

CHAPTER 3

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 redevelopments of properties within the Village. The Village is approximately 3,080 acres in size. There are approximately 1,000 acres of land outside of the Village where future growth could occur.

Both the existing and ultimate corporate limits of the Village of Barrington are depicted in Figure 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 seek to annex 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:

PROPERTIES SUBDIVIDED AND IMPROVED

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 annexation of undeveloped land. Therefore, the following policies have been adopted with regard to annexation of developed areas:

1. The Village of Barrington should actively pursue 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. The Village of Barrington should consider annexation requests from residents or property owners if the following two conditions are met:
 - a. The proposed annexation should be consistent with the overall land use for the 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 should ultimately pay for itself via a mechanism such as 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. Development in the Village of Barrington is to be considered a privilege, not an inherent right. With regard to annexation of undeveloped properties, the following policies have been adopted:

1. The Village should consider annexation requests through a specific planned development and annexation agreement.
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 Village's impact fees. 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. The Subdivision Regulations of the Village of Barrington, as originally adopted by Ordinance No. 1341 on December 9, 1974, and thereafter amended from time to time, have previously been and are hereby incorporated by reference as part of this 2010 Comprehensive Plan. Therefore, all subdivisions and other developments within the Village, and all new annexations, all subdivisions,

and all other 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's Subdivision 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 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, among other parameters, an average net lot size per dwelling unit of 25,000 square feet or larger and a minimum lot size of 20,000 square feet, where the subdivision will be served by the Village's public water supply system and the Village's sanitary sewer service.
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 has adopted the Lake County Watershed Development Ordinance on April 24, 2006 through Ordinance No. 06-3303. Ordinance No. 06-3303 and its subsequent amendments establish "Stormwater Management Regulations" as Chapter 9 of Title 10 of the Village of Barrington Village Code, which Chapter and Title have previously been and are hereby incorporated by reference as part of this 2010 Comprehensive Plan and also as part of the Village's Subdivision Regulations. All subdivisions and other developments within the Village, and all new annexations, all subdivisions, and all other 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.