

CHAPTER 4: LAND USE

The Village of Barrington encompasses approximately 3,080 acres in 2020. The largest single land use designation is single-family residential, which accounts for approximately half of the total land area. This chapter addresses projected land use within the ultimate limits of Barrington, considers changing market forces, evaluates the area's natural resources, considers the preservation of historic places and the suitability of land for development, and identifies land to be withheld from development as public or private open spaces for conservation and recreation. See *Map 3: Land Use Plan*.

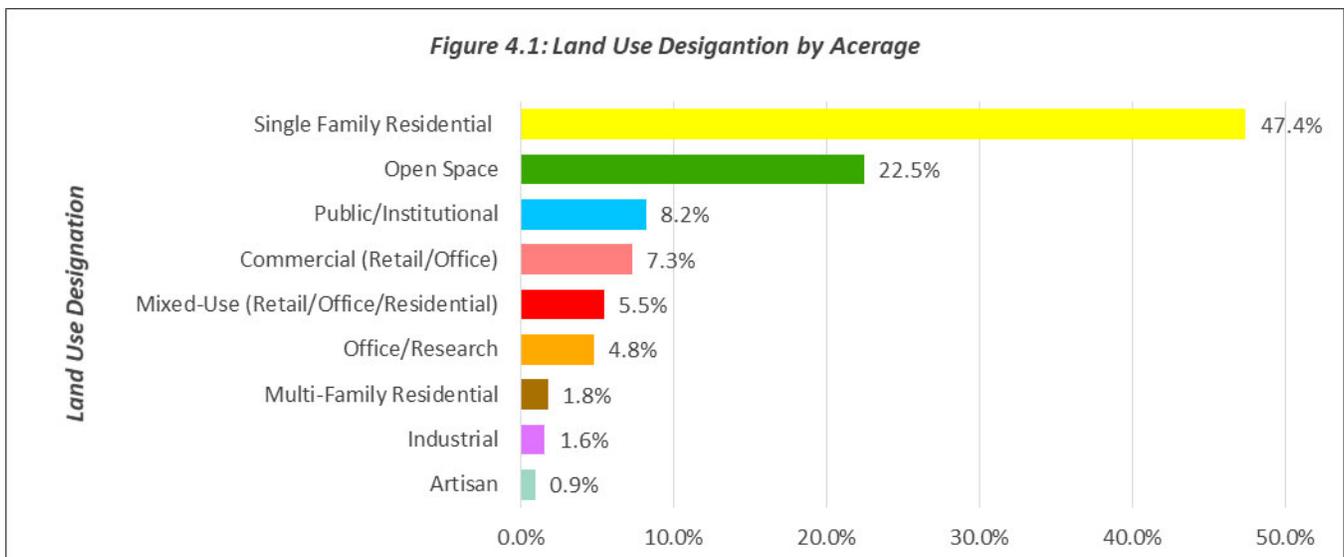
GENERAL LAND USE POLICIES

The following policies should be encouraged or required when associated with the development or redevelopment of property within or surrounding the Village of Barrington:

1. **Maintain a balance of land uses.**
2. **Provide adequate screening and buffering between non-residential uses and residential uses.**
3. **Provide aesthetically pleasing and contextual new development consistent with the character of the Village.**
4. **Support consistent enforcement of zoning and property maintenance regulations.**
5. **Collect impact fees.**
6. **Consider current market forces and projections.**
7. **Provide access to multi-modal transportation, such as walking, biking, and train or bus travel.**
8. **Consider ecology, land suitability and open space systems. See *Chapter 9: Environmental Sustainability*.**
9. **Additional land use considerations can be found throughout this document in subject specific chapters.**

LAND USE PLAN

The plan for future land use is based on two principles. First, the pattern of existing land use should serve as the basis for future land use in developed portions of the Village. Second, specific direction regarding discrete land use issues should be taken from recent or future planning studies as recommended by this document. However, it is also important to note that the recommended distribution of land uses in *Map 3: Land Use Plan* is based upon the long range development goals of the Village. Such recommendations are subject to change based upon current market forces.



Source: Village of Barrington GIS data

Single-Family Residential – 47.4%

This land use makes up the largest portion of the Village of Barrington, and has the least potential for new development due to the few remaining undeveloped residential properties. It is imperative that development and/or redevelopment of single-family residential uses be compatible in scale and appearance with existing homes. New residences and renovations should also respect the surrounding character, architecture, size, historic nature and natural resources. Single-family development should be consistent with the provision identified in **Chapter 3: Municipal Boundaries**, relative to lot size.

Open Space – 22.5%

This land use includes both publicly and privately owned properties. Open space areas should be maintained and expanded to enhance the character of the community. Open space should be integrated with existing and proposed land uses. Growth can be controlled by restricting maximum percentages of impervious surface allowed for new development, limiting development in areas which experience stormwater drainage problems, and encouraging developers to preserve open space, natural areas and trees.

Dedications to tax-exempt, not-for-profit, or municipal entities should be encouraged as part of the development process, in order to expand passive and/or active recreational opportunities. Areas of land designated as floodplain or wetlands should be protected from development. Non-motorized multimodal transportation opportunities should be encouraged throughout this land use.

The Village is bordered by many protected open space areas such as the Cuba Marsh to the northeast, the Crabtree Nature Center to the southwest and Deer Grove Forest Preserve to the east. Additionally, the Village is home to several large-scale park facilities with ample open space such as Langendorf Park, Ron Beese Park, Citizen’s Park and the Baker’s Lake Nature Preserve. See **Chapter 9: Environmental Sustainability** for additional information on ecology, land suitability and the Village’s extensive open space system.

Public/Institutional – 8.2%

This land use encompasses public buildings, such as government offices, post offices, schools, libraries, and certain institutional uses such as churches. The Village of Barrington encourages government offices to remain in or near the Village Center. Since these uses promote a high volume of traffic, pedestrian as well as vehicular, particular attention should be paid to the development of adequate parking facilities and other multi-modal connections.



The current Village Hall was completed in 2000 and is built on the site of the original Village Hall which was constructed in 1898

Commercial (Retail / Office) – 7.3%

This land use encompasses the largest portion of commercial land uses within the Village of Barrington. The heaviest concentration of commercial land use is focused along Route 14 and in the South Barrington Road Corridor. Appropriate uses for commercial land use are convenience goods and services as well as highway-oriented uses. This land use provides the opportunity to diversify and strengthen the economic base of the Village as well as provide additional employment and shopping opportunities. See **Chapter 10: Economic Development**.

Mixed-Use (Retail / Office / Residential) – 5.5%

The heaviest concentration of mixed-use properties are focused in the Village Center. This land use provides the opportunity to diversify and strengthen the economic base of the Village. The recommendations listed in **Chapter 5: Village Center** have been developed to provide for and encourage reuse and redevelopment opportunities within the Village Center, which in turn will provide additional employment, shopping, dining and entertainment opportunities. Development and/or redevelopment within this land use should take into consideration the Village residents’ and surrounding residents’ shopping, dining, and professional office needs. Preservation of the existing historic structures, if feasible, should also be taken into consideration when developing or redeveloping within this land use. The Village should continue to monitor retail and service trends in the coming years to determine if the underlying permitted and special zoning uses in the Village Center remain compatible with the modern economic development landscape.

Office / Research – 4.8%

This land use includes areas for large office and research complexes or locations for corporate headquarters in a campus-like setting. These areas may not have a high volume of customer traffic, but may be labor-intensive and employ a large number of people. Existing natural features, such as wetlands, creeks, open space and ponds can be used as amenities for these large developments, provided care is taken to preserve and protect these features.

Multi-Family Residential – 1.8%

This land use is scattered throughout the Village and makes up a minor portion of the land area in the Village. See **Chapter 7: Housing** for recommendations relating to multi-family housing in the Village.

Industrial – 1.6%

Similar to the office/research designation, the industrial land use includes areas for large office and research complexes or locations for corporate headquarters, but also offers opportunity for light industry, assembly and manufacturing. These areas may not have a high volume of customer traffic, but may be labor-intensive and employ a large number of people. Existing natural features, such as wetlands, creeks, open space and ponds can be used as amenities for these large developments, provided care is taken to preserve and protect these features. The Village has a very limited amount of light industrial, assembly, and manufacturing uses. To accommodate changing market forces, some industrial properties may be suitable for redevelopment into commercial uses.

Artisan – 0.9%

The artisan land use classification should encourage an environment where low-impact, small scale artisan operations may manufacture products and also offer the products for retail sale. This land use is also compatible with certain retail, office, and service uses. Most opportunities are likely to occur through the reuse of existing structures, especially older office and light manufacturing facilities. Redevelopment opportunities for artisan uses are also viable, but may be more difficult based upon small lot sizes.

TELECOMMUNICATION TOWER SITING

While telecommunication towers do not constitute their own land use, the siting of these structures should be consistent in that they should not have a detrimental effect on the community, particularly residential neighborhoods. The Village has developed a Telecommunications Antenna Siting Policy as well as a Communication Tower Overlay District in order to identify potential sites that may be appropriate for locating telecommunication towers. This policy as well as the Communication Tower Overlay District should be maintained and updated, as needed. The Village should continue to review Village policies relating to the installation of small cell sites to ensure the safety and aesthetics of the Village are maintained and enhanced whenever possible.