09/15/25

VILLAGE OF BARRINGTON

ORDINANCE NO. 2025-4554

AN ORDINANCE AMENDING THE
2021 OFFICIAL COMPREHENSIVE PLAN OF THE VILLAGE OF BARRINGTON

(RE: PC-03 – APPROVING AN AMENDMENT TO THE
2021 OFFICIAL COMPREHENSIVE PLAN OF THE VILLAGE OF BARRINGTON
AND THE OFFICIAL LAND USE MAP WHICH IS PART THEREOF)
RELATIVE TO 617 W. MAIN STREET

ADOPTED BY

THE CORPORATE AUTHORITIES

OF THE

VILLAGE OF BARRINGTON, ILLINOIS

THIS 22 DAY OF SEPTEMBER, 2025

Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois, this 22 day of SEPTEMBER, 2025.

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(RE: PC-03 – APPROVING AN AMENDMENT TO THE
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AND THE OFFICIAL LAND USE MAP WHICH IS PART THEREOF)
RELATIVE TO 617 W. MAIN STREET

WHEREAS, the President and Board of Trustees of the Village of Barrington ("the Village") find it to be in the best interests of the Village of Barrington and its residents to amend the Village's Official Comprehensive Plan and Official Land Use Map which is part thereof; and

WHEREAS, the Plan Commission on August 26, 2025, after due publication of notice as required by law, held a public hearing and did review the proposed amendments to the Village's 2021 Official Comprehensive Plan and the Official Land Use Map which is part thereof, and has forwarded its recommendations to the Corporate Authorities of the Village:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, pursuant to its authority as a Home Rule unit, as follows:

SECTION 1: The President and Board of Trustees find that the facts as stated in the preamble of this Ordinance are true and correct and adopt the same as their findings the same as if they were set out herein in their entirety.

SECTION 2: Based upon all of the foregoing, the Village of Barrington 2021 Official Comprehensive Plan is hereby further amended to read as set forth on Exhibit A attached hereto and thereby made a part hereof, and the proposed 2025 amendment to the 2021 Official Land Use Map which is part thereof which is attached hereto and thereby made a part hereof is hereby amended, and said amendments to the 2021 Official Comprehensive Plan and the 2021 Official Land Use Map which is part thereof are hereby adopted, ratified, and approved.

SECTION 3: Any provision or regulation in conflict with any regulation contained in this Ordinance shall be and is hereby repealed insofar as it is in conflict with that section.

SECTION 4: If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that they would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentence, clauses or phrases be declared unconstitutional, invalid or

ineffective. If any provision of this Ordinance or the application thereof to any person or circumstances is declared unconstitutional or invalid by a court of competent jurisdiction, such partial invalidity shall not affect the other provisions or applications of this Ordinance, the invalid provision shall be deemed stricken from this Ordinance as if it were not a part hereof, ab initio, and the remainder of this Ordinance shall continue in full force and effect.

SECTION 5: The Corporate Authorities declare that it is their collective intent that each of the provisions in this Ordinance is intended to amend the Village of Barrington Official Comprehensive Plan as specifically provided herein.

SECTION 6: This Ordinance shall take effect and be in full force and effect immediately on and after the expiration of ten (10) days after the date of filing of the Notice of the Adoption hereof, in substantially the form attached hereto as Exhibit B, by the Village Clerk with the respective recorders of Cook and Lake Counties, Illinois, subsequent to passage, approval and publication all as provided by law.

SECTION 7: The Village Clerk is directed to immediately publish this Ordinance in pamphlet form.

PASSED THIS 22 DAY OF SEPTEMBER, 2025 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lehmeyer, Sholeen, Wondrasek, Duncan, Prigge, Klauer and President Moran

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 22 DAY OF SEPTEMBER 2025.

Michael Moran, President
Village of Barrington

ATTESTED AND FILED THIS
22 DAY OF SEPTEMBER, 2025:

James P. Dillon, Village Clerk

Published in pamphlet form this 22 day of SEPTEMBER 2025.

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

2025 AMENDMENT TO THE 2021 COMPREHENSIVE PLAN

The land use designation for the northern section of the property located at 617 W. Main Street in Neighborhood 17 from Office-Research to Single-Family and a segment from Open Space to Single-Family.

EXHIBIT B

NOTICE OF ADOPTION OF AMENDMENT TO VILLAGE OF BARRINGTON 2021 OFFICIAL COMPREHENSIVE PLAN DATED September 22, 2025 AND THE OFFICIAL LAND USE MAP WHICH IS PART THEREOF

Pursuant to 65 ILCS 5/11-12-7 of the Illinois Municipal Code, notice is hereby given that the Village of Barrington duly adopted Ordinance 2025-4554 (a certified copy of which is attached hereto) amending the Official Comprehensive Plan of said Village, on the 22 day of SEPTEMBER, 2025.

James P. Dillon, Village Clerk
Village of Barrington

CERTIFICATION

I, JAMES P. DILLON, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Barrington, Cook and Lake Counties, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Barrington.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Barrington, held on the 22 day of SEPTEMBER, 2025, the foregoing Ordinance entitled, "AN ORDINANCE AMENDING THE 2021 OFFICIAL COMPREHENSIVE PLAN OF THE VILLAGE OF BARRINGTON (RE: PC-03 – APPROVING AN AMENDMENT TO THE 2021 OFFICIAL COMPREHENSIVE PLAN OF THE VILLAGE OF BARRINGTON AND THE OFFICIAL LAND USE MAP WHICH IS PART THEREOF RELATIVE TO 617 W. MAIN STREET", was duly passed by the President and Board of Trustees of the Village of Barrington.

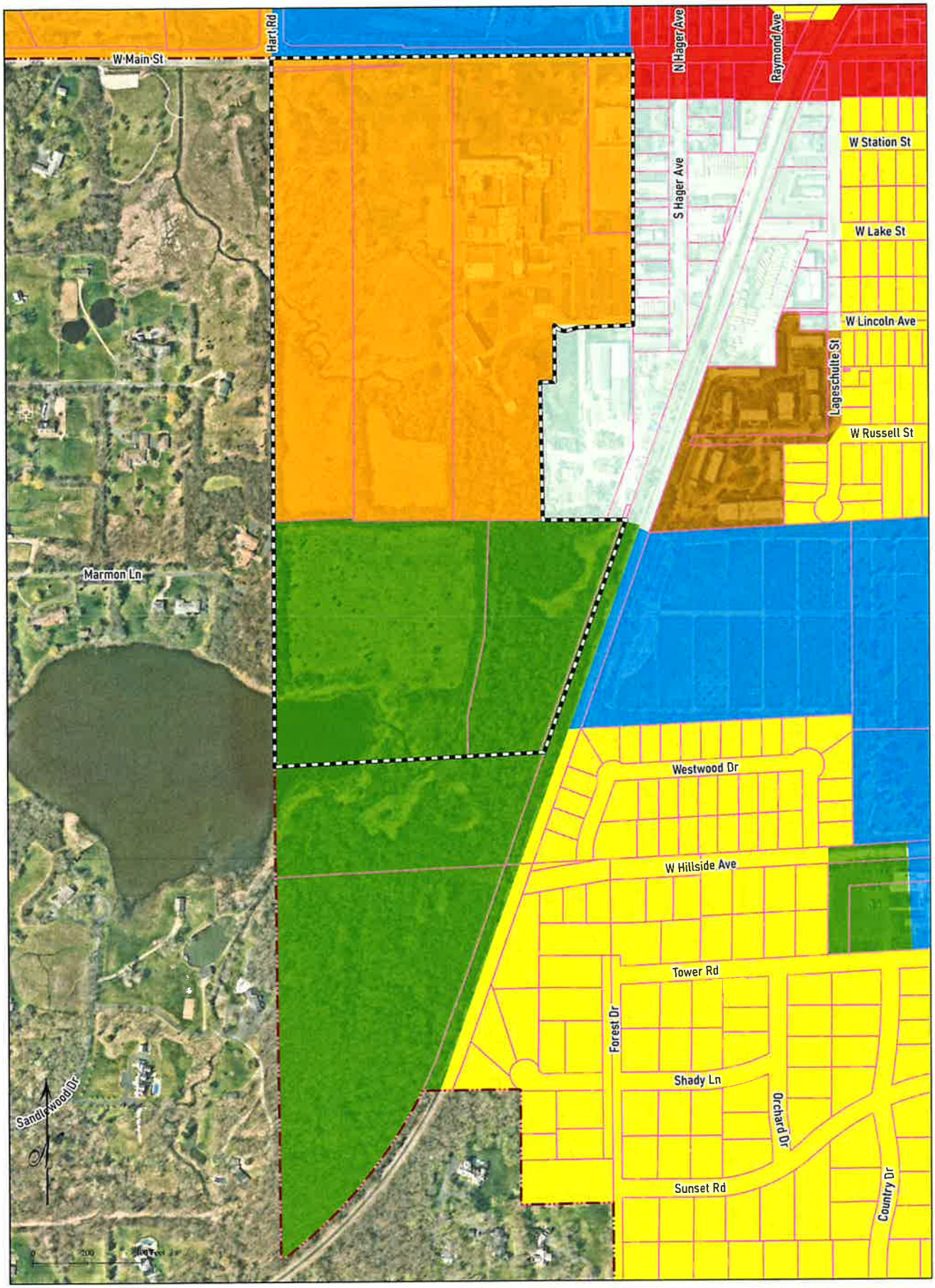
I do further certify that the attached Ordinance is a true and correct copy of the original Ordinance which is entrusted to me as the Village Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Barrington this 22 day of SEPTEMBER, 2025.

[S E A L]

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

James P. Dillon, Village Clerk
Village of Barrington



Land Use - Existing

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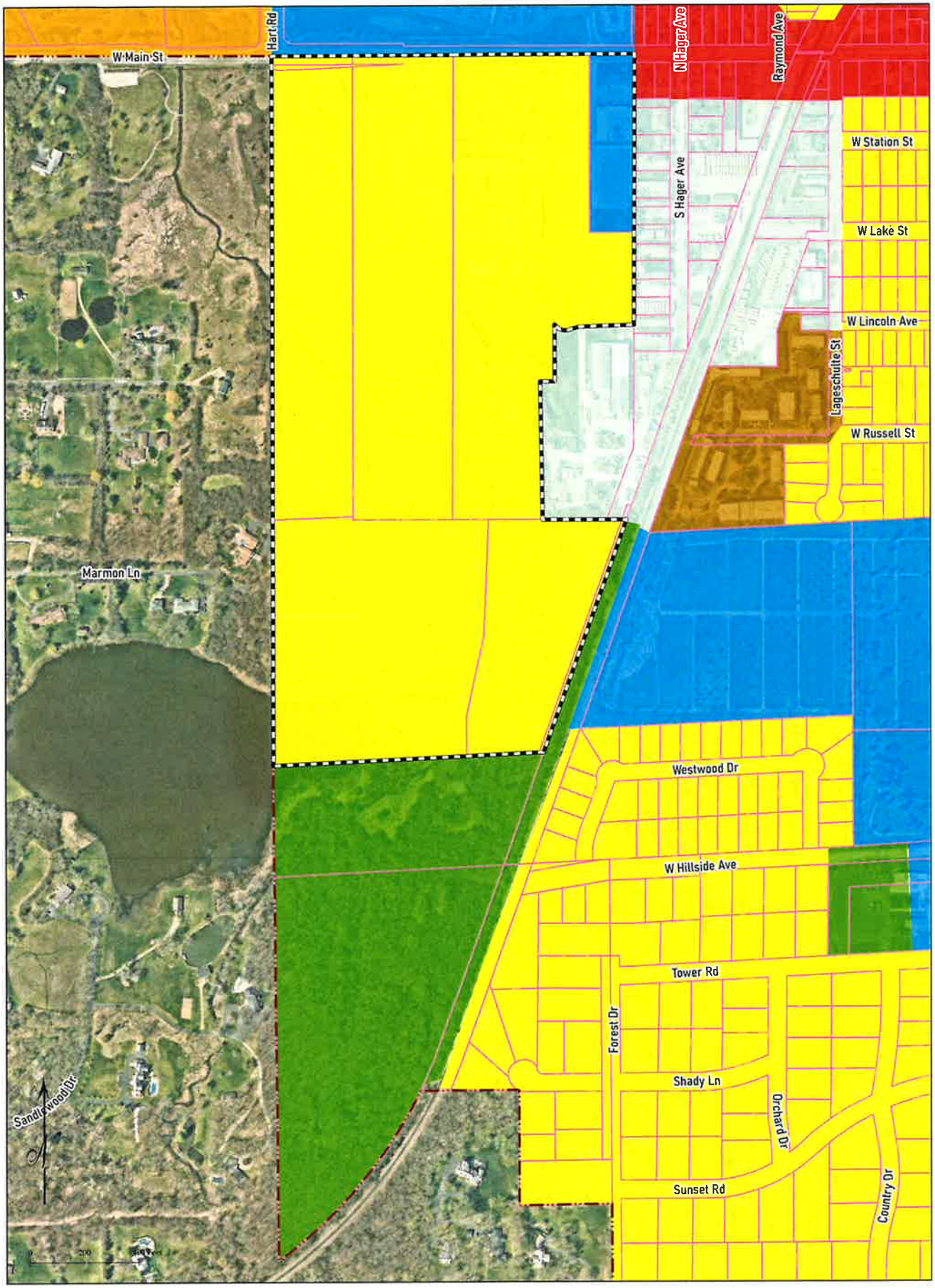
Land Use Class

- Single Family Residential (≤ 0.5 units per acre)
- Multi-Family Residential
- Mixed-Use (Retail/Office/Residential)
- Office/Research
- Artisan
- Public/Institutional
- Open Space

- Parcels
- Subject Area
- Village Boundary

Disclaimer of Liability:
GIS maps and related data contained therein ("maps and data") made available by the Village of Barrington are intended for reference purposes only.
The Village provides such maps and data AS IS without any implied or expressed warranties as to its accuracy and completeness. Such maps and data are believed to be accurate, but accuracy is not in any way guaranteed and modifications are made to such maps and data on an ongoing basis as new information becomes available. Any use and/or application of such maps and data is done solely at the user's own risk.



Land Use - Proposed

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Land Use Class

- Single Family Residential (≤ 0.5 units per acre)
- Multi-Family Residential
- Mixed-Use (Retail/Office/Residential)
- Office/Research
- Artisan
- Public/Institutional
- Open Space
- Parcels
- Subject Area
- Village Boundary

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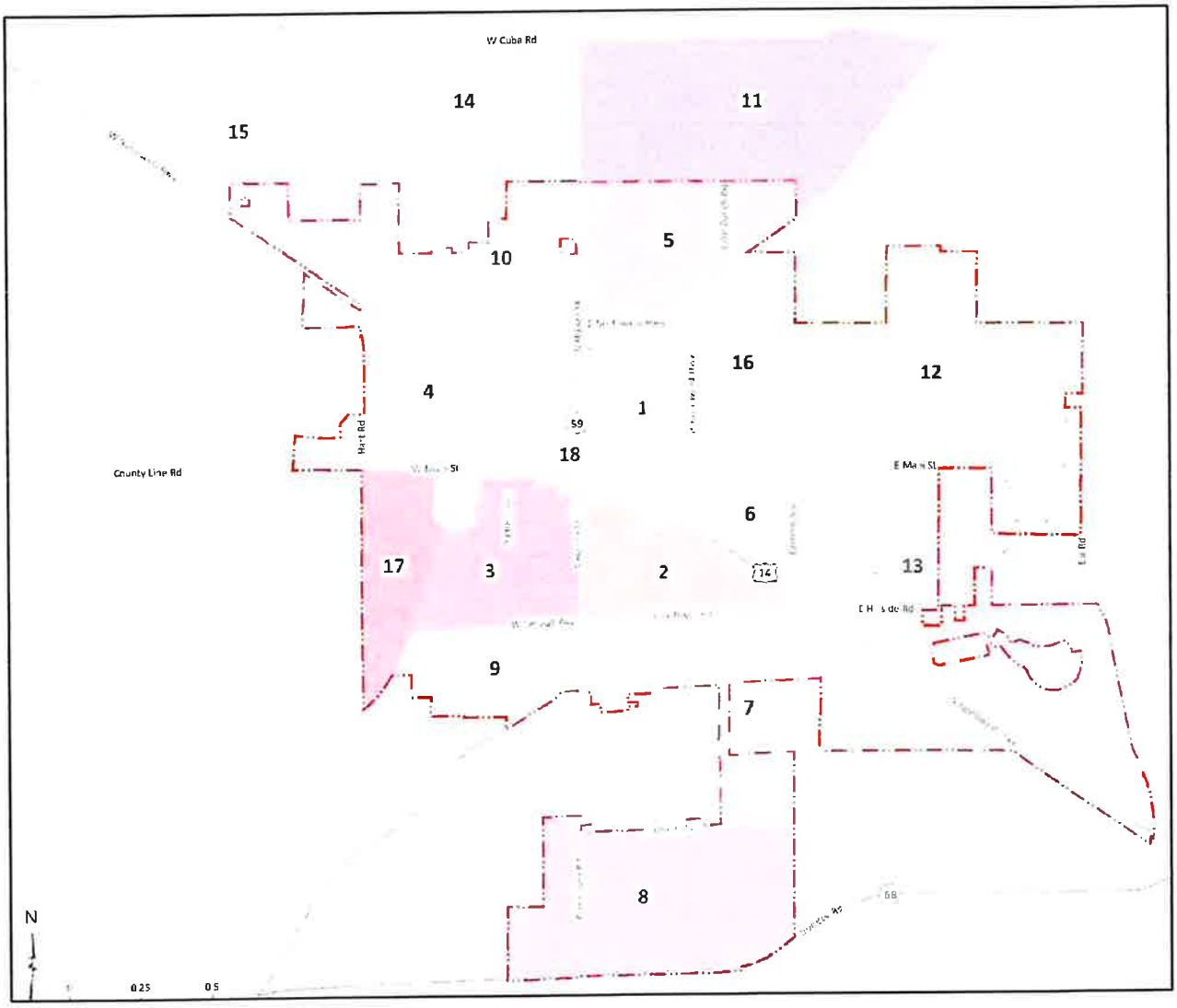
CHAPTER 11: NEIGHBORHOODS

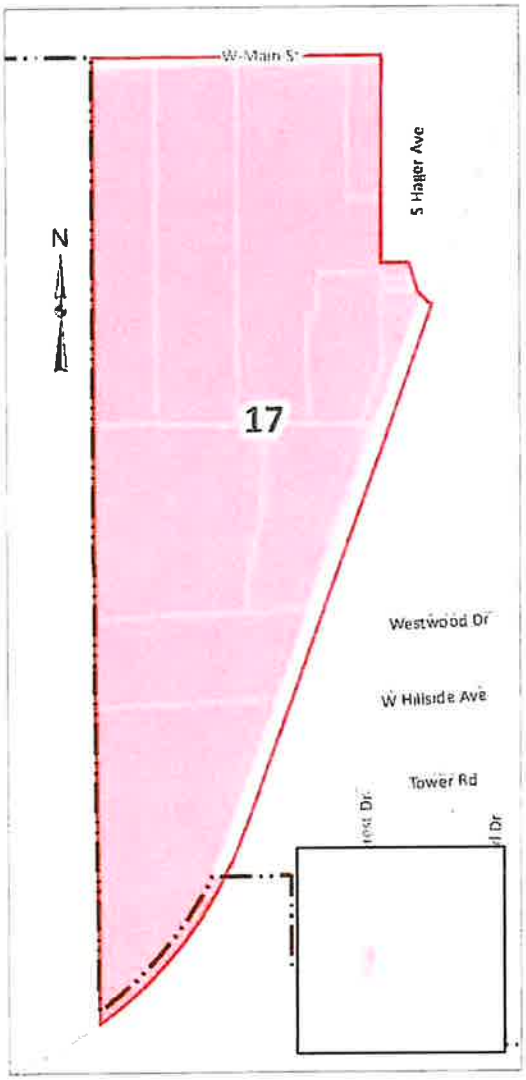
Because of the unique character of each of Barrington's neighborhoods, a continued effort should be made to maintain the existing scale and character of each neighborhood and to minimize encroachment of commercial uses into residential neighborhoods. Redevelopment in the Village Center and other business corridors is anticipated. Good planning principles 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 evaluated periodically and modified to meet the changing needs of the community. The boundaries of each Neighborhood are shown in ***Map 7: Neighborhood Boundaries*** and in individual neighborhood maps throughout this Chapter.



Excerpt from Map 7: Neighborhoods

NEIGHBORHOOD SEVENTEEN



The predominant land use of Neighborhood Seventeen is manufacturing, with the Pepsico Research and Development facility being the major land owner.
The northern half of the neighborhood is designated for single-family residential use while the south section remains open space.

Recommendations:

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

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September 8, 2025

Village Michael Moran & Village Board of Trustees
200 South Hough Street
Barrington, Illinois 60010

Re: PC 25-03: Village of Barrington Comprehensive Plan Amendment

Dear President Moran and Board of Trustees:

The Petitioner, Village of Barrington, is requesting approval of text amendments to the Village of Barrington Zoning Ordinance.

August 26, 2025 Special Plan Commission Public Hearing:
Jennifer Tennant, Director of Development Services, presented on behalf of the Petitioner (Village of Barrington). Ms. Tennant explained the primary components of the proposed Comprehensive Plan amendment with regards to the proposed land use change. Staff recommended approval of the proposed amendment.

No members of the public present commented on the Petition.

The Plan Commission discussed the request. The Plan Commission determined that single-family residential is an appropriate reuse of the subject property and recommended approval of the proposed Comprehensive Plan amendment regardless of the status of the proposed Claremont subdivision.

Motion:
Vice-Chairperson Hogan moved to recommend approval of PC 25-03 subject to the conditions recommended by Staff and Commissioner Gall seconded the motion. The motion carried, 5-0.

Respectfully Submitted,

Jennifer Tennant
Assistant Director of Development Services

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Plan Commission Memo

To: Village President and Board of Trustees

From: Jennifer Tennant, Assistant Director of Development Services

Subject: PC 25-03 Comprehensive Plan Amendment

Date: July 8, 2025

EXECUTIVE SUMMARY

The Village is requesting the reclassification of the land use designation for the northern section of the property located at 617 W. Main Street in Neighborhood 17 from Office-Research to Single-Family and a segment from Open Space to Single-Family. Over the past few years, the Village has not received any serious inquiries about reuse of the subject property as a research and development facility or any other similar use that would reuse the existing building. The Village is seeking the reclassification of the property to allow single-family to be the designated land use for the site in conjunction with the pending special use planned development application from Vintage Luxury Homes for an 88-lot single-family residential development. The southern portion of the site will remain designated as Open Space.

In addition, Staff is also recommending the reclassification of the site at 515 W. Main Street form Office Research to Public Lands since the property is now owned and occupied by the School District.

SUGGESTED ACTION

Staff recommends that the Plan Commission make a motion to recommend approval of PC 25-03 to the Village Board of Trustees.

ATTACHMENTS

- Existing & Proposed Land Use Plans
- Proposed text change to Neighborhood 17