

CHAPTER 5

LAND USE

The Village of Barrington encompasses approximately 3,080 acres in 2011. The largest single land use type is single-family residential, which accounts for over 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 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.

LAND USE PLAN

Expansion of the Village as described in Chapter 3: Municipal Boundaries, coupled with use of developable sites as proposed in the Chapter 12: Special Planning Areas, would result in the distribution of land uses as depicted in Figure 3, 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 planning studies. However, it is also important to note that the recommended distribution of land uses in Figure 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. The following are the land uses identified in Figure 3, Land Use Plan:

Single-Family Residential:

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.

Multi-Family Residential:

This land use is scattered throughout the Village and makes up a minor portion of the Village. Although the Village recognizes a need for this land use, it is recommended that future multi-family development be concentrated in the Village Center.

Commercial (Retail / Office):

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.

Mixed-Use (Retail / Office / Residential):

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 6: Village Center have been developed to provide for and encourage redevelopment opportunities within the Village Center, which in turn will provide additional employment and shopping 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.

Consideration should be given to establishing a new mixed-use zoning district for properties within the periphery of the Village Center. This district would serve as a buffer to the single-family residential districts and could have less restrictive first floor retail regulations. For example, this district could allow residential and offices uses on the first floor.

The rezoning of the residential properties on the north side of Main Street, from 412 to 510 West Main Street should be encouraged to allow mixed uses, including low-impact commercial and residential.

Office / Research:

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. Therefore, particular attention must be paid to potential traffic concerns.

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.

Industrial:

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. Therefore, particular attention must be paid to potential traffic concerns.

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:

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.

Public/Institutional:

This land use encompasses public buildings, such as government offices, post offices, schools, libraries, and quasi-public 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 pedestrian and bike connections.

Open Space:

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. Bike and pedestrian ways should be encouraged throughout this land use.

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 commercial/industrial uses and residential uses.
3. Provide aesthetically pleasing and contextual new development.
4. Support consistent enforcement of zoning and property maintenance regulations.
5. Collect impact fees.
6. Take into account current market projections.
7. Provide alternate modes of transportation, such as walking, biking, and train or bus travel.

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

1. Provide convenience retail, service, and dining uses near the Metra train station
2. Consider multifamily development, such as condominiums.
3. Consider medium density residential development, such as low-rise townhomes and row homes.
4. Require planned development approval for demolition of privately-owned buildings within the Tax Increment Financing District.

ECOLOGY AND LAND SUITABILITY

Ecology refers to the total pattern of relationships between organisms and their environment. Maintaining a healthy and biological diverse ecosystem is critical to the Village's vitality. In addition to being a part of the Village's natural heritage, healthy ecosystems provide benefits by absorbing and filtering stormwater, filtering air pollutants, storing carbon, and providing aesthetic and recreational value. In pursuit of a high quality environment for the Barrington area, it is essential that sustainable development practices and citizen involvement in conservation be encouraged.

In order to protect the ecology of the Village, serious constraints on land use must be initiated along Flint Creek near the western Village limits, in the vicinity of Cuba Marsh north and east of the Village, in the vicinity of Baker's Lake, and in other scattered smaller areas of low elevation. Some examples of recent conservation efforts include the creation of the conservation easement in the Flint Creek Corporate View planned development at 700 West Main Street and the conveyance of portions of the Cuba Marsh from the Barrington Park District to the Lake County Forest Preserve District.

The following objectives regarding ecological issues should be adopted by the Village of Barrington and utilized in association with the development or redevelopment of land within or surrounding the Village of Barrington:

1. Evaluate policies of the Village Stormwater Management Study produced by Hey and Associates on April 28, 2010.
2. Review stormwater standards for new developments to determine if there are areas where limitations need to be imposed.
3. Encourage new development to limit impervious surfaces when feasible, especially in areas which already experience drainage problems.

OPEN SPACE SYSTEM

Open space is a cherished characteristic of the Barrington area. As a matter of principle, open spaces should form an inter-connected natural system woven throughout the Village and adjacent areas (see [Figure 2, Wetlands and Floodplains](#)), with highest priorities being placed on resource features rather than merely on recreational potentials. For that reason, wetlands, watercourses, wooded areas and wildlife habitats should be given primary consideration. For planning purposes, the potential open space system of the entire Barrington area should be divided into primary, secondary and tertiary environmental corridors. The primary environmental corridor would be that which is related to the Fox River, such as Spring Creek and Flint Creek. Subsequent corridors would generally follow the smaller tributaries of such creeks.

In keeping with this approach, preservation is recommended for the major open spaces listed, as follows, in order of priority:

1. *Baker's Lake* is a critical natural resource. This lake is home to many indigenous plant and animal species. In particular, it is the home of the great blue heron. A primary objective for this lake is to complete a link in the open space system around the eastern and southern boundaries of the Village.
2. *Cuba Marsh* is also extremely important to the Village of Barrington and to the Barrington area as a whole. It is located along Cuba Road northeast of the Village, partly in unincorporated Lake County and partly in the Village of Deer Park. It is the most important ecological micro-system within the influence of the Village, north of the county line. Cuba Marsh, together with Baker's Lake, Makray Memorial Golf Club and Deer Park Forest Preserve, form a complete environmental corridor around the eastern half of the Village.
3. The *Flint Creek Corridor* provides similar, though less extensive opportunities to create an open space around the western side of the Village. Nevertheless, a coordinated effort initiated by the Village in cooperation with the Village of Barrington Hills, the Village of Lake Barrington, and the Barrington Area Council of Governments can achieve major benefits. Steps should be taken to protect the

watercourse and its shorelines as it passes along the western Village boundaries from Hawthorne Lake.

4. *Makray Memorial Golf Club*, although owned privately, provides a link to the environmental corridor surrounding the eastern half of the Village. This area should be maintained as open space and should be protected from potential redevelopment beyond existing recreational purposes.
5. Wetlands as defined by Figure 2, Wetlands and Floodplains but not falling within the previous corridors are also worthy of preservation. These wetlands can be preserved in much the same way as the small lake and park area currently located in Fairhaven Estates, or as part of a public open space acquisition program.
6. Consideration should be given to preserving the countryside and open space characteristics of the Village when approached from the north and south on Route 59 and Barrington Road, as well as from the east and west along Main Street (Lake-Cook Road).

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 to in order to identify potential sites that may be appropriate for locating telecommunication towers. This policy should be maintained and updated, as needed.