

CHAPTER 12

SPECIAL PLANNING AREAS

Special Planning Areas were formally known as “Critical Sites” and were first introduced in the 1990 Comprehensive Plan. Evaluation and determination of the Special Planning Areas was based on the potential for development or redevelopment of each site. Consistency of development, environmentally sensitive areas, such as floodplains, wetlands, wooded areas, and poor or wet soils, as well as traffic constraints, lack of open space, and locations adjacent to developed residential neighborhoods were the main criteria when evaluating properties for inclusion in this Special Planning Area chapter.

There are currently nine (9) sites within or adjacent to the Village of Barrington that are designated as Special Planning Areas and are depicted in the Figure 10, Special Planning Areas. Unless specified, the recommended uses for each site should be consistent with the current zoning requirements.

SITE 1

WEST OF FOUNDRY SHOPPING CENTER (unincorporated)



LOCATION: This area is located within the Village's ultimate planning boundary and is currently in unincorporated Lake County. This area includes the properties fronting on Route 14, which are located between the current Village boundary and the edge of the ultimate Village boundary (excluding PIN 13-27-300-002).

SIZE: Approximately 48 acres.

PINs: This area represents non-specific properties fronting onto Route 14, including all properties that currently front on Route 14 and properties that could potentially front on Route 14 upon consolidation and redevelopment.

RECOMMENDED USES: This area is recommended for commercial (retail/office) use that would front along Route 14. Any such development would require approval through a planned development process. As development occurs, the plan must be sensitive to the ecological factors present in the area and should provide an appealing green space along Route 14 that is consistent with what has been established at the Foundry Shopping Center. Adequate buffering from the residential areas to the north should also be provided in the development plans.



LOCATION: Bounded by the Union Pacific rail line to the south, Route 14 and Old Northwest Highway to the north, and Park Place Shopping Center to the east.

SIZE: Approximately 6.6 acres.

PINs: 13-35-402-003, 13-35-402-005, 13-35-402-006, 13-35-402-007, 13-35-402-008, 13-35-402-009, 13-35-402-010, 13-35-402-015, 13-35-402-016, 13-35-403-011.

RECOMMENDED USES: Consistent with underlying zoning.

SITE 3

RUSSELL AND SUMMIT STREETS



LOCATION: At the northwest corner of Russell Street and Summit Street.

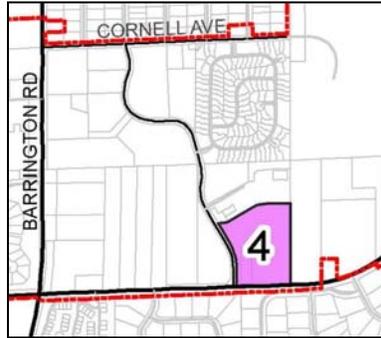
SIZE: Approximately 0.84 acres.

PINs: 01-01-118-010, 01-01-118-011, 01-01-118-012, 01-01-118-013, 01-01-118-015, 01-01-118-016.

RECOMMENDED USES: Open space and stormwater detention.

SITE 4

SOUTH GROVE AVENUE WEST OF PRAIRIE CAMPUS



LOCATION: At the northeast corner of Dundee Road and Grove Avenue.

SIZE: Approximately 12 acres.

PINs: 01-12-400-005, 01-12-400-006.

RECOMMENDED USES: Consistent with underlying zoning.



LOCATION: Bounded by Route 14 to the southwest, the residential properties along Ela Road to the east, and East Hillside Avenue to the north.

SIZE: Approximately 150 acres.

PINs: 02-05-300-002, 002-06-400-011, 02-07-201-002.

RECOMMENDED USES: Open space/golf course with club house.

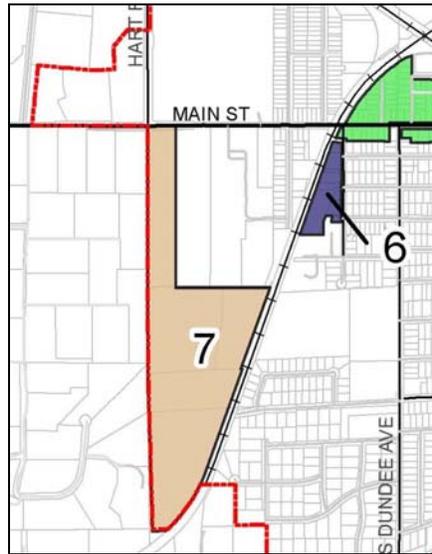


LOCATION: On the west side of Lageschulte Street, east of the CN/EJ&E rail line, south of 100 Lageschulte Street, and north of the Arbors at Barrington.

SIZE: Approximately 5.4 acres.

PINs: 01-02-202-012, 01-02-202-022, 01-02-202-033, 01-02-202-034, 01-02-202-044, 01-02-202-045, 01-02-202-046, 01-02-202-047, 01-02-202-048.

RECOMMENDED USES: Consistent with underlying zoning.



LOCATION: Bounded by the CN/EJ&E rail line to the east, the corporate limits on the west, and accessed from West Main Street to the north.

SIZE: Approximately 60 acres.

PINs: 01-02-200-001, 01-02-200-005, 01-02-200-008, 01-02-400-006.

RECOMMENDED USES: Consistent with underlying zoning.



LOCATION: At the southeast corner of Hillside Avenue and Route 14, extending to the golf course on the east.

SIZE: Approximately 5 acres.

PINs: 01-06-301-003, 01-06-301-004, 01-06-301-005.

RECOMMENDED USES: The uses should be consistent with zoning and sensitive to the adjacent residential neighborhood. However, a broader range of uses would be considered if the site were to be redeveloped in its entirety.

SITE 9

TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA



LOCATION: Generally within the Village Center.

SIZE: Approximately 99.7 acres.

PINs: See Ordinance No. 00-2850 for a list of PINs within the Tax Increment Financing Redevelopment Area.

RECOMMENDED USES: Consistent with underlying zoning.