

CHAPTER 2: MUNICIPAL BOUNDARIES

Located at the hub of the Barrington area, the Village of Barrington is unique because it is nearly landlocked and fully developed. Most opportunities for growth are from potential annexations of residentially zoned unincorporated lands and from the redevelopment of properties within the Village. The Village is approximately 3,080 acres in size. There are approximately 1,100 acres of land outside of the Village where future growth could occur, the majority of this area is already improved with single-family residential uses.

Both the existing and ultimate corporate limits of the Village of Barrington are depicted in **Map 1: Municipal Boundaries**. The ultimate Village boundary includes areas outside of the Village



that may be annexed by the Village because they are unincorporated and not subject to a boundary agreement. Where the public health safety or general welfare is at risk, the Village of Barrington should consider the annexation of any unincorporated territory within its ultimate corporate limits. The Village should impose its subdivision regulations on the unincorporated territory within its jurisdictional area as provided by state law. The following are the annexation policies of the Village of Barrington:

The Village of Barrington is located within two (2) Counties and four (4) Townships.

ANNEXATION

The prospect of annexing an existing residential subdivision without a prior special agreement in place raises financial and physical planning concerns that do not exist with the annexation of undeveloped land. Therefore, the following policies have been adopted with regard to annexation of developed areas:

1. The Village of Barrington should consider the annexation of any contiguous subdivision, or portion thereof, where there exists an obvious threat to the health, safety or general welfare of the residents of the Village or surrounding area (e.g., failure of individual septic systems).
2. In general, the Village of Barrington should not consider annexation requests for the annexation of individual or small groups of residential lots. These types of annexations are costly to the Village by adding public facilities (roads, water main, sanitary sewer main, etc.) to maintain at the public expense with little additional tax revenue to off-set the perpetual maintenance and eventual replacement of these facilities. However, there may be individual circumstances which warrant consideration on a case-by-case basis due to a variety of factors. In these circumstances, the Village may consider annexation if, at a minimum, the following two conditions are met:
 - a. The proposed annexation should be consistent with the overall land use for the subject property.
 - b. Unincorporated residents or property owners who wish to annex should be required to connect to and extend Village utilities. The extension of utilities could utilize funding mechanism such as a recapture agreement, tax revenues or a special service area.

UNIMPROVED PROPERTIES TO BE DEVELOPED

Property owners and developers should take note that the Village is under no legal obligation to annex any property. The following policies have been adopted with regard to the annexation of undeveloped properties:

1. Annexation requests viewed favorably by the Village should be considered through a specific planned development and annexation agreement when appropriate.
2. Developer payments to the School District, Park District, Library District and the Village should be made or arranged for in an annexation agreement and in accordance with the Development Regulations. The purpose of

these payments is to cover public service costs between the time of occupancy and the receipt of real estate taxes by the respective taxing bodies and to cover the one-time capital expenditures.

3. All subdivisions and other developments within the Village, and all new annexations, all subdivisions, and all other new developments within one and one-half miles of the corporate limits of the Village are required to and shall comply with all applicable requirements of the Village of Barrington Development Regulations. To the extent of any inconsistency with any other applicable regulations, the most restrictive provisions shall govern and control.
4. The Village should negotiate public and private improvements including, but not limited to, streets, neighborhood connectivity, pedestrian ways, bikeways, sewer service and water service.
5. Residential density for new subdivisions should be based upon the regulations of the intended underlying zoning district or compatibility with the surrounding neighborhood.
6. Properties divided into lots which are less than 43,560 net square feet should be serviced with Village water and sewer.
7. In order to promote effective stormwater management, the Village of Barrington adopted the most recent update to the Lake County Watershed Development Ordinance on December 15, 2020 through Ordinance No. 20-4136. Ordinance No. 20-4136 and its subsequent amendments adopt the Stormwater Management Ordinance by reference in Chapter 9 of Title 10 of the Village of Barrington Village Code. All subdivisions and other developments within the Village, and all new annexations, all subdivisions, and all other new developments within one-half miles of the corporate limits of the Village are required to and shall comply with the Stormwater Management Regulations of the Village Code. Moreover, all other federal, state, county, and local regulations related to stormwater management should also be met, and to the extent of any inconsistency, the most restrictive provisions shall govern and control.
8. Floodplain and hydric soil areas should be left undeveloped to promote better stormwater management and ground water infiltration.