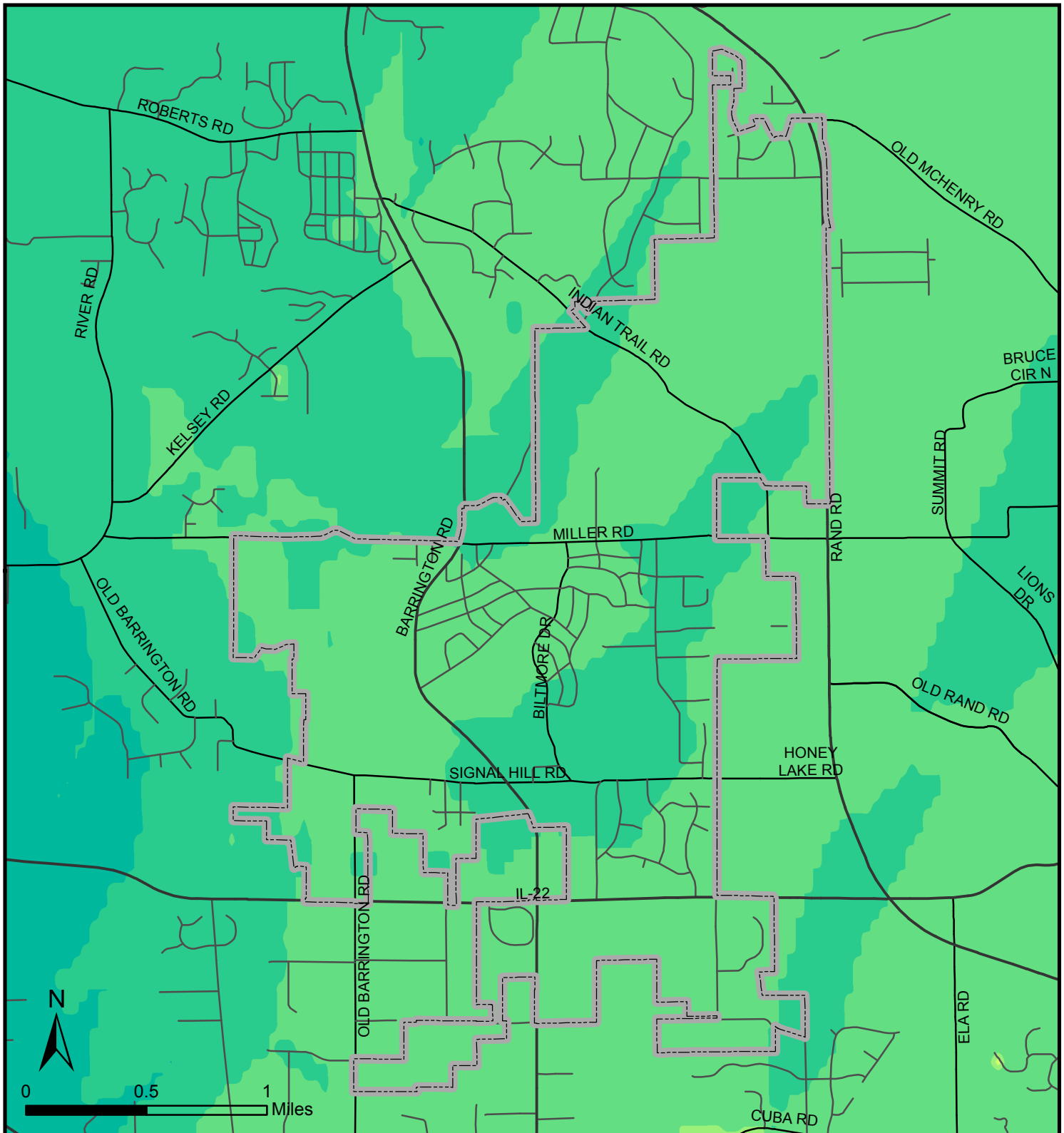
| Zoning    |                                                         |
|-----------|---------------------------------------------------------|
| R-1       | S.F. RESIDENTIAL (5 ACRE MINIMUM LOT AREA)              |
| R-1 (PUD) | S.F. RESIDENTIAL (PLANNED UNIT DEVELOPMENT)             |
| R-2       | S.F. RESIDENTIAL ( 2 ACRE MINIMUM LOT AREA)             |
| R-2 (PUD) | S.F. RESIDENTIAL (PLANNED UNIT DEVELOPMENT)             |
| R-3       | S.F. RESIDENTIAL (80,000 S.F. MINIMUM LOT AREA)         |
| C         | GOLF COURSE AND CLUB                                    |
| G (PUD)   | PREMIER GOLF COURSE DISTRICT (PLANNED UNIT DEVELOPMENT) |
| E         | PREMIER EQUESTRIAN ESTATE                               |
|           | Village of North Barrington                             |



0 1,000 2,000 4,000  
Feet

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# North Barrington Groundwater Levels 2003



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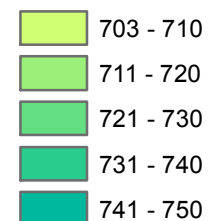
Map produced by BACOG, October 2014



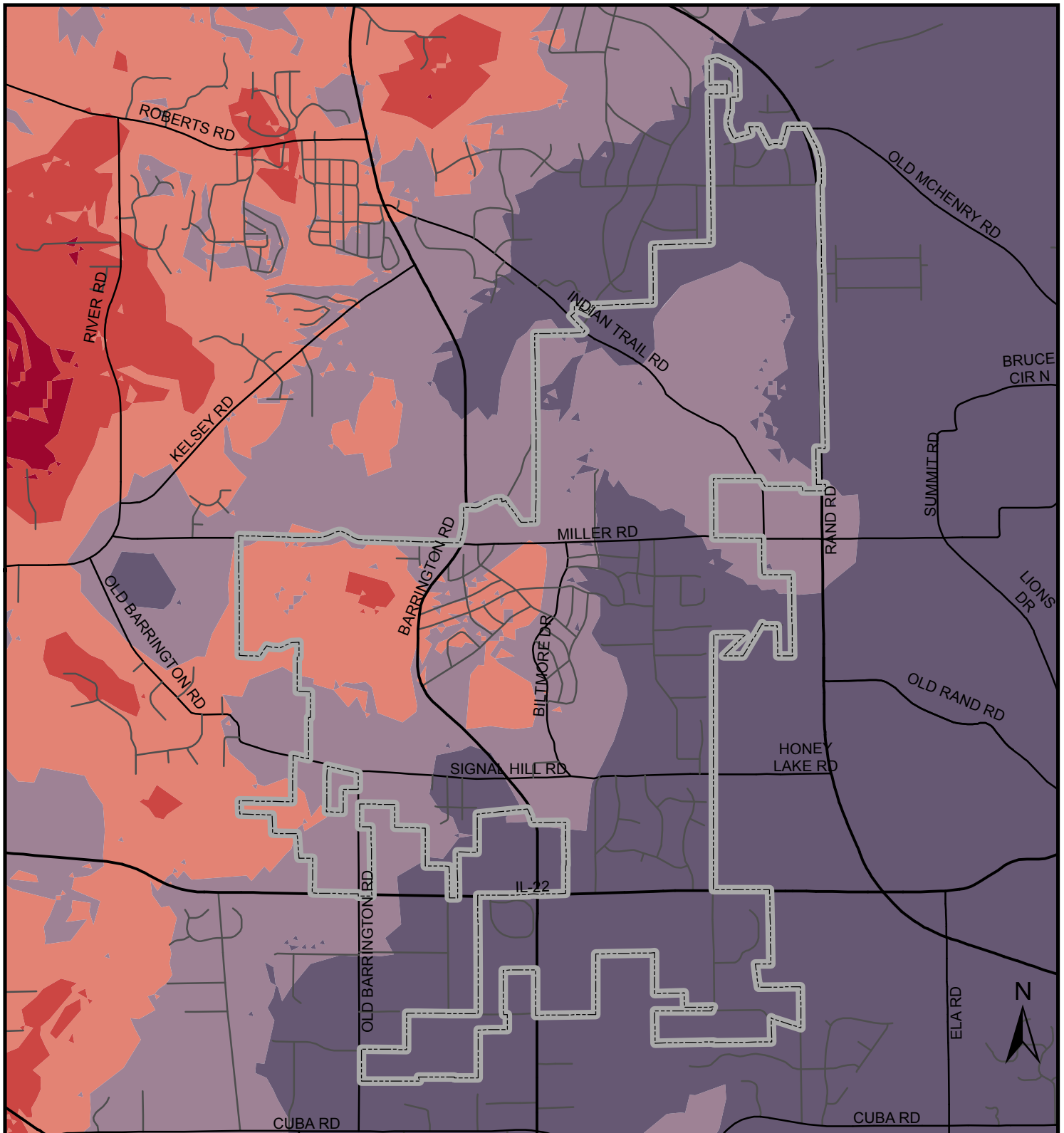
Barrington Area Council  
Of Governments

 North Barrington

**2003 Water Level (ft.)**



# North Barrington Groundwater Recharge



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Map produced by BACOG, April 2014



Barrington Area Council  
Of Governments

0 1/4 1/2 3/4 1 Miles

- North Barrington Corp. Limit
- Highly Sensitive Recharge
- Sensitive Recharge
- Moderately Sensitive Recharge
- Poor Recharge
- Very Poor Recharge