

CHAPTER 11

NEIGHBORHOOD DEVELOPMENTS

Because of the unique character of each of Barrington's neighborhoods, a continued effort should be exerted to maintain the existing scale and character and to minimize encroachment of commercial uses into residential neighborhoods. Redevelopment in the Village Center and other commercial areas is anticipated as population grows. This will create pressures for changes in approved land use. Good planning principals should be applied when reviewing requests for such changes, especially where development abuts a residential neighborhood.

Specific suggestions for Village neighborhoods are included in the following sections, which should be periodically evaluated and modified to meet the changing needs of the community. The Neighborhoods are indicated in Figure 9, Neighborhood Boundaries.

NEIGHBORHOOD ONE

This area is generally bounded on the south and west by the Village Center and on the north and east by Northwest Highway.



Neighborhood One, which primarily consists of the Northeast Neighborhood, is a mature, attractive community of predominantly single-family homes on lots of approximately 7,500 square feet, but also contains multi-family and two-family homes. On the northern and eastern edge of the neighborhood is Northwest Highway, which includes retail and public/institutional uses.

If an underpass is constructed for Route 14 at the CN tracks, the northern edge of Neighborhood One will likely be impacted.

Recommendations:

1. The neighborhood should be protected from encroachment by commercial establishments.
2. Local street planning for this neighborhood should take into account the desirability of protecting the residential streets from use by through traffic which is destined for the Village Center and the commuter railroad station, especially where Liberty Street intersects with Hough Street.
3. If residential properties within this neighborhood are redeveloped or modernized, such plans should be sensitive to the historical nature of the neighborhood,
4. Areas of this neighborhood may be appropriate for inclusion into a historic district.

NEIGHBORHOOD TWO

This area is bounded by Hillside Avenue on the south, Hough Street on the west, Lake Street and the Village Center on the north, and the Union Pacific railroad on the east.



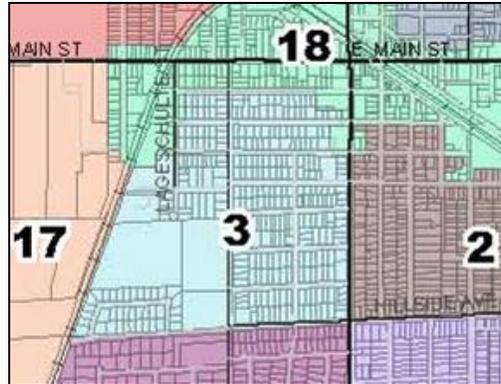
This is predominantly a mature, tree-lined residential neighborhood consisting of single-family homes on lots of approximately 7,500 square feet, with two-family dwellings located in close proximity to the Village Center and along Hough Street, and a townhouse and single-family developments at the eastern edge of the neighborhood. The western portion of this neighborhood is located in the Village's Historic District.

Recommendations:

1. Street planning for this neighborhood should continue to protect local streets from use by through traffic which is destined for the Village Center, the commuter railroad station, and the Southgate area within Neighborhood Eight.
2. This neighborhood contains Special Planning Area 3 (Russell, Summit, Spring and Lincoln Streets). The land use recommendation for SPA 3 is open space and stormwater detention.
3. Areas of this neighborhood beyond the current Historic District boundaries may be appropriate for inclusion into The Historic District.
4. Restoration of single-family homes from what are now two-family homes, but were formerly single-family homes, should be encouraged.
5. Drainage and soil concerns should be taken into consideration when developing or redeveloping this area.
6. The completion of the sidewalk network should be encouraged.

NEIGHBORHOOD THREE

This area is bounded by Hillside Avenue on the south, the CN/EJ&E railroad on the west, the Village Center on the north, and Hough Street and the Village Center on the east.



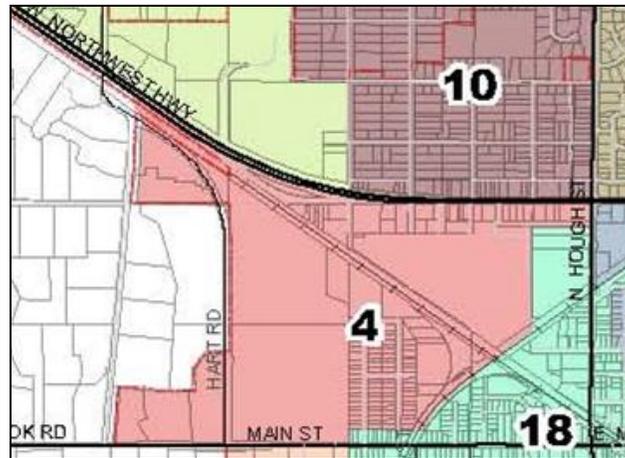
This neighborhood includes a wide range of residential types and structures of varying ages. It is closely related to the Village Center and enjoys advantages derived from it. The northeast quarter of this neighborhood lies within the Historic District.

Recommendations:

1. Restoration of single-family homes from what are now two-family homes, but were formerly single-family homes, should be encouraged.
2. Areas of this neighborhood beyond the current Historic District boundaries may be appropriate for inclusion into The Historic District.
3. The completion of the sidewalk network should be encouraged.

NEIGHBORHOOD FOUR

This area is bounded by Main Street and the CN/EJ&E railroad on the south, the Village boundary on the west, Northwest Highway on the north, and Hough Street and the CN/EJ&E railroad on the east.



This area contains a variety of land uses; the major uses being Barrington High School, Langendorf Park, the Village Public Works and Wastewater Facility, Pepsico Research and Development Facility, and Flint Creek Corporate View. A portion of the West Northwest Highway retail corridor is also included in Neighborhood Four. The small residential area east of the high school contains predominantly single-family homes.

Improvements to the pedestrian and bicycle network have been made in this neighborhood. First, a pedestrian and bicycle path adjacent to the creek was constructed under the Union Pacific railroad, providing direct access from the high school and residential neighborhood to Langendorf Park. Later, a pedestrian bridge was constructed over the creek, thereby connecting Langendorf Park to Shops at Flint Creek.

Recommendations:

1. Because Flint Creek is now accessible due to the adjacent pedestrian and bicycle path, ongoing stream bank restoration efforts should continue.
2. Consideration should be given to the development of the vacant lot south of the Commonwealth Edison facility along Raymond Avenue. This site could accommodate detached single-family or open space.
3. The completion of the sidewalk network should be encouraged.

NEIGHBORHOOD FIVE

This area is bounded by Northwest Highway and the CN/EJ&E railroad on the south, Hough Street on the west, Providence Road on the north, and the Cuba-Ela Township line on the east.



Neighborhood Five is almost exclusively comprised of single-family subdivisions, including Jewel Park, Chippendale, Steeple Chase, and Flint Creek. Jewel Park is one of the oldest residential developments in the area. It is an attractive subdivision with curvilinear, tree-lined streets and single-family homes on lots of 15,000 square feet and larger. In the 1930s, it was subdivided, reforested and controlled by design covenants administered by the developer, Jewel Companies, Inc. In recent years, an active homeowners association has been created to continue the administration of those covenants. The Turtle Creek office development is also included in this neighborhood.

If an underpass is constructed for Route 14 at the CN/EJ&E tracks, the southern edge of Neighborhood Five will likely be impacted.

Recommendations:

1. Natural drainage courses and wetlands should be preserved and maintained to the extent possible.
2. Bicycle connections should be encouraged, especially along Lake Zurich Road, which would provide a safe access to the Village Center.
3. Pedestrian linkages should be encouraged.
4. Cut-through traffic should be discouraged.

NEIGHBORHOOD SIX

This area is bounded by the east property line of the commercial strip on Northwest Highway on the west, Northwest Highway on the south, Main Street on the north and Eastern Avenue (a.k.a. John Snow Avenue) on the east.



This is an older neighborhood with a grid street pattern, especially along Kainer Avenue, Glendale Avenue, and Eastern Avenue. Due to the surrounding land uses, and proximity to state highways, the potential for cut-through traffic is significant.

Recommendations:

1. The neighborhood should be protected from any encroachment by commercial establishments or multiple-family residences.
2. Local street planning for this neighborhood should take into account the desirability of protecting the residential streets from use by through traffic.

NEIGHBORHOOD SEVEN

This area is bounded by Cornell Avenue on the south, Barrington Road on the west, Hillside Avenue on the north, and Northwest Highway on the east.



The western portion of Neighborhood Seven is comprised of predominantly single-family homes. Generally, those lots north of Illinois Street are within the Village of Barrington and range in size from 7,500 square feet to 10,000 square feet; those lots south of Illinois Street are generally within unincorporated Cook County and range in size from 10,000 square feet to 20,000 square feet. Drainage, quality of streets, and in the unincorporated area, the efficiency and effectiveness of individual septic systems, continue to remain serious or potentially serious problems.

The portion of this neighborhood east of George Street and east of Highland Avenue is used for open space and passive recreation. The Cook County Forest Preserve District, the Barrington Park District, and the Village of Barrington are the primary owners of land surrounding the man-made Baker's Lake. Baker's Lake is designated as an Illinois Nature Preserve by the Illinois Department of Natural Resources.

Recommendations:

1. Through traffic should be discouraged from the Village Center on the north or from the Southgate commercial area and Ron Beese Park on the south.
2. Unincorporated residents who wish to annex shall be required to connect to and extend Village utilities. The extension of utilities should ultimately pay for itself via a mechanism such as tax revenues or a special service area. Particular attention should be paid to stormwater issues relative to any future development.
3. Pedestrian and bike linkages should be encouraged.

NEIGHBORHOOD EIGHT

This area is bounded by Cornell Avenue on the north, the Village boundary on the west, Dundee Road on the south, and the Barrington-Palatine Township line on the east.



The area east of George Street is currently utilized as, and should remain, a public open space, Ron Beese Park, which is owned and maintained by the Barrington Park District.

A mix of uses is found west of Barrington Road, including the Oaks of Barrington single-family subdivision, senior living and health care, and other office uses.

The portion east of Barrington Road and west of Ron Beese Park is the area commonly known as Southgate, where the predominant uses are office, home furnishings and auto dealerships. SPA 4 is also located in this area.

A one-hundred foot wide green area has been provided along both the east and west sides of Barrington Road beginning at Dundee Road and ending at Cornell Avenue, to provide a buffer between the commercial and residential and Barrington Road.

Recommendations:

1. Preservation of open space should be encouraged in this area.
2. Additional parkway landscaping improvements should be encouraged along Barrington Road.
3. The Grove Avenue area should be developed for office/research and commercial use only.

NEIGHBORHOOD NINE

This area is bounded on the south by Illinois 59 and the Village boundary, on the west by the CN/EJ&E railroad, on the north by Hillside Avenue and on the east by Hough Street.



Neighborhood Nine is completely residential in use with the exception of St. Matthew's Church. East of Dundee Avenue is the Barrington Highlands subdivision, consisting of single-family homes built in the 1950s on lots approximately 10,000 square feet. West of Dundee Avenue is a subdivision of single-family homes on lots of at least 20,000 square feet.

Recommendations:

1. Sidewalks should be encouraged in this area.
2. The use of the neighborhood should continue as single-family residential.

NEIGHBORHOOD TEN

This area is bounded on the south by Northwest Highway, on the west by Old Barrington Road extended, on the north by West Brandt Road, and on the east by Hough Street.



Neighborhood Ten is developed predominantly for single-family homes on parcels of 10,000 square feet to 15,000 square feet each. Streets within the Village are tree-lined, but are not fully improved. The following residential subdivisions are included in Neighborhood Ten: Roslyn Area Homeowner's Association, Barrington Court, and Carriage Trail. A portion of the West Northwest Highway retail corridor is also included in this neighborhood.

Recommendations:

1. Plans to reduce the potential for through traffic movements being generated by Northwest Highway and employees of adjacent commercial areas should be implemented.
2. Unincorporated residents who wish to annex should be required to connect to and extend Village utilities. The extension of utilities should ultimately pay for itself via a mechanism such as tax revenues or a special service area.
3. Commercial encroachment should be discouraged in residential areas.
4. Any future development or redevelopment should address flooding issues and provide stormwater management improvements.
5. Special service areas or a taxing district should be considered to address stormwater management issues.
6. Development along Hough Street (Route 59) should be screened with heavy vegetation.
7. Sidewalks should be encouraged in this area.

NEIGHBORHOOD ELEVEN

This area is bounded on the south by Providence Road , on the west by Hough Street, on the north by Cuba Road, and on the east by the Lake County Forest Preserve.



The area west of Lake Zurich Road is subdivided and predominantly developed for a common well and private septic tanks. A small lake and park are located within the subdivision.

Recommendations:

1. Residents of the Fairhaven Estates subdivision west of Lake Zurich Road may petition the Village of Barrington to annex. However, the subdivision must first upgrade their water system prior to the Village's acceptance.
2. The southeast corner of Cuba Road and Lake Zurich Road should be encouraged to remain as open space or be incorporated into the Lake County Forest Preserve.
3. A non-vehicular pedestrian/bike path connection between residential areas and the downtown area should be encouraged, especially if this area is annexed.
4. Improvements to the Lake Zurich bikeway are encouraged.
5. Development along Hough Street (Route 59) should be screened with heavy vegetation.

NEIGHBORHOOD TWELVE

This area is bounded on the south by Main Street, on the west by the Cuba-Ela Township line, on the north by the Lake County Forest Preserve and on the east by Ela Road.



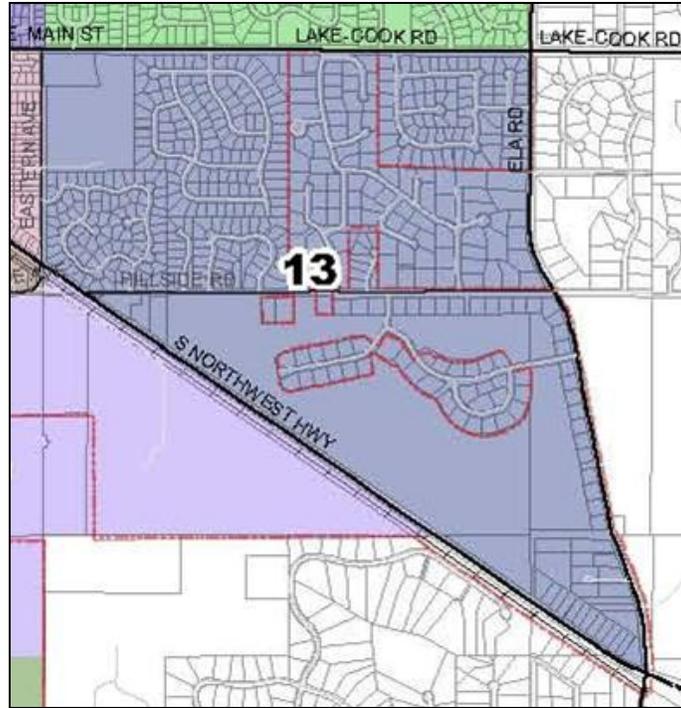
This neighborhood consists of the following single-family subdivisions: Fox Point North, Fox Point East, Listhartke, Tall Trees, Castle Court, Barrington Hilltop, and Barrington Meadows. Neighborhood Twelve is mostly comprised of homes on lots of at least 20,000 square feet, surrounding a large man-made body of water, Lake Louise. Cuba Marsh also extends from the north into this neighborhood.

Recommendations:

1. The enhancement and/or restoration of Flint Creek should be encouraged between Lake Cook Road and Lake Louise.
2. The use of the neighborhood should continue as single-family residential.
3. Pedestrian and bike linkages should be encouraged.

NEIGHBORHOOD THIRTEEN

This area is bounded on the south by Northwest Highway, on the west by Eastern Avenue (a.k.a. John Snow Avenue), on the north by Main Street and on the east by Ela Road.



Neighborhood Thirteen is predominantly developed as single-family residences on lots of 15,000 square feet adjacent to Main Street, and larger lots in the vicinity of Hillside Avenue. The following residential subdivisions are included in this neighborhood: Fox Point South, Wingate, Lakeview, Chateaux Bourne, Fairfield and Hillside Farms.

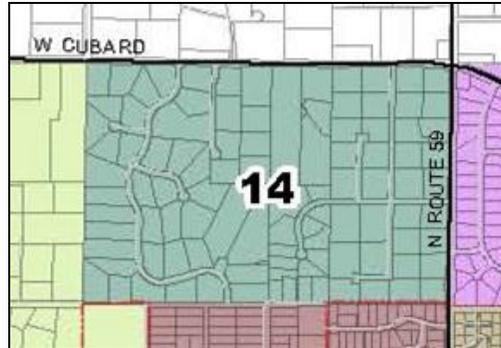
This area also includes commercial properties along Northwest Highway. Two SPAs are located in this neighborhood: Makray Memorial Golf Club (SPA 5) and the southeast corner of Route 14 and Hillside Road (SPA 8).

Recommendations are as follows:

1. The Makray Memorial Golf Club shall be encouraged to remain as a golf course and as open space.
2. Unincorporated residents who wish to annex should be required to connect to and extend Village utilities. The extension of utilities should ultimately pay for itself via a mechanism such as tax revenues or a special service area.
3. The restoration and/or enhancement of the creek from Northwest Highway to Lake-Cook Road (including Makray Memorial Golf Club) should be encouraged.

NEIGHBORHOOD FOURTEEN

This area is bounded on the south by West Brandt Road, on the west by Old Barrington Road extended, on the north by Cuba Road and on the east by Hough Street.



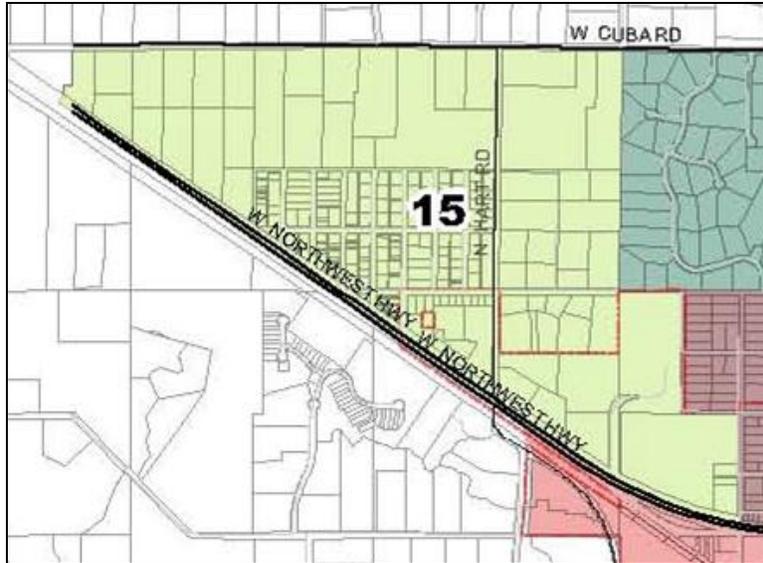
This land is unincorporated and is predominantly single-family residential, developed on lots of two acres or larger. Local streets are not fully improved.

Recommendations are as follows:

1. Unincorporated residents who wish to annex should be required to connect to and extend Village utilities. The extension of utilities should ultimately pay for itself via a mechanism such as tax revenues or a special service area.
2. Watercourses and lowlands should be preserved as public or private open space.

NEIGHBORHOOD FIFTEEN

This area is bounded on the south and west by Northwest Highway, on the north by Cuba Road, and on the east by Old Barrington Road and Neighborhood 10.



North of Taylor Road, the land is predominantly unincorporated and agricultural, zoned for five-acre residential lots. Also within the neighborhood are partially completed residential subdivisions zoned for 8,500 square foot lots. The land west of The Foundry Shopping Center that fronts on Northwest Highway is located in SPA 1.

Land east of Twentieth Street and south of Taylor Road is annexed to the Village. This area includes a mix of land uses, including retail and office, industrial, and auto dealerships.

Recommendations:

1. Unincorporated residents who wish to annex should be required to connect to and extend Village utilities. The extension of utilities should ultimately pay for itself via a mechanism such as tax revenues or a special service area.
2. Commercial development should be encouraged along Northwest Highway, limited to property fronting on said thoroughfare.
3. Watercourses and lowlands near Cuba Road should be enhanced.

NEIGHBORHOOD SIXTEEN

The EJ&E railroad bounds this area on the north, Main Street on the south, the Cuba-Ela Township line on the east, and Northwest Highway on the west.



This neighborhood has a broad range of land uses including recreational (Citizens Park), institutional (Barrington Area Library), corporate office (The Pepper Companies and Hospice of Northeastern Illinois), and mixed uses (The Garlands of Barrington) but appears consistent due to a campus-like environment. Some small retail uses exist along Northwest Highway near the southwest corner of the neighborhood. The following residential subdivisions are also included in Neighborhood Sixteen: Kainer Court, Eastwood, and Barrington East.

If an underpass is constructed for Route 14 at the CN tracks, the western edge of Neighborhood Sixteen will likely be impacted.

Recommendations:

1. The existing campus-like environment within the neighborhood should be encouraged and enhanced by pedestrian and bicycle linkages.
2. Further development of retail uses should be limited north of Lake-Cook Road and single-family residential shall be maintained east of the cemetery along Lake-Cook Road.
3. Maintain the possibility of internal vehicular linkages.

NEIGHBORHOOD SEVENTEEN

Main Street bounds this area on the north, the Village boundary on the south and west, and South Hager Street and the CN/EJ&E railroad on the east.



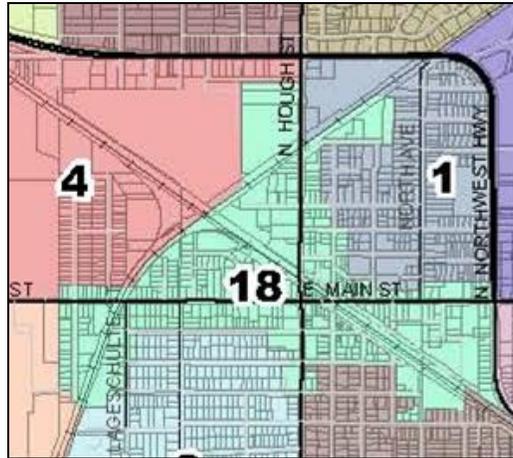
The predominant land use of Neighborhood Seventeen is manufacturing, with the Pepsico Research and Development facility being the major land owner.

Recommendations:

1. Land within the Flint Creek floodplain should remain undeveloped.
2. Ecological concerns should continue to be addressed in this area.

NEIGHBORHOOD EIGHTEEN

Neighborhood Eighteen is the Village Center.



The Village Center has been divided into eleven (11) subareas, which are all within walking distance of each other and are in close proximity to the Metra train station. The subareas include: Main Street District, Civic District, South Cook Street District, Train Station District, North Downtown District, West Liberty Street District, Mixed Business Residential District, Flint Creek Commercial District, Miller Park District, James Street District, and Lageschulte Street District. Most of Neighborhood Eighteen is located in the Tax Increment Financing District (SPA 9). A portion of this neighborhood is located in the Historic Preservation Overlay Zoning District.

Recommendation:

1. Refer to Chapter 6: Village Center, for a complete list of recommendations regarding the Village Center.