

VILLAGE OF BARRINGTON, ILLINOIS  
 PRELIMINARY REPORT ON STORM SEWERS  
 NORTHWEST AREA  
 STAGE I

PRELIMINARY ESTIMATE OF CONSTRUCTION COST  
 REVISED JANUARY 25, 1966

120	L. F.	15" R. C. P. Sewer	@ \$ 6.50	\$	780.00
1,250	L. F.	36" R. C. P. Sewer	20.00		25,000.00
1,150	L. F.	42" R. C. P. Sewer	27.00		31,050.00
5	Ea.	48" Manholes Complete	275.00		1,375.00
5	Ea.	Manholes for 42" Sewer	900.00		4,500.00
1	Ea.	Headwall for 42" Sewer	500.00		500.00
9	Ea.	Drainage Structures	250.00		2,250.00
100	C. Y.	Concrete for Cradle	90.00		9,000.00
750	C. Y.	Sand Backfill	3.75		2,812.50
5	MFBM	Sheeting & Bracing Left in Place	300.00		1,500.00
400	C. Y.	Granular Refill	4.00		1,600.00
		Miscellaneous Construction and Contingencies (10%)			8,036.75
		Engineering and Inspection			8,840.42
		Legal Fees (6%)			<u>5,834.68</u>
Total Preliminary Estimated Project Cost, Stage I					\$103,079.35

Consoer, Townsend & Associates  
 Consulting Engineers  
 360 E. Grand Avenue  
 Chicago, Illinois 60611



VILLAGE OF BARRINGTON, ILLINOIS

PRELIMINARY REPORT ON STORM SEWERS  
NORTHWEST AREA  
STAGE II

PRELIMINARY ESTIMATE OF CONSTRUCTION COST  
REVISED JANUARY 25, 1966

250	L. F.	12" R. C. P. Sewer	@ \$ 5.50	\$ 1,375.00
1,220	L. F.	15" R. C. P. Sewer	6.50	7,930.00
2,750	L. F.	18" R. C. P. Sewer	7.50	20,625.00
1,030	L. F.	24" R. C. P. Sewer	9.00	9,270.00
180	L. F.	27" R. C. P. Sewer	12.00	2,160.00
480	L. F.	30" R. C. P. Sewer	15.00	7,200.00
18	Ea.	48" Manholes Complete	275.00	4,950.00
15	Ea.	Drainage Structures	250.00	3,750.00
10	C. Y.	Concrete for Cradle	40.00	400.00
600	C. Y.	Sand Backfill	3.75	2,250.00
1	MFBM	Sheeting & Bracing Left in Place	300.00	300.00
50	C. Y.	Granular Refill	4.00	200.00
		Miscellaneous Construction and Contingencies (10%)		6,041.00
		Engineering and Inspection		6,645.10
		Legal Fees (6%)		<u>4,385.76</u>
Total Preliminary Estimated Project Cost, Stage II				\$ 77,481.86

Consoer, Townsend & Associates  
Consulting Engineers  
360 E. Grand Avenue  
Chicago, Illinois 60611

# COPY

January 26, 1966

President and Board of Trustees  
206 S. Hough St.  
Barrington, Illinois

Re: Preliminary Storm Drainage Study  
Barrington - No. 65-058

Gentlemen:

We have revised our preliminary report for the Northwest storm sewer in accordance with your action taken on December 13, 1965. We are transmitting two copies of preliminary plans labeled Village of Barrington, Illinois, Supplement to Preliminary Report on Storm Sewers, Alternate Route Storm Trunk Sewer, Revised as of January 25, 1966. We are also enclosing for your consideration two copies of revised preliminary estimate of construction cost dated January 25, 1966.

This revised material reflects the action taken on December 12, i. e., (1) deletion of lateral along south parkway of Northwest Hwy. between Cumnor and Exmoor; (2) relocation of the 36" trunk line between Bryant and Waverly; (3) relocation of the Roslyn-Bryant storm sewer.

You will note on the revised material that the benefited area is reduced to 84 acres. The amount of public right-of-way (16.3 acres) together with the Village property (0.6 acres) is approximately 20% of the total benefited area.

We have indicated on the plans the approximate limits of the natural watershed in the vicinity of Cumnor Ave. and Exmoor Ave. You will note that approximately 4 lots outside the present corporate Village limits and north of Roslyn Rd. could possibly be included in the benefit area, pending the evaluation of a detailed survey. No additional construction would be required if the Board would see fit to include this small area outside the corporate limits within the benefit district. If you have any questions concerning the transmitted, revised material please advise.

Very truly yours,  
CONSOER, TOWNSEND & ASSOCIATES

WH:JL  
Enc.

Walter Hodel

cc: Addressee, Blanke, Gaffigan  
Mrs. Pinkerman

BARTON-ASCHMAN ASSOCIATES, INC.

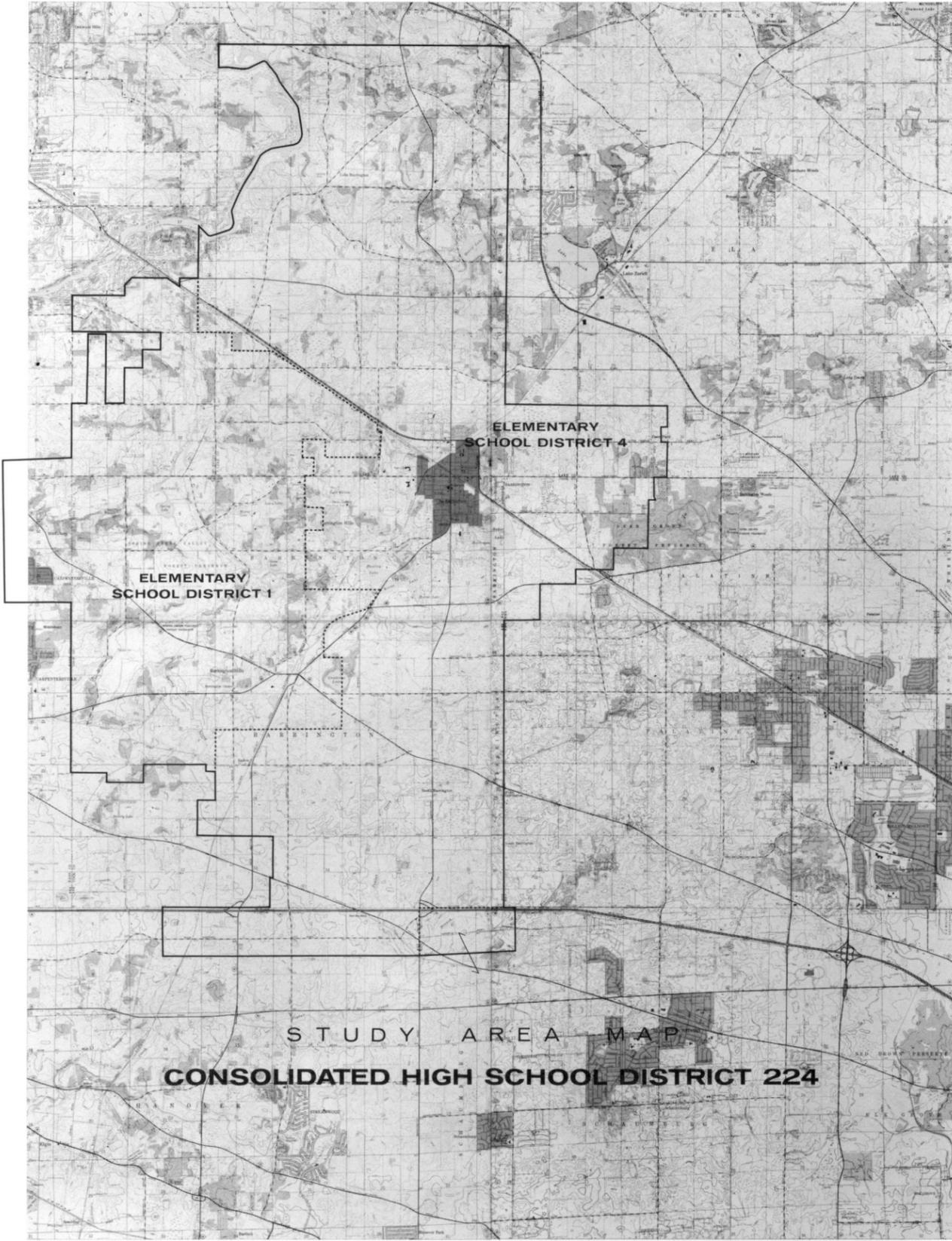
ENGINEERING AND PLANNING CONSULTANTS *Benefit Trust Building* *1771 W. Howard Street*  
*Phone 338-3200* *Chicago, Illinois 60626*

A PROSPECTUS FOR A STUDY OF  
DEVELOPMENT POTENTIALS IN THE BARRINGTON AREA

January, 1966

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Prepared for Consolidated Elementary School Districts 1 and 4,  
Consolidated High School District 224, and the Barrington  
Area Development Council, Barrington, Illinois



**ELEMENTARY  
SCHOOL DISTRICT 1**

**ELEMENTARY  
SCHOOL DISTRICT 4**

STUDY AREA MAP

**CONSOLIDATED HIGH SCHOOL DISTRICT 224**

## INTRODUCTION

The pressures of metropolitan growth have arrived in the Barrington area. They are evidenced by increased home construction, industrial development, requests to rezone and subdivide residential estates and fertile farm land, heavier traffic on country roads, increasing demands for urban services (utilities, parks, fire and police protection) and, of course, rising municipal tax levies. Even more dramatic, however, are expanded school enrollments, increasing demands for better education for our younger generation, and rising school tax levies which require a major proportion of each tax dollar.

Present growth forecasts show that Barrington Township will almost triple its 1950 population by 1980, and that Cuba Township will increase its population fivefold. These trends are also characteristic of the school-age population in the Barrington area.

The fact is, perhaps unpleasant but true, that changes will occur in the countryside as we know it today. Experience indicates that in similar situations, attempts to perpetuate the status quo, involve either extreme cost or the risk of total submission to development pressure.

With this awareness, and with the desire to find a desirable and feasible solution to the pressures of suburban growth, Consolidated School Districts 1 and 4, Consolidated High School District 224, and the Barrington Area Development Council have selected Barton-Aschman Associates to design a study which will identify the alternative courses of action available to Barrington area residents. Because schools are only one aspect of the community, the study will consider the overall issue of maintaining the high quality of the total living environment.

## PURPOSE OF STUDY

A study of development potentials and implications is proposed for the 70 square mile Consolidated High School District 224. This study will identify the implications of suburban growth as they relate to governmental responsibilities, to the cost of providing public services, and to the taxation of property, with emphasis on school districts.

## ALTERNATIVES FOR STUDY

The Barrington area does have a choice as to the way in which it will accommodate future suburban growth. The visible characteristics of this growth may follow one of several patterns, depending on market forces and community development controls. In addition, the efficiency of public services, such as schools or utilities, and the cost of providing them, may be further influenced by a number of alternative forms of governmental organization.

In the course of this study, certain of these alternatives will be identified and then evaluated to assess their applicability to the Barrington area and to provide a basis for local choice.

These alternatives are of two types: (1) growth alternatives, the rate, type, location, and quality of future physical growth, and (2) governmental alternatives, the organization of local governmental units to provide and finance needed public facilities and services. Three growth alternatives will be studied:

1. Existing trends--a continuation of the existing trends for gracious, countryside living, mixed with growing pressures for varied commercial and industrial development and for "tract" subdivisions. This alternative would reluctantly accommodate the presently anticipated demand for land in a manner consistent with existing zoning regulations, as they might likely be modified by exceptions, variances and changes, or by developers taking advantage of loopholes in such regulations.
2. Limited development--a definite effort to limit market development to less than the presently anticipated demand, in a manner that will restrict development types and densities, yet be guided by sound planning principles. This might take the form of low density residential development over the entire area or of clusters of medium density development interspersed with areas withheld from development. A primary objective would be to maintain a "country" setting to the extent practicable with limited commercial and industrial activities.
3. Accelerated development--a definite effort to encourage and promote selective market development in excess of the present pace and anticipated demand, consistent with high standards of quality and sound planning principles, so as to achieve a pleasant but more intensive urban environment, and a broader tax base. This might take the form of a planned mixture of low, medium, and high density development, including greater proportions of commercial and industrial development.

The probability and practicability of any of the above alternatives becoming reality depends largely upon public action as expressed through the organization and administration of local governmental units. Four governmental alternatives will be studied:

1. Existing trends-- a continuation of the multiplicity of independent units of local government (over 25 such units existed in 1965), each with its own necessarily limited interests, jurisdictions, and resources, but preserving the status of small, grassroots government.
2. Area-wide cooperation--a continuation of the multiplicity of independent units of local government; however, a consensus of overall objectives would be achieved and pursued through a voluntary program of area-wide cooperation, shared responsibilities, and improved communications.
3. Consolidation--a continuation of existing trends with regard to general purpose units of government (counties, townships, and villages), and a consolidation of special purpose units of government (school and park districts, utility districts, fire and police districts, etc.) into meaningful geographic units which can deal effectively

with common, area-wide public services. In certain cases, special purpose districts might be consolidated with general purpose units of government.

4. Planned annexation--a limitation on the present number of municipalities and the controlled, general purpose annexation of all unincorporated areas into larger and more logical geographic units and service districts. This alternative requires a mutual agreement between affected municipalities as to the ultimate limits of each.

Growth alternatives and governmental alternatives may be combined in a number of ways; it will be the purpose of this study to identify the advantages and disadvantages of these combinations as they apply to the Barrington area.

#### STUDY PROCEDURES

The conduct of this study will follow a sequence of the seven basic steps outlined below.

##### Projection of Area-Wide Growth Factors

The first step will be to inventory and project area-wide growth factors related to population characteristics, market potentials, and land-use and public service requirements. These projections will be based upon overall projections for the Chicago metropolitan area and for the northwest sector as prepared by the Northeastern Illinois Planning Commission. Among the types of information to be considered are:

1. Population trends and characteristics (age, distribution, income levels, etc.).
2. Residential land area requirements, building types, non-residential development, employment, and assessed valuations.
3. Public service and facility needs, such as administration, public works, schools, parks and cultural facilities, health and safety, etc.
4. Transportation requirements, including street, highway, and rail commuter facilities.

The purpose of this step is to compare future needs with past and present conditions.

##### Identification of Area-Wide Problems and Issues

For purposes of this study, a clear distinction should be made between problems and issues which by nature require area-wide attention and those which are primarily local in character. The following is a partial list of area-wide problems and issues to be further identified:

1. Zoning, as related to the compatibility of contiguous areas, to the desirability of various types of non-residential activities, and to the distribution of the assessable tax base throughout the area.
2. Education, as related to the overall quality of related programs and to location of facilities, attendance districts, and administrative and financial capacities.

3. Utilities and drainage, as related to general health and sanitation, to the feasibility of providing efficient treatment plants, to the extension of service lines to form logical service districts, to the preservation of natural drainage channels for storm water, and to the prevention of flooding and property damage.
4. Open space, as related to the preservation of major natural resources and amenities and to the provision of regional and area-wide recreational facilities.
5. Transportation, as related to the location, improvement, and effect on adjacent property of major highways and to the continuation of rail commuter service to Chicago.
6. Environment, as related to the preservation of natural features, to perpetuation of traditional standards and patterns of living, and to control over future man-made forms of suburban development.

#### Identification of Areas Vulnerable to Development

In the Barrington area a variety of factors will determine the quality of new development and where it will occur. Among these factors are existing local policies and controls used to guide development. Many of these are modern, effective, and sound; others are outdated, ineffective, underused or vulnerable to misuse. It is desirable and necessary to identify these and other important factors which might affect the quality of new development, and to locate those areas which are vulnerable to change. Among the factors to be considered which affect vulnerability are the following:

1. Lands on the market and available for immediate development.
2. Ownership and valuation patterns which might determine future availability.
3. Lack of, or inadequacies in, existing development controls, especially loopholes in zoning regulations.
4. Substandard platting practices, building conditions, or site maintenance which exhibit a detrimental influence.
5. Proximity to major highways and intersections where pressures for commercial or industrial development may be concentrated.
6. Lack of protection for flood plains and scenic areas.
7. Areas of smaller lots presently unserved by public sewer or water systems which might be adversely affected by continued development and increased discharge of pollutants.

#### Evaluation of Growth Alternatives and Governmental Alternatives with Regard to Physical Environment

Each of the three growth alternatives would result in a somewhat different physical environment, and each is achievable to varying degrees, depending upon the governmental alternative selected.

It is the purpose of this step to evaluate the most effective combinations of these alternatives in terms of the form of physical environment they might produce (types and distribution of land-uses, development densities, visual amenities, public facilities and services, and roads and highways).

#### Evaluation of Growth Alternatives and Governmental Alternatives with Regard to Costs and Taxes

It is one thing to evaluate or select alternatives on the basis of physical environment only; it is another matter to finance the cost of respective alternatives. For that reason, each of the most desirable combinations of alternatives will also be evaluated from the standpoint of cost. The following questions will be answered:

1. What will be the relative cost of providing public facilities and services, especially schools, under each alternative?
2. What will be the relative assessable tax base under each alternative?
3. What resources are available to finance public facilities and services and how might they differ under alternative forms of governmental organization?
4. To what extent can the burden of taxes on real property be reduced under each of the alternatives?

In the final analysis, it can be expected that a high standard of living has its price. However, it is also true that this price may be no greater in the long run than a lower standard accompanied by inefficiencies, lack of cooperation, waste, and a hastening of obsolescence.

#### Recommended Courses of Action

It is not intended that this study answer every question it raises. Many questions may only be answered by Barrington area residents themselves; others may require additional study. Rather, the fruits of this study will be in the identification and evaluation of alternatives so as to clarify the range of choice and the consequences of decision. Three types of recommendations will be forthcoming:

1. Where one course of action appears superior to all others, it will be recommended for local adoption.
2. Where no one course of action is clearly superior, criteria for making a decision will be suggested.
3. Finally, recommendations will be made regarding the process by which these findings may be reviewed, local decisions made, and policies adopted by Barrington area residents. This process is extremely important to the establishment of a continuing program of communication and cooperation.

#### Final Report Materials

Preparation and presentation of report materials will include the following:

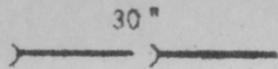
1. One hundred copies of a complete final report, containing all pertinent findings and recommendations.
2. Five hundred copies of a brief, popularized summary of findings and recommendations for public distribution (as an alternative a local newspaper supplement might be prepared).
3. A 30-minute color slide presentation, based on the final report, for use with small groups of area residents.
4. Two personal presentations of final report materials by the consultant.

Estimated Time and Cost

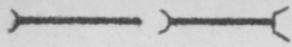
It is estimated that this study will be completed in a period not to exceed 10 months and at a cost of not less than \$29,000 or more than \$34,000, depending upon the level of study detail and the selection of final report materials to be prepared. The higher figure will cover all work outlined in this Prospectus; the lower figure eliminates certain study details, primarily the quantification of findings and the popularized summary report.

<u>Work Item</u>	<u>Time in Months</u>	<u>Range of Costs</u>
Projection of Area-Wide Growth	2.0	\$ 5,000-\$ 6,000
Identification of Area-Wide Problems	0.5	\$ 1,500-\$ 1,500
Identification of Resource Inadequacies	1.0	\$ 4,000-\$ 4,500
Evaluation of Alternatives: Environment	1.5	\$ 5,000-\$ 5,500
Evaluation of Alternatives: Costs and Taxes	1.5	\$ 4,800-\$ 5,100
Recommended Courses of Action	1.0	\$ 4,000-\$ 4,000
Final Report Materials	2.5	\$ 4,700-\$ 7,400
Total:	10.0	\$29,000-\$34,000

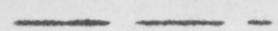
PROPOSED MANHOLE



PROPOSED STORM SEWER WITH TENTATIVE SIZE



PROPOSED STORM SEWER OUTLET



LIMITS OF BENEFITTED AREA

II  
Y STORM SEWER

VILLAGE OF BARRINGTON, ILL.  
SUPPLEMENT TO  
PRELIMINARY REPORT ON STORM SEWERS  
ALTERNATE ROUTE OF STORM TRUNK SEWER, REVISED

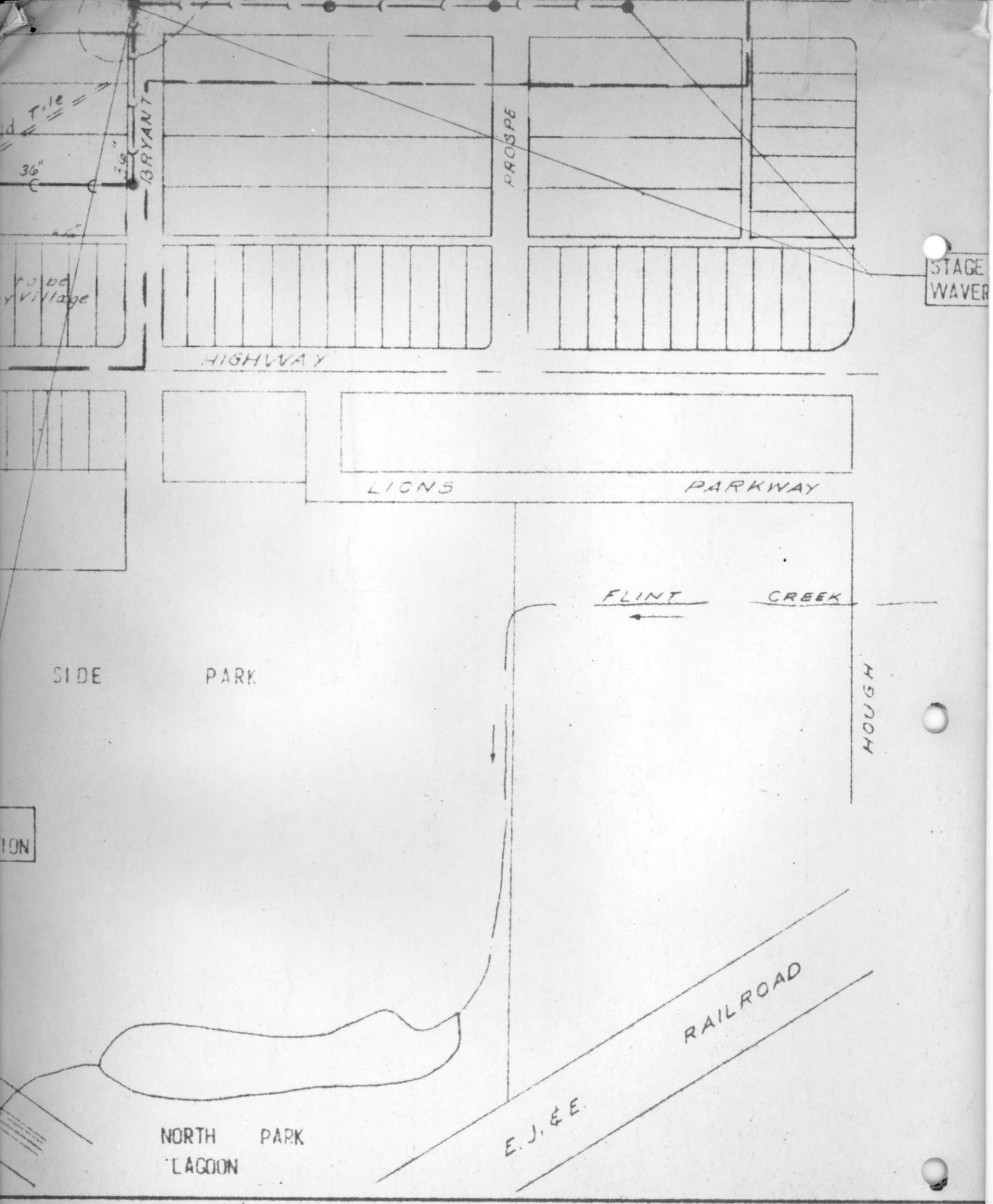
AREA WEST OF HOUGH ST. & NORTH OF N. W. HIGHWAY

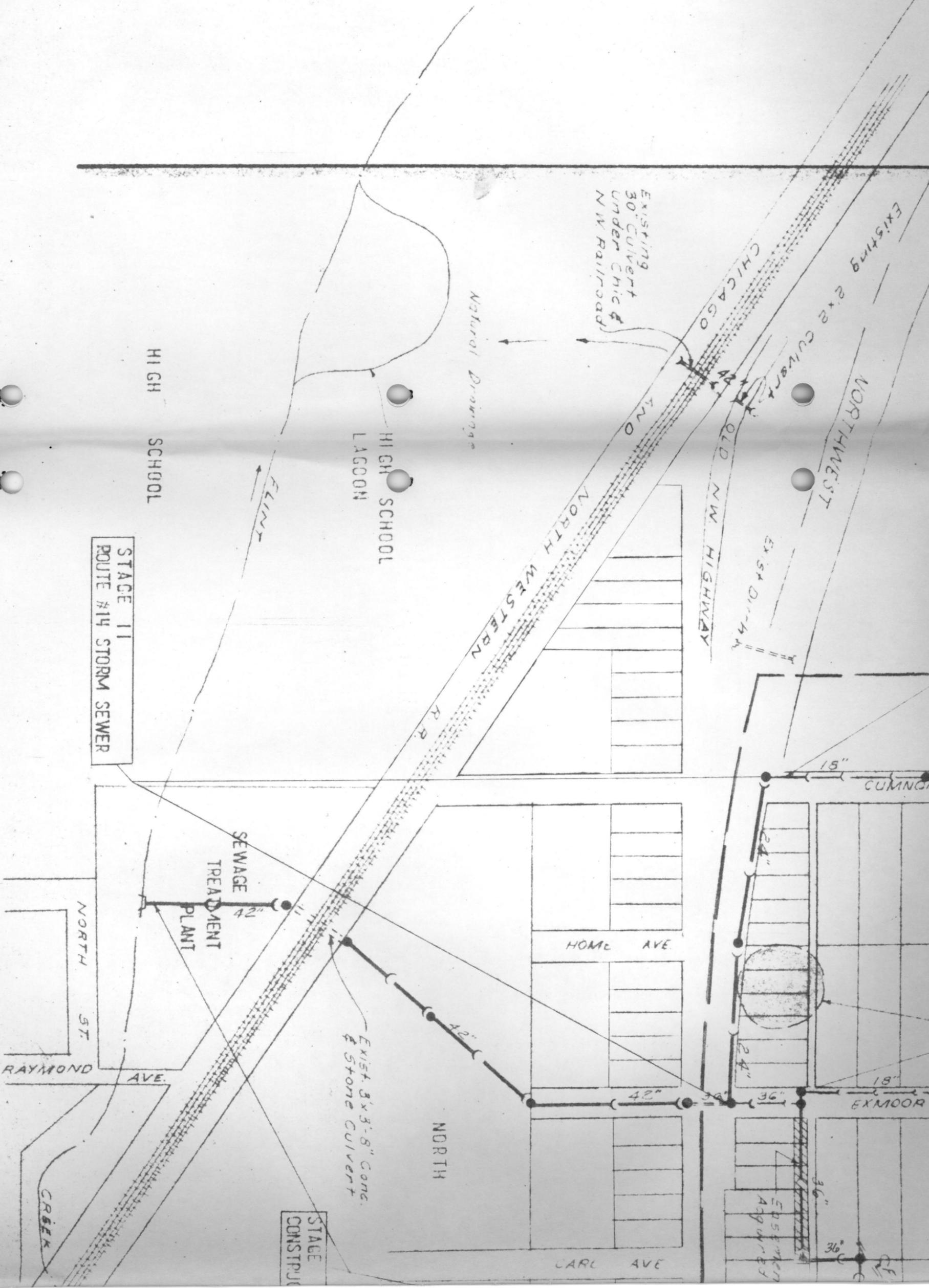
DRAWN BY: L.Z.  
DATE: 4-21-65  
CHECKED BY:  
WH 9/30/65  
APPROVED BY:

**CONSOER, TOWNSEND  
& ASSOCIATES**  
CONSULTING ENGINEERS  
CHICAGO, ILL.

SCALE:  
1" = 200'  
REVISED:  
1/25/66  
SHEET NO. 1  
OF 1 SHEETS

65-058





STAGE II  
ROUTE #14 STORM SEWER

STAGE  
CONSTRUCI

HIGH SCHOOL

HIGH SCHOOL  
LAGOON

SEWAGE  
TREATMENT  
PLANT

NORTH ST  
RAYMOND AVE.

HOME AVE.

NORTH

CARL AVE

CUMING

EXMOOR

EXISTING  
30\"/>

Natural Drainage

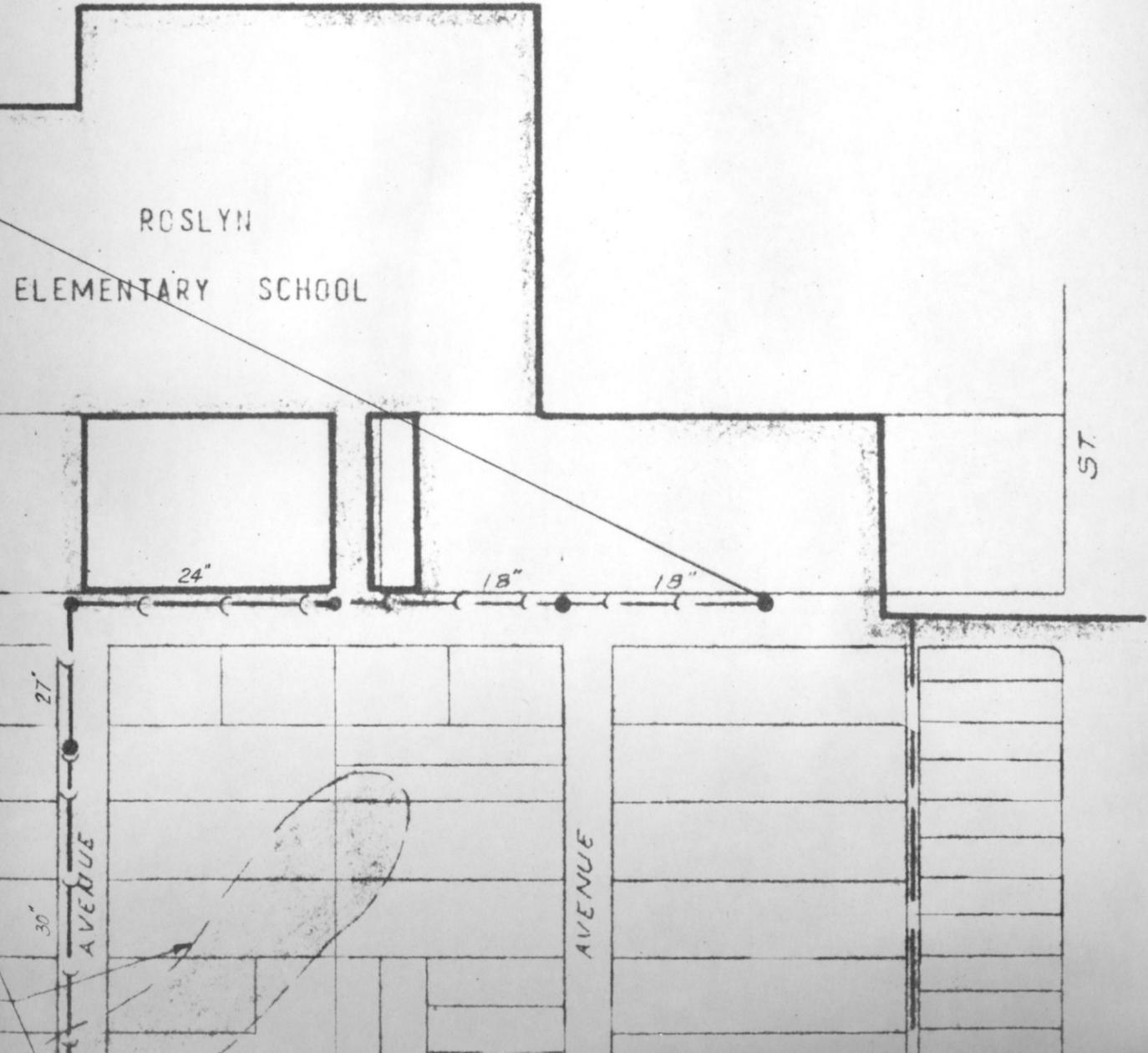
EXIST DRINA

NORTHWEST

EXISTING 24\"/>

EXISTING  
APPROX

CREEK



ROSLYN  
ELEMENTARY SCHOOL

ST.

24'

18'

18'

27'

30'

AVENUE

AVENUE

BENEFITTED AREA = 84 ACRES

LEGEND



STAGE II  
EXMOOR STORM SEWER

STAGE II ROSLYN-  
BRYANT STORM SEWER

STAGE II  
CUMNOR STORM SEWER

*Approximate Limits  
of Natural Watershed*

