

MINUTES OF THE REGULAR MEETING OF THE
EXECUTIVE BOARD OF THE BARRINGTON AREA COUNCIL OF GOVERNMENTS

Tuesday, July 26, 1977 - Barrington Village Hall

The meeting was called to order by Chairman Barbara Hansen at 8:00 P.M.

Roll Call:

Present: Nelson Forrest, North Barrington; Russell Puzey, Inverness; Frank Munao, South Barrington; Barbara Hansen, Barrington Hills; Charles Brown, Deer Park; A. Keith Pierson, Barrington.

Absent: Cyril C. Wagner, Tower Lakes.

Also Attending: Don Klein, Executive Director; Ders Anderson, Assistant Planner; Cranston Byrd, Assistant Director, Lake County Planning Commission; Eve Lee, member, Lake County Planning Commission; Lorentz Knouff, Chairman, Legal Committee; Charles Allan, BADC; Sears Hallett, President, School Board, District 220; William Miller, President, Citizens for Conservation; Harold Lipofsky and James Perille, Trustees, Village of Barrington; Wayne Miller, Cuba Township Supervisor; Robert Brimson, Cuba Township Trustee; C. Richard Anderson, Cuba Township Board of Auditors; Stanley Campbell, 136 Lake Shore Drive, Fair Haven; Shep Robinson; Marcia Opal, Barrington Banner; Sharon Carrasco, Barrington Courier Review; Mary Lou Osterberg, Herald Register.

Minutes: It was moved by Mr. Brown that the minutes of the meeting of June 28 be approved as submitted. The motion was seconded by Mr. Pierson, and carried.

The Chairman requested that reports of committee chairmen and village presidents be kept as brief as possible, in view of the presentation from the Lake County Plan Commission which is on the agenda of this meeting.

Reports of Village Presidents:

Mr. Forrest reported that a public hearing was held in Lake Zurich, attended by representatives of the EPA, the Illinois Pollution Control Board, the Attorney General of Illinois, and the municipalities of Lake Zurich and North Barrington, with regard to the periodic pollution of the east-west tributary of Flint Creek which runs through a portion of North Barrington. The Village of Lake Zurich has agreed on a program of modernization and improved supervision of its sewage plant, which it is expected will lead to better conditions both within Lake Zurich and in North Barrington.

Mr. Puzey reported that Inverness had previously authorized a special census, which was taken on June 24, and showed a significant increase in population. In response to questions from the Chairman, he stated that the cost of the census was a little over \$1700, and that the taking of the census was accomplished in 4-1/2 days.

There has been no activity on the proposed Di Mucci development.

Mr. Puzey further reported that the Village of Inverness approved a new subdivision directly west of the Keane property, lying between Palatine and Bradwell Roads. The plan calls for 46 homes on an 80-acre tract, with a lake, and donation to the village of the marsh along Palatine Road.

Mr. Pierson reported that the Village of Barrington approved the shared services police contract with Inverness, North Barrington and Deer Park.

Mrs. Hansen reported that Barrington Hills passed an amendment to its subdivision control ordinance requiring a developer to pay for the cost of review, or a basic fee set by the village, whichever is greater.

Barrington Hills finalized and signed the contract with Mr. Teska as planning consultant. It is anticipated that he will prepare a comprehensive plan for the village in the next 12 months.

Mrs. Hansen further reported on a large and disturbing rock concert that was staged in Barrington Hills, which was brought under control with the assistance of the Barrington police and the County Sheriff. Mr. Munao stated that similar situations have arisen in unincorporated areas near South Barrington, in which the county was called upon to intervene because the promoters did not have a permit.

Committee Reports

Mr. Klein supplied, and briefly reviewed with the Board, a summary of actions in the General Assembly on bills of interest to COG's. In response to a request by Mr. Puzey, Mr. Klein stated he would obtain a copy of House Resolution 8, establishing a joint committee on regional government.

Executive Director's Report

Mr. Klein reviewed the activities of the past month, as described in his report (copy attached).

Treasurer's Report

After review and discussion of the Treasurer's Report, Mr. Brown pointed out a typographical error in the checking account balance for 7/27/77, which should be shown as \$130.79. The report was corrected on its face. Mr. Puzey moved acceptance of the Treasurer's Report as corrected, and approval of payment of the bills as listed. The motion was seconded by Mr. Forrest, and passed on roll call vote, as follows:

North Barrington - Yes	Barrington Hills - Yes
Inverness - Yes	Deer Park - Yes
South Barrington - Yes	Barrington - Yes

BADC Report

Mr. Allan reported that BADC is in the process of developing a program for CPR, with a goal of training more people in order to meet the great demand for this program. More details will be furnished in the future.

Old Business

NIPC Policy Review - Mr. Puzey requested that this item be deferred until the next meeting, in view of time restrictions.

New Business

Lake County Housing Plan - The Chairman introduced Eve Lee and Cranston Byrd, of the Lake County Planning Commission, for a discussion of the new planning policies the commission has been engaged in developing. Miss Lee stated that the purpose of their appearance before this Board was to solicit BACOG's input to the plan, the draft summary of which was supplied to the Board. She also stated that any written comments, suggestions or alternatives that might be supplied after discussion and consideration of the draft plan would be appreciated. She expressed appreciation for the cooperation and assistance afforded by Mr. Klein, and stated that the recognition of housing needs in Lake County that has been shown by BACOG is far in excess of that shown in other areas of the county. She stated that the Lake County Planning Commission last fall produced a document of 104 pages, which has now been resolved into an 8-page summary, and has thus far been discussed with 15 or 18 of the 47 municipalities concerned. Five sub-area hearings are also planned for public input, tentatively scheduled for September. It is hoped that the committee as a whole will consider the plan at its September meeting and will report its advisory recommendations to the County Board. She emphasized that the commission is not looking to Federal subsidies as the principal solution to Lake County's housing needs.

Mr. Byrd gave a slide presentation related to housing costs, interest rates, income levels in terms of percentage of population, and various recommendations for reducing the cost of housing. At the conclusion of the presentation, the Board members were given an opportunity to ask questions or offer comments.

Mr. Brown raised a question as to whether the housing costs shown were realistic. Miss Lee replied that the figures did not represent current costs, but those of about a year ago.

Mr. Klein pointed out that according to the figures shown for Cuba Township, 71% of the projected new housing units were allocated to households with earnings of less than \$15,000, which would require either some type of subsidy, or a housing unit priced substantially below the \$40,000 figure indicated.

Mr. Pierson stated that the projections indicated in the slides appeared to be purely arbitrary and mechanical, and failed to take into consideration many factors that have been incorporated into the comprehensive plans developed by BACOG and by the member villages. Mr. Byrd stated that the numbers selected represent, in the main, merely a statistical exercise designed to dramatize the problem and stimulate thinking at the municipal level.

Mrs. Hansen pointed out that in the graphs presented, there was a great emphasis on beginning teachers' salaries, rather than household salaries.

Mr. Puzey raised a question as to where the additional low and moderate income population projected for Cuba Township would find employment, without a long and expensive commuting trip.

A question was raised as to how this proposed plan would be coordinated at the township level. Miss Lee stated that in working up the plan, the township figures were already available through the census, and that there was not sufficient staff time available to go out and develop such figures on a local level. How it will be ultimately handled is not certain at this point.

In answer to a question from Mr. Puzey, Miss Lee stated that the average income figures given were taken from 1970 census information; the low and moderate income figures were then updated to 1976.

Mr. Forrest asked to reserve his comments until the end of the discussion.

At the conclusion of questions and comments by Board members, the Chairman invited discussion and questions from the floor. Various comments relative to the proposed Housing Plan were received from members of the public present, including Mr. Wayne Miller, Cuba Township Supervisor; Mr. Robert Brimson, Trustee of Cuba Township; Mr. Stan Campbell, 136 Lake Shore Drive, Fair Haven, Barrington; Mr. Harry Pillman, Cuba Township Assessor; Sears Hallett, President, District 220 School Board; Shep Robinson; Charles Allan; Don Smith of Mundelein; James Perille, Trustee, Village of Barrington; C. Richard Anderson, Cuba Township Board of Auditors.

Mr. Forrest stated that he felt the discussion and exchange of views that took place at this evening's meeting were exceedingly valuable. He thanked Miss Lee and Mr. Byrd for their concern with housing in Lake County. He expressed appreciation for the work done by Don Klein, and expressed the hope that in the coming weeks he will continue to assist in development of the plan.

Miss Lee emphasized that she and Mr. Byrd would be glad to come back at a later date for further discussion, and that they would appreciate receiving any written comments that may be offered.


Secretary


Chairman of the Board