

BARRINGTON FARMS

McHenry County, Illinois

A Conservation Planned Community

The Facts Are In ...

Following months of testimony by expert witnesses, the McHenry County Zoning Board of Appeals has scheduled the opportunity for public comment on the Barrington Farms development proposal. The official date, time and location will be published by the County in the local papers but it has tentatively been set for June 29, from 1:30 to 4:30 PM, resuming at 6:30 PM and then continuing until all desiring have had an opportunity to speak. Speakers will be limited to three minutes in duration.

Official transcripts of the testimony presented to date are available at the McHenry County Government Center and relevant excerpts of the testimony can be found on our website: www.barringtonfarms.com. It is important to take note of the sworn testimony, as many inaccurate and misleading statements have been circulated by opponents of the project, including the Village of Barrington Hills.

Expert testimony offered by both the Developer and Barrington Hills has demonstrated that the design of the project is consistent with many of the goals and objectives of the McHenry County Zoning Ordinance, the McHenry County Comprehensive Plan and even the newly-adopted Barrington Hills Comprehensive Plan.

Three expert witnesses for Barrington Hills separately acknowledged under oath that they were advocates of wastewater treatment systems similar to the one proposed for Barrington Farms. Village of Barrington Hills planning expert Lane Kendig conceded that land application of treated wastewater is a legitimate conservation development practice and is generally a very safe approach for wastewater treatment. He cited the use of a spray irrigation system in one of his own award-winning communities, the Fields of Long Grove.

Kendig also testified that cluster development provides for the preservation of open space and that the Barrington Farms plan, which employs clustering, does a good job of protecting natural resources.

Our expert witness, Marcia McCutchan testified to the efficacy of spray irrigation systems. Her testimony was supported by another Barrington Hills witness, water resource expert and hydrogeologist Dr. Kurt Thomsen, who stated that he is a proponent of spray irrigation systems and acknowledged that land application systems designed to Illinois Environmental Protection Agency (IEPA) standards should work effectively on the Barrington Farms site.

Thomsen also confirmed that the deep aquifer that Barrington Farms proposes to withdraw its drinking water from has vast quantities of water drawn from a multi-state area. He further acknowledged that the quantity of water available from the deep aquifer has actually increased over the past two decades as a result of other municipalities tapping into Lake Michigan water, thereby reducing the demand on the deep aquifer. Mr. Thomsen went on to confirm Ms. McCutchan's testimony that the shallow aquifer may actually be replenished by the design and function of the Barrington Farms water and wastewater treatment systems.

Similarly, licensed wastewater treatment operator and expert witness for the Village of Barrington Hills, Dan Hughes, said that he is not opposed to spray irrigation systems and that his concerns over cold climate operation are addressed by the IEPA's highly conservative design standards.

Barrington Hills Police Chief Michael Murphy admitted that the McHenry County Sheriff's Department, whose territory would include the Barrington Farms development, does a great job of serving the residents of McHenry County.

Months of testimony have demonstrated that Barrington Farms incorporates a wealth of modern conservation design principles, and is an appropriate land use given the densities in the surrounding area. The development plan provides a variety of housing styles while preserving more than fifty percent of the total land area as open space in perpetuity. Barrington Farms is a model for responsible development in McHenry County and the region that will prove to be an asset for the greater community for many years to come.



Warren A. James, Vice President
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June 2006

Project Team

Our award-winning team features Illinois companies with decades of innovative planning experience:

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Barrington Farms Public Comment Begins June 29, 2006

**Public Hearing Tentatively Set For:
June 29, 2006 - 1:30 pm - 4:30 pm
then reconvenes at 6:30 pm**

**Contact McHenry County ZBA at
(815) 334-4227
to verify Public Hearing date and time**

**McHenry County
Government Center
Annex Building, 2nd Floor
2200 N. Seminary Avenue (Rte. 47)
Woodstock, IL**

Please plan on attending the public hearing or write a letter of support for the project to Richard Kelly, Chairman, McHenry County Zoning Board of Appeals, 2200 N. Seminary Avenue, Woodstock IL 60098. This is your opportunity to express your support for well-planned conservation development that will protect and preserve natural resources.

www.barringtonfarms.com

More Facts You Need To Know ...

Fact: Village of Barrington Hills officials testified that Barrington Hills has an average population density of approximately one person for every four and a half acres of land, and that 90% of its residential zoning requires a five-acre minimum lot size. These facts do not begin to meet the demanding standards of conservation planning. Barrington Hills' own planning witness, Lane Kendig, characterized the village's zoning ordinance as 'cookie cutter', and stated that 'relying on large-lot development to preserve the environment is fraught with difficulties'.

Fact: Village of Barrington Hills officials testified that, although the Barrington Hills comprehensive plan discusses conservation design principles, the application of such standards has been limited to rare cases.

Fact: Developing the Barrington Farms project into five-acre lots with septic systems would result in more coliform and bacteria being discharged into the area's shallow aquifers. (See www.barringtonfarms.com for a comparison of the coliform output of various land treatment systems.) The sensitive ecological and environmental areas of the property would be destroyed, including savannahs and treasured woodlands that the Barrington Farms project seeks to preserve. No public open space would be created, leaving the preservation of natural resources to the management — or mismanagement — of individual lot owners.

Fact: With total disregard for the above — and despite the one and two-acre zoning which exists within Barrington Hills near the Barrington Farms site — the Village of Barrington Hills has insisted to McHenry County officials that Barrington Farms be developed into five-acre lots, without any consideration for conservation-based design to protect the sensitive environmental areas of the property.

Fact: Clustering housing on smaller lots allows for the preservation of larger parcels of contiguous space, as evidenced in conservation-designed plans such as Barrington Farms.

Fact: The shallow aquifer from which most of Barrington Hills and Algonquin draw their drinking water is likely to be replenished by the water resource management plans proposed at Barrington Farms.

Fact: Spray irrigation systems such as the one proposed at Barrington Farms are advocated by many environmentalists. Three of Barrington Hills' expert witnesses stated that they were advocates of such land treatment systems.

Fact: Barrington Hills Village Engineer, Robert Hamilton, testified that his only concern with traffic generated by the Barrington Farms project would be construction traffic. The development team has developed a variety of strategies to mitigate any such impact during construction.

Visit www.barringtonfarms.com to find additional project information and excerpts from the expert testimony made during the recent ZBA hearings.

You Should Also Know ...

According to Freedom of Information records, the Village of Barrington Hill spent over \$1 million in legal fees for village and court attorneys from fiscal year 2004 through the end of fiscal year 2005. The Village quadrupled its budget for such legal fees in 2004 (from \$97,000 in 2003 to \$512,377 in 2004 and \$542,000 in 2005) following the 2003 disconnection of the Barrington Farms property from the village. The Village of Barrington Hills has stated that it will continue to appeal the disconnection in court, despite the affirmation of the original McHenry County Circuit Court decision by both the Illinois Appellate Court and Illinois Supreme Court.

Are You Aware That ...

- The Barrington Farms project is located outside Barrington Hills and is adjacent to or near 1/4, 1/2 and one-acre residential zoning in Algonquin and Fox River Grove. Several one and two-acre zoning areas within Barrington Hills also exist near the Barrington Farms site;
- Barrington Hills has approved and agreed to an annexation agreement for a 43-unit residential development in unincorporated McHenry County with parcels of 1.6 acres that is located immediately north of the Barrington Farms property. No traffic study was requested by the Village of Barrington Hills for this development, commonly known as 'the Buttitta property';
- During the past 12 months, the Village of Barrington Hills approved a residential development request for one-acre zoning within the Village limits that was 'made in the context of surrounding land uses and also in keeping with the desire, as expressed in the Village's new Comprehensive Plan, to protect the Village boundaries by making zoning and planning decisions in the context of bordering land usage'. (Source: Village of Barrington Hills newsletter, January 2006, pg. 10.)

The Village of Barrington Hills has and is spending enormous amounts of taxpayer money to fight the Barrington Farms project, while giving the 'green light' to others that do not meet its supposed 'five-acre standard'. It is time for local taxpayers to ask why.

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Details Inside ...

