



Village of South Barrington **COMPREHENSIVE PLAN**

Adopted April 13, 2023



ACKNOWLEDGMENTS

A special thank you to everyone who participated in the planning process for the South Barrington Comprehensive Plan. This Plan was made possible by the contributions and insights of the residents, businesspersons, property owners, the Village's boardmembers and commissioners, representatives from various groups and organizations, and other community stakeholders.

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CHAPTER 1



INTRODUCTION

This document presents the Comprehensive Plan for the Village of South Barrington, Illinois. It sets forth a long-range guide for the enhancement of the community, facilitating new development and promoting redevelopment opportunities within the Village and its planning jurisdiction in a manner that meets the needs of current and future residents. As a long-range planning and policy guide, South Barrington's Comprehensive Plan provides assistance and direction for future investment and serves as a decision-making framework for the Village, residents, developers, and other stakeholders.

The Village of South Barrington is a vibrant, attractive, and welcoming community located in the northwest corner of Cook County, approximately 35 miles northwest of downtown Chicago. The Village is characterized by beautiful neighborhoods, large residential lots, mature trees, small lakes and ponds, surrounding forest preserve areas, and an overall setting of natural open space and environmental features.

Complementing the residential areas and natural setting are high quality retail, entertainment, dining establishments, office/business parks, and exceptional schools and community facilities.

The Village has established itself as a green energy leader with innovative recycling programs, electric aggregation contracts to supply renewable energy certificates (RECs), and SolSmart Gold designation for our streamlined solar panel permit process.

These community attributes, together with an excellent regional location, provides a high quality of life and make South Barrington a very desirable place to live, work, and visit.

Within the Village and its adjacent planning areas, there are several properties that are likely to develop in the years to come. These areas have the potential to accommodate a variety of residential, commercial, business, and public uses. Development of these properties can have a significant impact and

it is important that any development continues to reflect the established character of South Barrington.

Authorized by Illinois State Law (ILCS 5/11 125), a comprehensive plan is intended to inform decision-making related to land use and development; transportation and infrastructure; parks and recreation; environment and natural resources; and community services and facilities. The South Barrington Comprehensive Plan is the result of a planning process conducted with residents, community stakeholders, staff, and public officials.

Purpose of the Plan

The South Barrington Comprehensive Plan is a detailed policy document that guides land use, development, capital improvements, community investment, growth, and overall quality of life for 15 to 20 years. The Plan is comprehensive in both in breadth and scope, with recommendations for areas that encompass land use, housing, parks and open space, transportation, community facilities, and more. The Plan provides the framework for regulatory tools like zoning, subdivision regulations, annexations, and other Village policies. South Barrington's Comprehensive Plan promotes the community's vision, goals, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and provides for a balance between the natural and built environment.

The Comprehensive Plan is a tool for the community to help coordinate efforts and direct resources to realize the vision and aspirations for the South Barrington community. It is understood that several stakeholders, including the Village, developers, property owners, business owners, residents, service providers, and others, will use the Comprehensive Plan to help inform decision-making, prioritize actions, and coordinate with others in the South Barrington community.

While focused on providing guidance for the future, the Comprehensive Plan is reflective of current conditions within the Village and its planning areas. Established neighborhoods, existing commercial areas, valued open spaces and natural features contribute to the Plan's recommendations. The context of the Village as it is today is the starting point for looking toward the future.

Using the Plan

As the Village and other stakeholders use the Comprehensive Plan in the years ahead, it is important to understand that the Plan serves the following key functions:

Telling South Barrington's Story and Sharing its Vision

At its core, the Plan should serve as a powerful statement of the community's vision for its future.

Evaluate and Inform Development Proposals

The Plan should guide and assist in the evaluation of public and private development proposals and help ensure that proposed developments support the Village's long-term objectives.

Regulatory Framework

The Plan should serve as a foundation for zoning regulations and the official zoning map, with amendments made to these regulations as needed to support the long-term objectives of the plan.

Coordinate Local and Regional Initiatives

The Plan should inform local, regional, state, and other organizations and agencies as initiatives from others are considered, to promote coordination among entities and ensure South Barrington's long-term vision, goals, and priorities are considered and appropriately represented.

Budgeting

The Plan should be instrumental in the Village's budgeting process to help establish priority expenditures.

Identify Future Studies

The Plan establishes a path forward but cannot address every issue in sufficient detail. It should help identify additional studies and future action steps to address specific needs.

Inform and Educate

The Plan is a valuable source of information for policy makers, local boards and commissions, organizations, businesses, and residents. This broad spectrum of interests should use the plan to educate members and stakeholders by providing important information that can assist with future initiatives.

Planning Process

The Plan is the product of an extensive planning process that included meaningful community input and engagement, including from residents, local business owners, property owners, Village staff, public officials, and other community stakeholders. The planning process included three steps:

Step 1: Project Initiation

This step included the following:

- Project kick-off meeting was conducted with Village staff and officials to discuss the overall direction of the Comprehensive Plan and any policy issues facing South Barrington.
- Outreach efforts were taken to give residents and stakeholders the opportunity to provide input on important issues, concerns, and aspirations for the community through a Joint Board of Trustees and Planning Commission Roundtable, a Community Visioning Workshop, and Planning Commission and Village Board meetings and working sessions. Although ultimately not recommended as designated land uses in this plan, residents discussed issues related to multi-family and apartments, creating a new downtown/mixed-use area, data centers, and other development types.
- Reconnaissance and Existing Conditions Review was conducted to take inventory of the Village's existing land use, transportation network, facilities, open spaces, demographic data, and opportunity sites for potential future development.

Step 2: Vision Statement, Goals, & Land Use and Development Opportunity Site Frameworks

This step included the following:

- Established an overall “vision” for the future of South Barrington to provide focus and direction for subsequent planning activities and to serve as the “cornerstone” of the consensus building process.
- Drafted the initial Future Land Use Map and preliminary recommendations for Development Opportunity Sites.
- Developed the core plan elements; land use, transportation, and community facilities (which includes parks and open space).
- Reviewed and revised draft materials working with Village staff and officials.

Step 3: Draft & Final Comprehensive Plan

This step included the following:

- Preparation of the Draft Comprehensive Plan Document which builds off the Vision, Goals, and Frameworks that were developed in the previous steps.
- Joint Village Board & Planning Commission Roundtable to review and discuss the document, gain feedback, and make revisions.
- Planning Commission Public Hearing to gain community feedback and make appropriate revisions.
- Village Board Presentation & Adoption to present the Comprehensive Plan for local consideration and adoption.



The comprehensive plan sets forth long-range recommendations for the maintenance and enhancement of the South Barrington, and for desirable improvements, developments and redevelopments within the Village and its planning jurisdiction.

CHAPTER 2



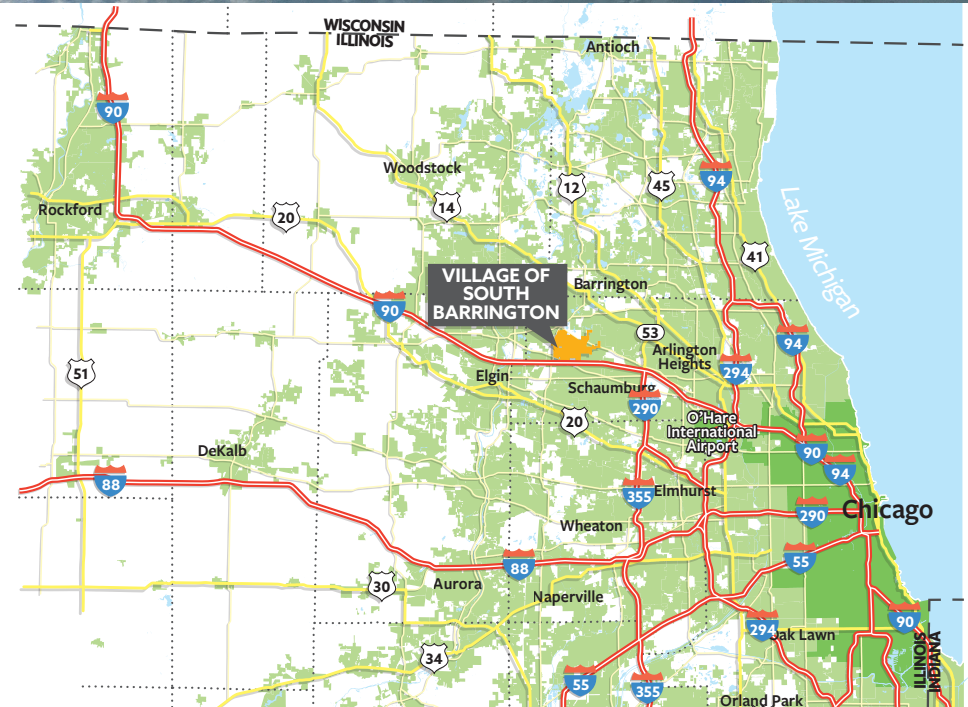
COMMUNITY PROFILE

The foundation of long-range visioning and planning includes the analysis of a community's demographic characteristics from past to present. This analysis provides an understanding of where the community is today, and the direction the community is trending toward for the future to ensure goals, objectives, and policies are responsive.

This chapter provides a snapshot into the community's regional context, demographics, market realities, and existing land use patterns. This information paints a picture of where the Village was in the past, where South Barrington is today, and provides the framework to plan for the future.

Regional Context

Located less than 35 miles from downtown Chicago, 20 miles from O'Hare International Airport, and within close proximity to Interstate 90, South Barrington is an ideally situated residential community in the northwestern corner of Cook County. The Village's position within the region provides convenient access to cultural amenities, the wider Chicagoland job market, and so much more, yet fosters a serene environment that is often touted as retreat-like, an escape from the city.



Demographic and Market Overview

An analysis of South Barrington’s demographic trends and market conditions was conducted to ensure that all policy recommendations made in the Plan are grounded in data and the realities of the market at the time the Plan was developed. Information in this section is provided by the US Census Bureau and Chicago Metropolitan Agency for Planning Community Data Snapshot for South Barrington (July 2022 release) unless otherwise noted.

Population

South Barrington is a growing community. The 2020 census population of 5,077 is 35 percent higher than the 2000 population of 3,729. During the decade between 2010 and 2020, the Village’s population growth was 11.2 percent.

Age

Over the last decade, South Barrington has seen an increase in median age, as many residents continue to find the Village a comfortable community to live in. Additionally, an “over age 55” residential community was established in 2007. The median age has increased from 40.9 in 2010 to 48.5 in 2020 and is 11.5 years older than the median age of Cook County (37). The population of young adults (ages 20-34) in South Barrington has decreased from 7.6 percent (365 individuals) to just under five percent (223 individuals). Conversely, the share of youth (ages 5-19) has remained stable at over 31 percent.

Race and Ethnicity

South Barrington’s population is diverse. The number of residents identifying as Asian has increased from 23 percent in 2010 to 38 percent in 2020. Similarly, the number of residents born in another country has increased in recent years, growing from 21 percent in 2010 to 31 percent in 2020. In contrast, the percent of residents identifying as white has decreased 16 percent over the same ten year period.

Educational Attainment

South Barrington has a highly-educated population. Over 73 percent of residents 25 years of age or older have attained at least an associate’s or bachelor’s degree. Of those residents, over 16 percent have also attained a graduate or professional degree.

Income

South Barrington is an affluent community. The median income of households in South Barrington has increased over the last two decades, growing from \$170,755 in 1999 to \$183,750 in 2020. This is significantly higher than the median income of household in the Cook County which was \$67,886 in 2020.

Housing

Homes in South Barrington are highly sought after. Nearly 33% of the homes have been built in the last decade and 61 percent were built between 1970 and 1999. According to the Zillow Home Value Index (ZHVI), the median home value as of December 2020 of \$808,247, an increase of 12 percent over the December of 2000 value of \$713,657. These home values are significantly higher than those of Cook County, which were \$271,661 in December 2020 and \$193,521 in December 2000.

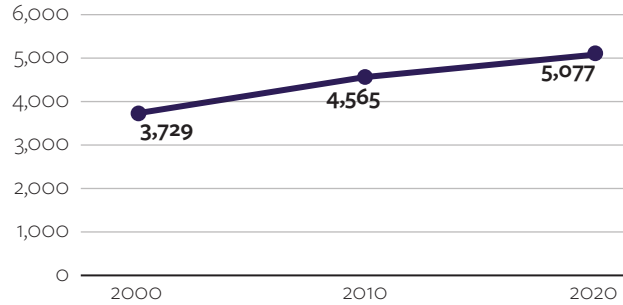
Local Job Market

South Barrington has a strong local job market primarily comprised of food service and retail occupations which combine for 45 percent of all job opportunities in South Barrington.

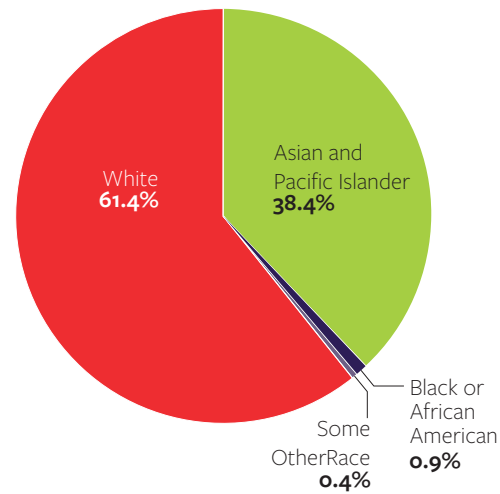
- 7 percent of jobs are in the accommodation and food service industry and 18 percent of jobs are in the retail trade industry.
- 9 percent of jobs are in the health care sector.
- 9 percent of jobs are in the category of arts and entertainment.
- 8 percent of jobs are in the professional sector.

Demographic Snapshot

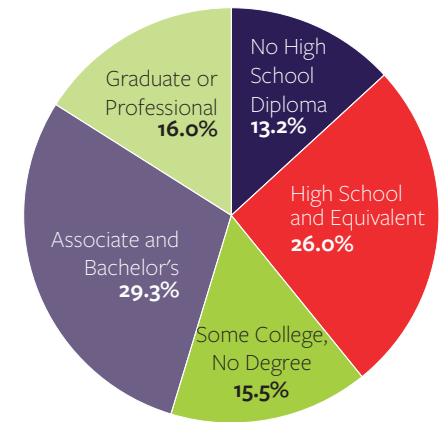
Population



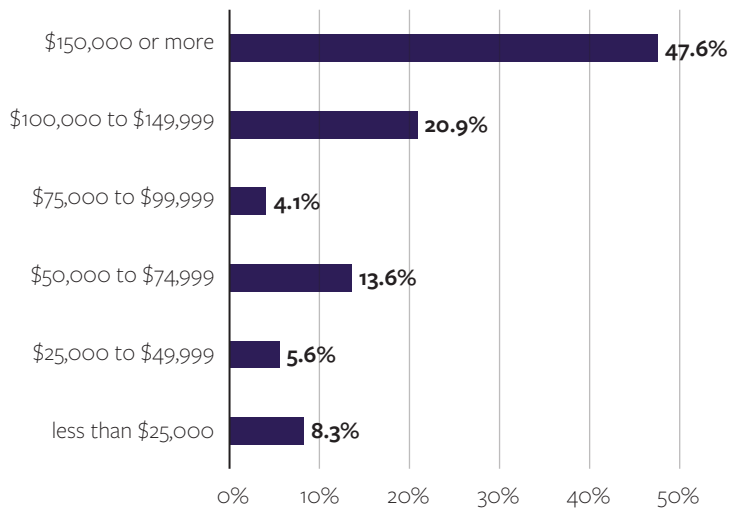
Race/Ethnicity



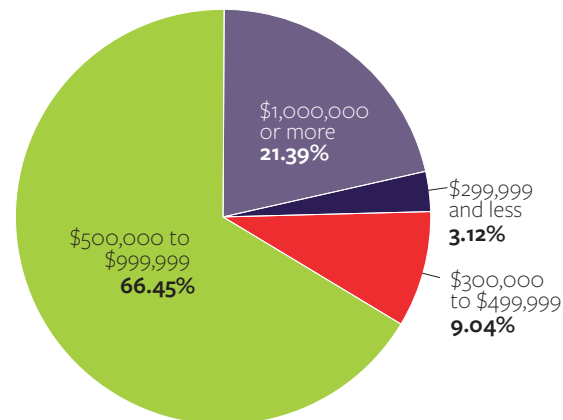
Educational Attainment



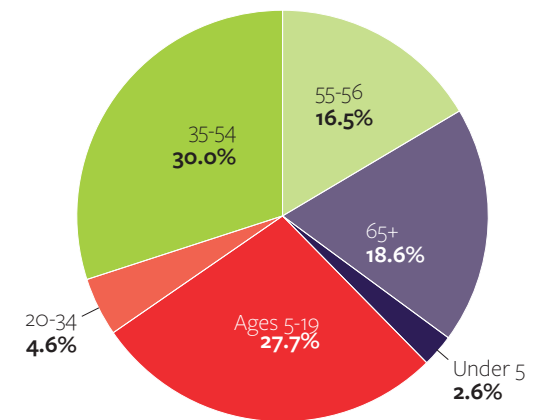
Household Income



Home Values



Population Age Groups (Median Age 48)





Existing Land Use

Existing land use has been inventoried based on field reconnaissance and research conducted in the summer of 2021. All parcels within the Village planning area have been categorized into one of the following land use classifications.

Agriculture. Agriculture includes land that is actively being used to produce crops and farming-related activities. Farmhouses and low-density, single-family detached homes within the same parcel utilized for agricultural production are also included in this land use category. Agricultural uses are primarily in the eastern portion of the Village along Mundhank Road and in the southern most portion of the Village along Higgins Road.

Single-Family Detached. Single-family detached consists of single-family homes on lots that are larger than one acre in size on average. This is the most predominant land use in the Village.

Commercial. Commercial uses include retail and service businesses, such as shops, restaurants, and entertainment venues. Commercial uses are primarily concentrated in the Arboretum of South Barrington development, located in the southwest area of the Village along Higgins Road. Commercial uses are also located along Barrington Road and include businesses such as AMC Theatres, Lucky Monk restaurant, bank, medical and veterinary offices.

Office. Office uses include professional, medical, and dental offices and are primarily located in the South Barrington Executive Center along Barrington Road. Additionally, office uses are located on Higgins Road, including the South Barrington Office Center.

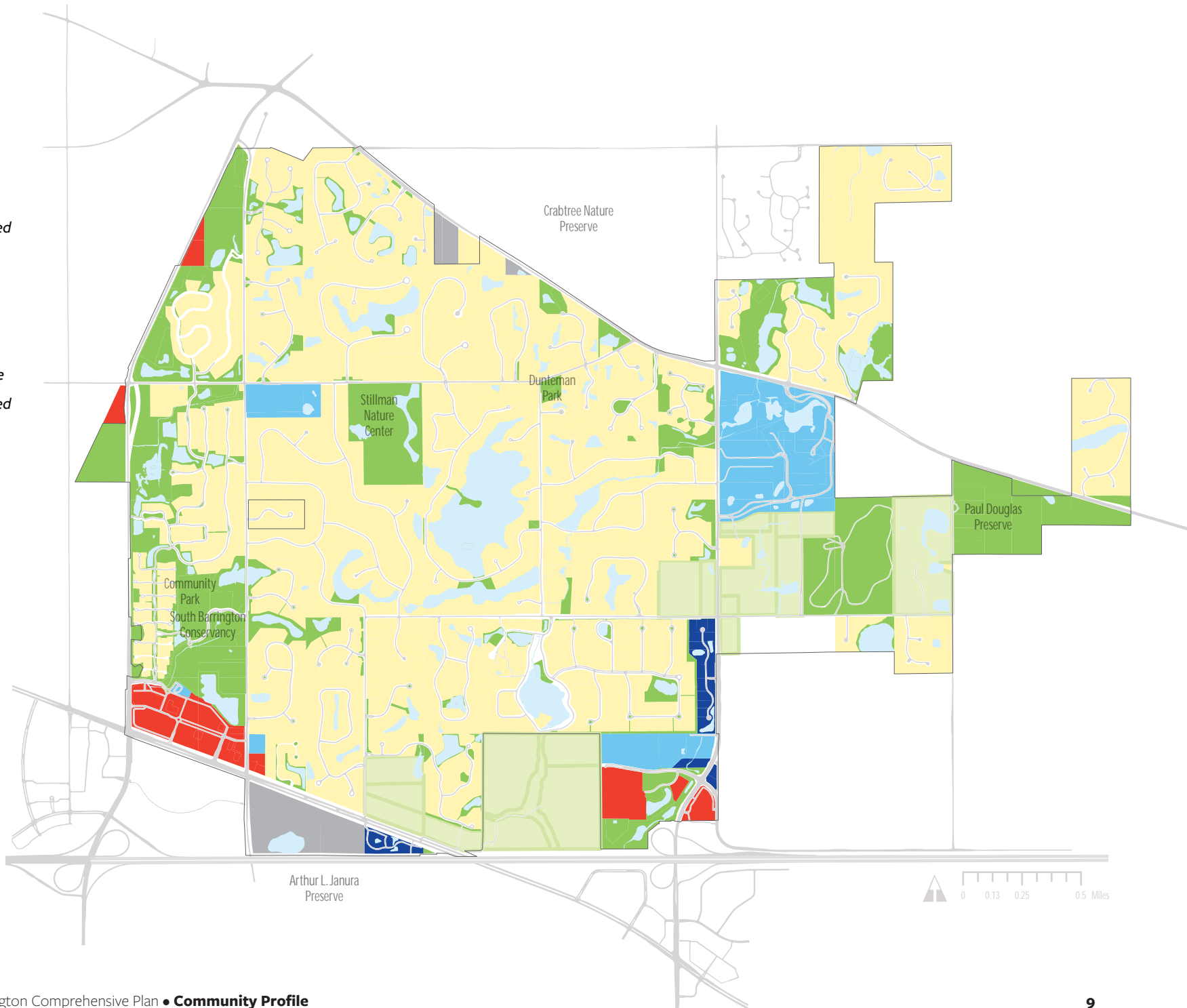
Parks and Open Space. This land use includes parks that provide both active and passive recreation options as well as open space areas. Parks consist of public parks owned and maintained by the South Barrington Park District as well as private parks in planned subdivisions. Open space areas include maintained natural areas within the Village along with detention ponds, lakes, and forest preserves that surround the Village. In addition to parks and open space, the South Barrington Conservancy is located on 35 acres along Bartlett Road and has a mission to provide conservation of the Villages wetlands and allow for the enjoyment of its natural areas.

Public/Semi-Public. Public and semi-public uses include local government uses, municipal facilities, community service providers, schools, and places of worship and assembly.

Vacant or Undeveloped. Areas identified as vacant or undeveloped include both natural areas, such as fields or wooded areas that have not been prepared for development or set aside for conservation, as well as properties and parcels that can be considered available for development/redevelopment.

Existing Land Use

- Single-Family Detached
- Agriculture
- Commercial
- Office
- Public/Semi-Public
- Parks and Open Space
- Vacant or Undeveloped



CHAPTER 3



The following vision and goals have been developed based on input received through outreach efforts as well as the analysis of existing market and demographic conditions presented in the “Community Profile.”

The vision statement and goals serve as a narrative that provide the Village of South Barrington with a sense of direction and priorities. They act as the structure of the Plan and help to inform future decision-making.

The **Vision Statement** is a narrative that illustrates the Village’s pathway to the future. It depicts what the community can achieve following the adoption of the Comprehensive Plan. The narrative reflects the community’s collective desires and serves as the foundation for the Plan’s goals, policies, and recommendations.

Goals describe desired results toward which planning efforts should be directed. They are broad and long-range. Goals require the culmination of many smaller actions to be fully achieved.

The Vision provides an overarching and aspirational foresight that describes the type of community South Barrington desires to be by the year 2040.



Vision Statement

The vision for South Barrington is to remain a welcoming and vibrant community that balances retreat from the city with access and enjoyment of all the amenities Chicagoland has to offer. The Village's tireless work to protect its established identity as a community of estate lots, beautiful open spaces, natural areas, commercial uses that are an amenity, and a high quality of life for residents will ensure that South Barrington continues to be a desirable and diverse community for generations to come.

The thoughtful and harmonious development of key sites will reflect the community's high standards and existing established character, while accommodating new homes, businesses, and amenities to meet the needs and aspirations of current and future residents. New opportunities to shop, dine, and gather further enrich the sense of community and pride and are a result of the Village's fruitful partnerships with the local business community.

The community will continue to be a steward of the natural environment by preserving and enhancing its open spaces, environmental features, lakes and ponds, tree canopy, and picturesque vistas. All of these attributes are defining elements of the Village's character, identity, and overall desirability.

Quality community facilities and services will continue to be a hallmark of South Barrington. With a professional and responsive Village government in coordination with various local, regional, and state entities, the Village will work to ensure safe, effective, and attractive roadways throughout the community. Opportunities for improved walking and biking facilities and connections will be pursued in support of the healthy and active lifestyles Village residents seek.

Goals

- Protect the Village's established neighborhoods and the predominant large-lot, single-family, residential character.
- Ensure all new development is compatible with and supportive of the Village's high standards, excellent quality of life, and existing community character.
- Support the provision of residential development that meets the needs of current and future populations.
- Strengthen the vibrancy and vitality of existing commercial areas and seek additional opportunities for the development of desirable new commercial uses in strategic locations.
- Protect and enhance the open spaces, environmental features, and mature trees that significantly contribute to the Village's overall character and sense of place.
- Enhance pedestrian and bicycle connectivity and mobility throughout all areas of the Village.
- Improve the safety, appearance, and overall functionality of major roadways in the Village and improve access to regional and local transit systems.
- Continue to provide responsive and high-quality facilities, services, and infrastructure to Village residents and businesses.
- Work cooperatively with neighboring communities to coordinate planning and development of adjacent areas.



QHI Media

CHAPTER 4



LAND USE & DEVELOPMENT

The Village of South Barrington has a well-established, land use pattern comprised primarily of single-family residential neighborhoods, commercial areas and business uses along major corridors, and open space and natural areas distributed throughout the community. Although much of South Barrington is already developed, there are several properties within the Village and in its planning area that are vacant and represent prime candidates for redevelopment.

The goal of this land use plan is to protect and enhance established residential areas and the overall character of the Village, while ensuring that future development and redevelopment is consistent with the established vision and standards of the community, compatible with surrounding neighbor-

hoods, provides needed and desirable housing, businesses, and amenities, and contributes to South Barrington's image, identity, and overall quality of life.

The Land Use Plan is intended to protect and enhance established residential areas and the overall character of the Village, while ensuring future growth is consistent with the vision and standards of the community and contributes to South Barrington's image, identity, and overall quality of life.

Land Use Categories

The Land Use Plan includes the following land use categories:

Large Lot Single-Family Detached

Large lot single-family detached land uses consist of residential neighborhoods with single-family detached custom homes on lots larger than one and a half acres. Large lot single-family detached is the predominant land use in the Village. These neighborhoods are primarily east of Bartlett Road and feature winding roads, ample open space, and integrated natural areas.

Single-Family Detached

Single-family detached land uses consist of residential neighborhoods with single-family detached homes on lots less than one and a half acres in size. These neighborhoods are primarily west of Bartlett Road and feature winding roads with natural landscapes.

Planned Residential

Planned residential land uses consist of master planned residential neighborhoods with a mix of housing types. This flexible land use type is identified in areas of transition between nonresidential uses and the Village's large lot single-family neighborhoods to help create a buffer. Planned residential areas can also provide new housing options that could appeal to young professionals, new families, and seniors looking to downsize in terms of square footage but not in terms of quality. Planned residential areas should be developed through the Village's Planned Unit Development process to ensure the mix of housing types and quality of development is in keeping with South Barrington's high standards.

Commercial

Commercial land uses include retail, restaurant, and service uses in planned lifestyle shopping centers, like The Arboretum, and in more traditional auto-oriented retail along key corridors. Commercial areas are primarily found along Higgins Road, which includes The Arboretum shopping center, and along the I-90 and Barrington Road interchange, which includes businesses such as AMC Theatres, the South Barrington Club, bank, local restaurants, and medical and veterinary offices. Commercial land uses have a regional appeal and should be a destination for retail, dining, and entertainment moving forward.

Neighborhood Commercial

Neighborhood commercial land uses are small-scale, and low intensity commercial nodes that serve the daily shopping, service and office needs of area residents. Neighborhood commercial is identified as being appropriate at the southeast intersection of Barrington Road and Mundhank Road to build off the existing office center at the southwest corner of the intersection and the commercial strip center in Hoffman Estates southeast of the intersection. Extensive screening and buffering between commercial and residential uses, public gathering space, pedestrian and bicyclist facilities, and high-quality architecture and design should be incorporated into new development.

Office Park

Office park land uses are master planned developments with coordinated architecture, building materials, landscaping, signs, and parking. Buildings in office parks are residentially scaled and feature design elements typical of residential development such as sloped roofs, dormers, window cornices, and masonry construction. Office park areas are primarily located along Higgins Road and I-90 (South Barrington Office Center), along Barrington Road (South Barrington Executive Center), and along the I-90 corridor.

Business Park/Corporate Campus

Business park/corporate campus development may feature larger scale, class A office buildings with high quality finishes, an attractively landscaped campus, and exceptional amenities and access. Limited warehousing uses should be in similar high-quality buildings with all truck and service-related components located to the rear of buildings or extensively screened and buffered from the right-of-way. Business park/corporate campus development has been identified for the vacant land area south of Higgins Road, east of Bartlett Road, and west of the South Barrington Office Center. This area is highly visible from I-90 and Higgins Road and is separated from residential land uses, making it an ideal location for a master planned development including research and development, office, and limited warehousing uses.

Parks and Open Space

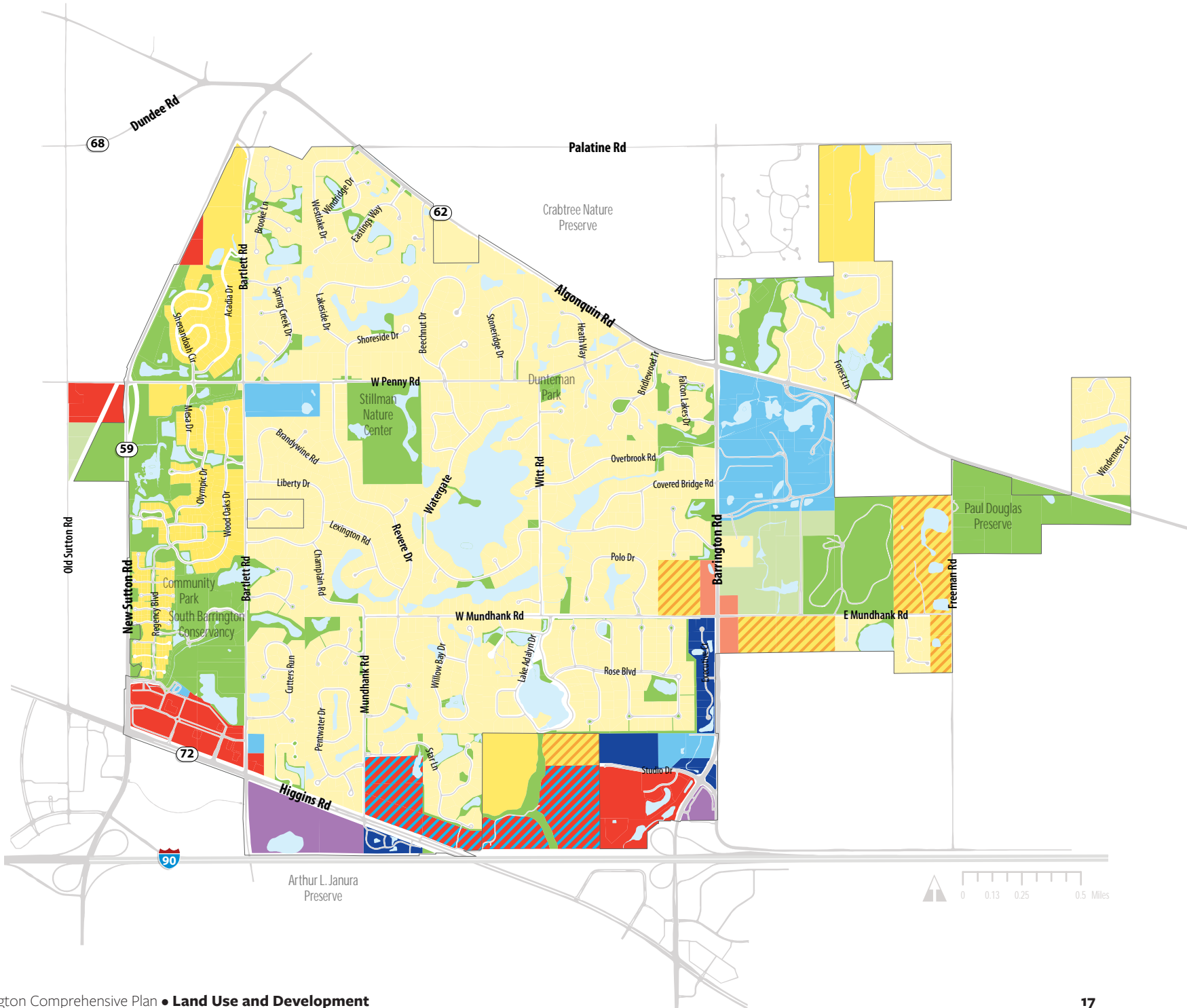
Parks and open space land uses are formal parks, dedicated open spaces, natural areas, water features, and other areas used for passive and active recreation.

Public/Institutional

Public and institutional land uses provide or support public services and amenities including Village-owned property, Barbara B. Rose Elementary School, Willow Creek Community Church, and an assisted living facility. These uses are valued contributors to local quality of life. However, if parcels are sold and transitioned away from their current use, future development should be guided by the scale and character of adjacent development, and broader land use policies influencing surrounding properties.

Future Land Use

- Agriculture
- Large Lot Single-Family Detached
- Single-Family Detached
- Planned Residential
- Single-Family Detached & Planned Residential Mix
- Neighborhood Commercial
- Commercial
- Commercial and Office Park Mix
- Office Park
- Business Park/Corporate Campus
- Public/Institutional
- Parks and Open Space



Development Opportunity Sites

To establish the Land Use Plan, the Village identified sites that were vacant, underutilized, or otherwise susceptible to change. In total, 21 development opportunity sites were reviewed to determine appropriate and desirable future land use designations that respond to existing land uses and development, the character of surrounding areas, market realities, and community aspirations. Three sites (7, 20, and 21) were determined to be best suited for parks and open space moving forward. Of the remaining 18 sites, some are currently occupied by businesses and uses that may very well remain for years to come. Other sites are vacant and represent likely sites for new development. The purpose of examining these areas is to determine an appropriate land use in the event that development or redevelopment is proposed. Review of these areas is to guide any new development that may be proposed. Detailed considerations on the future land use and development characteristics of each opportunity site are included in the upcoming Residential Areas Plan and Commercial and Employment Areas Plan.

Support Development Consistent with the Comprehensive Plan

To ensure new development meets the needs of the community, positively reflects the Village's character, and respects the existing open space and natural beauty of South Barrington, it is essential that future development be consistent with the Comprehensive Plan.

Key Considerations:

- Update the Village's zoning, sign, and subdivision ordinances to ensure that regulations are aligned with the Plan.
- Require developers and property owners to identify how their applications for discretionary approval, such as planned unit developments and special uses, are consistent with the Comprehensive Plan.

Coordinate with Owners of Potential Development Sites to Set Expectations and Ensure Understanding of Village Goals

Communicating with the owners of potential development sites is a necessary step in implementing the Plan. Providing outreach and education to owners in regard to the future goals of South Barrington, what the community desires for new development, as well as site-specific recommendations on land use and design can help to ensure that owners are on board with the vision of South Barrington.

Key Considerations:

- Proactively meet with property owners of development opportunity sites to discuss Plan vision, goals, and considerations.
- Encourage property owners to align property marketing materials with the land use plan to streamline the entitlement process.

Continue to Collaborate with Neighboring Communities

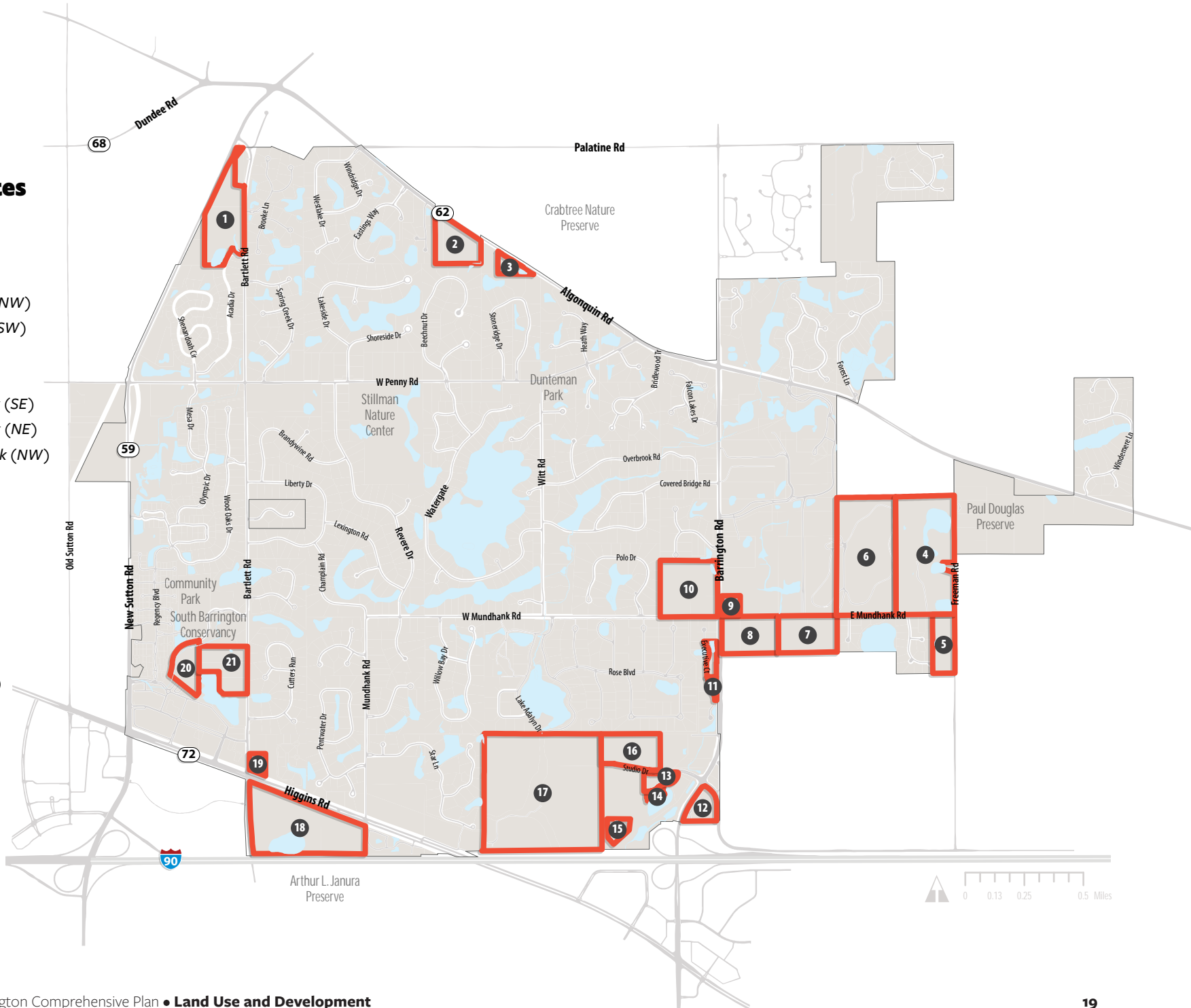
South Barrington shares its borders with the Village of Hoffman Estates to the south and east, the Village of Inverness to the northeast, the Village of Barrington Hills to the northwest, and unincorporated areas of Cook County. As the Village continues to grow and evolve, it is important to work with these surrounding communities. These partnerships will help to ensure that the region's potential can be optimized, that planning efforts are reflecting the needs of all communities, and that smooth transitions and connectivity is provided between municipalities. Collaborating with neighboring communities can also provide opportunities to share planning and development ideas and inspire new projects that were not previously conceived.

Key Considerations:

- Facilitate semi-annual meetings with neighboring communities to coordinate planning efforts.
- Establish joint plans with adjacent municipalities for key areas and corridors.

Opportunity Sites

1. Park District
2. Algonquin Rd (W)
3. Algonquin Rd (E)
4. Freeman & Mundhank (NW)
5. Freeman & Mundhank (SW)
6. Dormant Landfill
7. Mundhank
8. Barrington & Mundhank (SE)
9. Barrington & Mundhank (NE)
10. Barrington & Mundhank (NW)
11. Executive Center
12. Millrose
13. AMC
14. AMC
15. AMC
16. Village Owned
17. West of Studio Drive
18. Allstate
19. Higgins & Bartlett (NE)
20. Park District
21. Village Owned



CHAPTER 5



South Barrington's neighborhoods are the pride of the Village, encompassing architecturally diverse homes on large estate lots, surrounded by an abundance of mature trees, open space, and water features. The neighborhoods are a defining characteristic of the Village, helping to create the community's overall charm, identity, and sense of place and establishing South Barrington as highly desirable place to live.

The Residential Areas chapter identifies policies that define and preserve existing residential character, support collaboration with Homeowners Associations, and promote new desirable development. The Comprehensive Plan seeks to ensure that future neighborhood development will positively impact the fabric of the community.

This chapter includes considerations pertinent to existing residential areas throughout the community as well as more detailed recommendations for development opportunity sites suited for creation of new residential neighborhoods. The development opportunity sites identified in this chapter have been selected based on their appropriateness for future residential growth.

The neighborhoods are the largest contributors to South Barrington's character and help to define its charm and identity and make the Village a desirable place to live.



Residential Areas

Preserve Neighborhood Character

The preservation of the highly sought-after character of South Barrington's neighborhoods is essential. New residential development in identified opportunity sites should complement the character of existing surrounding neighborhoods and be of a design that is responsive to and supportive of existing residential areas.

Key Considerations

- Review all zoning and subdivision regulations to ensure existing and new residential development is guided in a manner that ensures the desired neighborhood character, while streamlining the ability to invest appropriately in existing residential properties in an “as of right” manner.
- Consider the development of a tree preservation ordinance or environmental features ordinance to further protect existing mature trees and environmental features throughout all residential areas of the Village.

Collaborate with Homeowners Associations to Educate Residents, Enhance Covenant Enforcement, and Maintain the Desirability of Neighborhoods

Most neighborhoods in South Barrington are governed by Homeowners Associations that are responsible for the enforcement of covenants and the maintenance of common areas. Despite their presence being commonplace in the community, the role and responsibility of Homeowners Associations is not widely known. Providing support to the Homeowners Associations will help ensure South Barrington's neighborhoods continue to be highly desirable places to live.

Key Considerations:

- Facilitate Homeowners Association training to educate members on their roles and responsibilities.
- Encourage the involvement of Homeowners Associations in planning and development processes to ensure neighborhood voices are represented.
- Continue the Homeowner Association Liaison Officer program to resolve issues within neighborhoods such as speeding, criminal damage, and juvenile issues.

Promote Desirable Development

Areas identified for planned residential development should be compliant with the Planned Unit Development ordinance to ensure the mix of housing types and quality of development is consistent with South Barrington's high standards. The Village should update its Planned Unit Development ordinance as detailed in the key considerations below to be an effective tool for plan implementation.

Key Considerations:

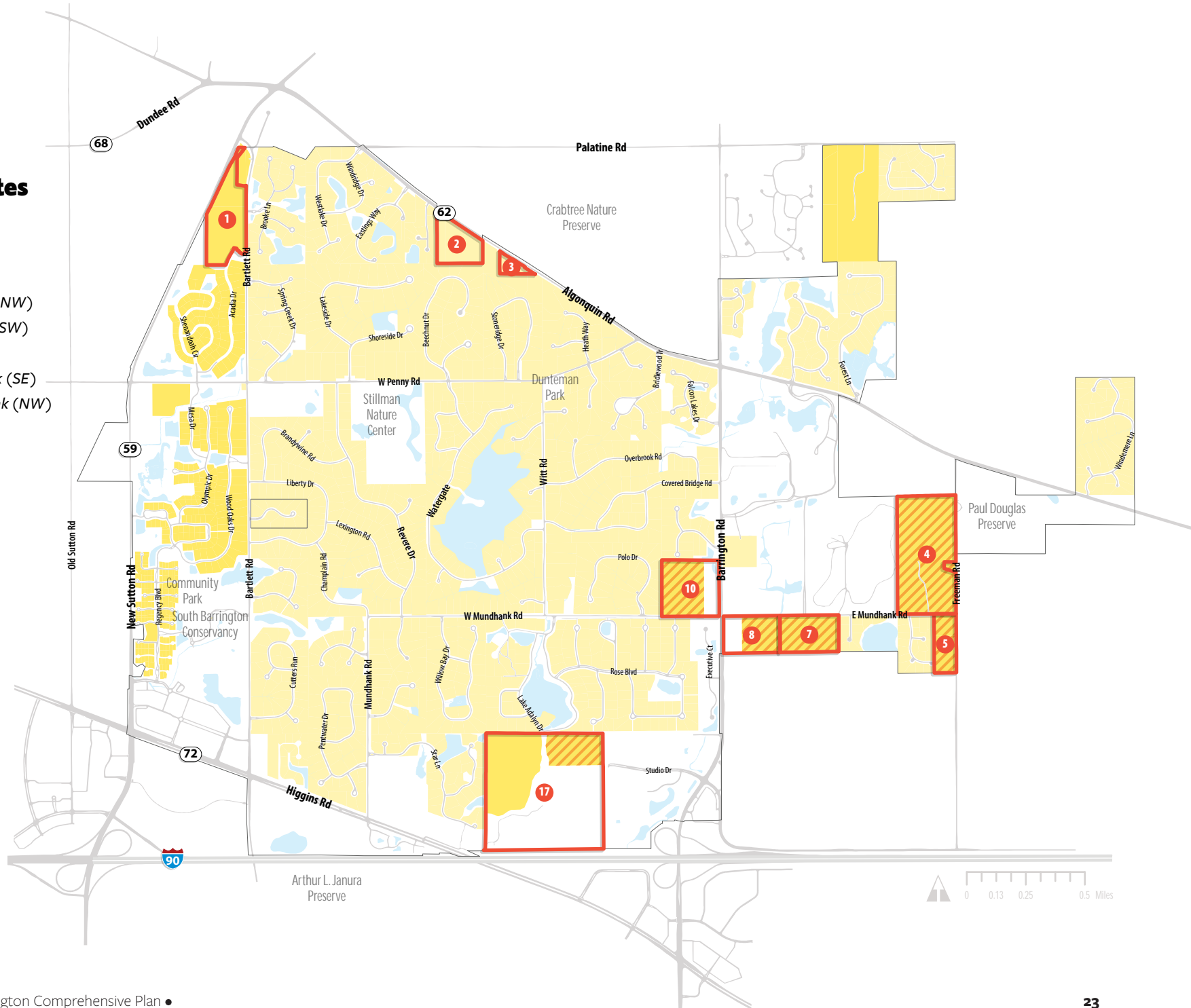
- Eliminate the planned unit development base district and establish a planned unit development overlay district.
- Require all requests for deviation from the standards of the underlying base district to be justified based on a set of established modification standards that reflect the community's goals and objectives.
- Establish a set of review criteria for planned unit developments overall, including alignment with the Comprehensive Plan, to increase certainty in the development process for applicants.

Residential Opportunity Sites

1. Park District
2. Algonquin Rd (W)
3. Algonquin Rd (E)
4. Freeman & Mundhank (NW)
5. Freeman & Mundhank (SW)
7. Mundhank
8. Barrington & Mundhank (SE)
10. Barrington & Mundhank (NW)
17. West Studio Drive

Land Use

- Opportunity Sites
- Large Lot Single-Family Detached
- Single-Family Detached
- Planned Residential
- Single-Family Detached & Planned Residential Mix





Residential Opportunity Sites

To ensure the goals and key actions are implemented, key residential opportunity sites have been identified to provide specific development recommendations.

Site 1

The future land use designation of Site 1 is single-family detached, like the majority of residential uses west of Bartlett Road. If this site were to develop, consideration should be given to connecting with Acadia Drive to the south and aligning the entrance to the neighborhood with Hidden Lakes Boulevard to the east.

Site 2

The future land use designation of Site 2 is large lot single-family detached. If this site were to develop, it should reflect the density and character of the surrounding neighborhoods.

Site 3

The future land use designation of Site 3 is large lot single-family detached. If this site were to develop, it should reflect the density and character of the neighborhoods to the south.

Site 4

The future land use designation of Site 4 is large lot single-family detached. If this site were to develop, consideration should be given to the preservation of the water features that currently exist through the allowance of lots that are less than 1 acre in size. If the water features are not preserved, the density and character of the neighborhood should reflect that of the neighborhood to the south along Mohawk Drive.

Site 5

The future land use designation of Site 5 is single-family detached or planned residential. If this site were to develop, it should reflect the architectural character of the neighborhood to the west and reach a density that provides an effective transition between the neighborhood to the west and those in adjacent municipalities.

Site 7

The future land use designation of Site 7 is single-family detached and planned residential mix. With existing single-family residential to the east and data center uses to the south, the site is well suited for a mix of residential uses, possibly including single-family detached, single-family attached, and other housing types that could appeal to young professional, families, and seniors.

Site 8

The future land use designation of Site 8 includes single-family detached and planned residential mix on the eastern portions of the site, which can accommodate development that is compatible with and transitioning between adjacent land uses including commercial, residential, and Hoffman Estate data centers to the south.

Site 10

The future land use designation of Site 10 is single-family detached and planned residential mix on the western portions of the site, accommodating development that could provide appropriate transition from Barrington Road fronting commercial to the existing single-family homes west of the site.



Site 17

The future land use designations of Site 17 include office park, commercial, planned residential, and single-family detached. The delineations between the land uses are based on existing natural buffers that should be preserved moving forward. Recommendations regarding the residential portions of the site are included below and those for the office park and commercial portions of the site are included in the Commercial and Employment Areas Plan.

The northeast portion of the Site, north of Studio Drive, is identified for single-family detached or planned residential development. These residential uses will support the vibrancy of the adjacent commercial areas and provide a buffer between the nonresidential uses to the south and the large lot single-family detached uses to the north. If the site were to develop, access should be provided by extending Studio Drive to the west.

The single-family detached portion of the site is in areas adjacent to existing large lot single-family detached neighborhoods. This designation provides a transition between the nonresidential uses identified for the southern portion of the site and the large lot single-family detached neighborhoods to the north and west.



CHAPTER 6



COMMERCIAL AREAS

Commercial areas in South Barrington are a vital part of the Village's economic base and provide essential and desirable goods and services, helping to strengthen the Village's identity and sense of place. Commercial areas are primarily located on the Village's periphery and along major roadways including Higgins Road, Barrington Road, and Sutton Road. Commercial uses in the Village provide a wide range of offerings, including retail, restaurant, hospitality, personal and professional services, and more.

When new commercial development occurs in the Village in the future, it is essential to minimize the negative impacts on existing neighborhoods and areas identified for potential residential development. Any new commercial development should be considered as a potential opportunity to further enhance the Village's image, identity and overall community character.

This chapter includes considerations for existing commercial areas within the Village as well as more detailed considerations for identified development opportunity sites.

The primary goal of the commercial areas is to retain, attract and expand high-quality commercial retailers, service providers, and employers through location, size, and appearance that is complementary to the surrounding neighborhoods.



Commercial Areas

Ensure Compatibility with Residential Neighborhoods

South Barrington provides a high-quality range of commercial opportunities that feature a strong base of small local businesses while also providing regional retailer commercial opportunities. These commercial areas are located near residential neighborhoods, which reinforces the importance of compatibility and appropriate design, screening, and buffering. Although commercial uses are identified for select areas of the community, proximity to residential areas will remain a factor. To minimize impacts from commercial development on residential neighborhoods, the Village should consider the following:

Key Considerations:

- Develop design guidelines for all commercial development in the Village including details on the desired building orientation, massing, façade articulation, landscaping and site amenities, and building design elements such as building entries, dormers, and rooflines. A list of recommended and acceptable building materials and decorative building elements should also be included.
- Establish use-specific provisions in the Village’s zoning ordinance that include additional requirements outside of general development standards such as permitted hours of operation.
- Enhance landscaping and screening requirements for parking lots, transitional yards, and building foundation areas.
- Require the preservation of existing natural buffers to provide screening between commercial/employment and residential land uses.
- Revise the Planned Unit Development process to require that applicants host a pre-application meeting with surrounding property owners and include evidence that all feedback was considered in their application.

Support Existing and Future South Barrington Businesses

A key element to creating vibrant and desirable commercial areas is fostering a unique sense of place – an environment that is distinctly South Barrington that cannot be duplicated elsewhere. Existing commercial areas, such as the Arboretum serve as an example of unique sense of place, providing a vibrant mix of uses, pedestrian amenities, and a comfortable and attractive environment for visitors. Future commercial development should provide similar quality and levels of detail to support South Barrington’s overall character and identity.

Key Considerations:

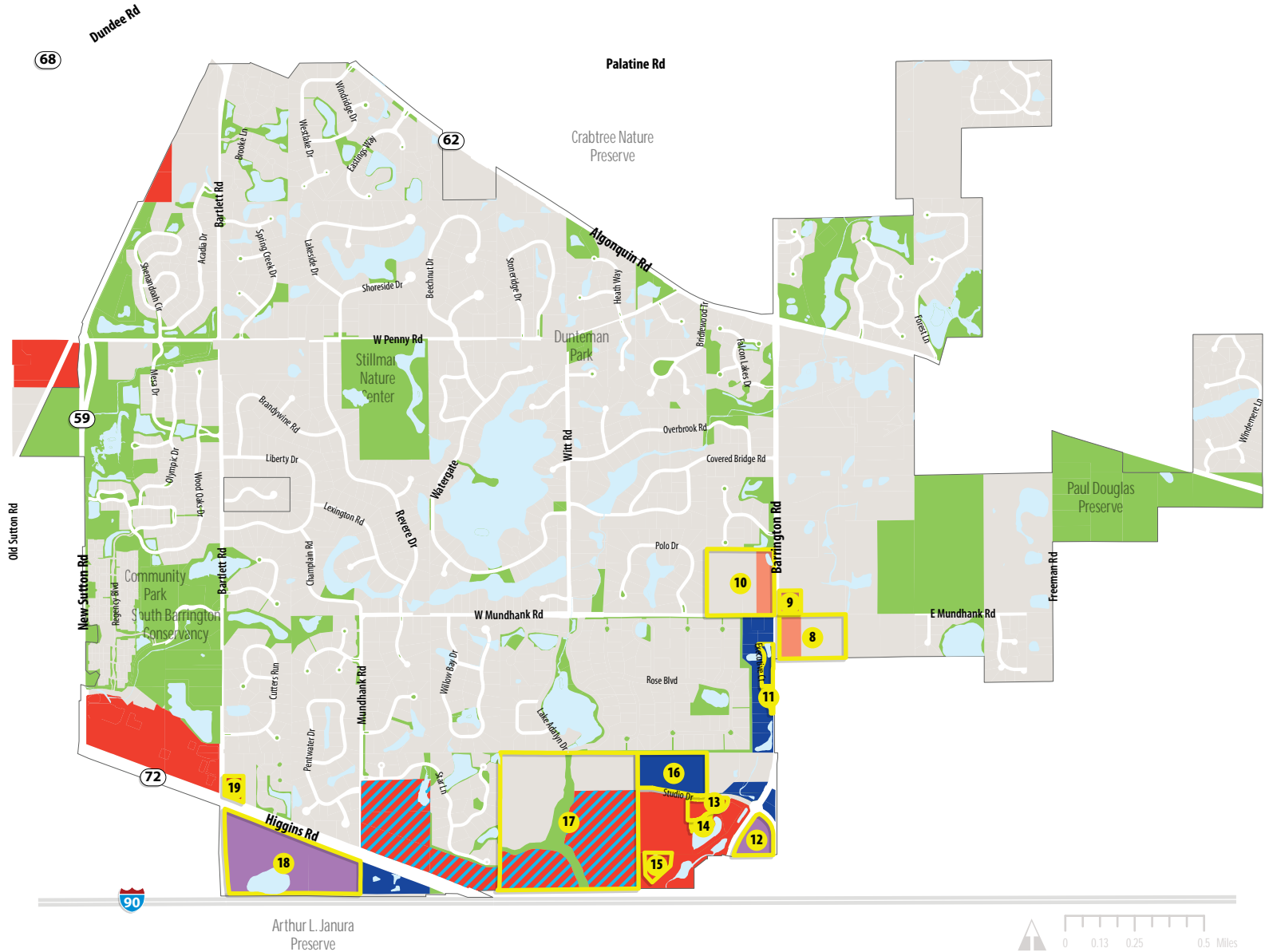
- Partner with The Arboretum to actively pursue/recruit desirable businesses for vacant storefronts.
- Collaborate with The Arboretum on community events.
- Develop a “small business starter guide” to better support the development of small, locally owned businesses to enhance the Village’s sense of place and establish South Barrington as a regional destination.
- Coordinate with the Barrington Area Chamber of Commerce to help promote and market small, locally owned South Barrington businesses and commercial areas.

Commercial and Employment Opportunity Sites

- 8. Barrington & Mundhank (SE)
- 9. Barrington & Mundhank (NE)
- 10. Barrington & Mundhank (NW)
- 11. Executive Center
- 12. Millrose
- 13. AMC
- 14. AMC
- 15. AMC
- 16. Village Owned
- 17. West of Studio Dr
- 18. Allstate
- 19. Higgins & Bartlett (NE)

Land Use

-  Opportunity Sites
-  Open Space and Natural Areas
-  Neighborhood Commercial
-  Commercial
-  Commercial and Office Park Mix
-  Office Park
-  Business Park/Corporate Campus
-  WaterFeatures_Clip





Commercial Opportunity Sites

To ensure the goals and key actions are implemented, key commercial and employment opportunity sites have been identified to provide specific development recommendations.

Sites 8, 9, & 10

The future land use designation of the western portion of Site 8, all of site 9, and the eastern portion of Site 10 is neighborhood commercial, essentially of the of the Barrington Road frontage for these three sites. Neighborhood Commercial development in this area should be of a residential scale and buildings should feature architectural details common to residences in the community such as sloped roofs, dormers, window cornices, and masonry facades. Landscape materials and berms should be utilized to buffer and screen the nonresidential development from the surrounding residential neighborhoods.

Sites 11

The future land use designation of Site 11 is office park. Although future redevelopment is not expected, if it were to occur, consideration should be given to the provision of employee amenities such as pedestrian access to nearby commercial areas or outdoor dining/gathering space.

Site 12

The future land use designation of Site 12 is commercial. This area is highly visible from I-90 and is a gateway into South Barrington. If the site were to redevelop, high standards of site design and building architecture should be enforced to ensure that it reflects the character of the community and sets the tone for the Village as a whole.

Sites 13, 14, & 15

The future land use designation of Sites 13, 14, and 15 are commercial. Additional development should be encouraged to better utilize the existing movie theater parking lot, and further establish the area as an entertainment and dining destination.

Site 16

The future land use designation of Site 16 is office. The Site is currently owned by the Village and should be developed as an office park.



Site 17

The future land use designations of Site 17 include office park, commercial, planned residential, and single-family detached. The delineations between the land uses are based on existing natural buffers that should be preserved moving forward.

The southwestern portion of the site, adjacent to Goebbert's Farm, as well as the eastern portion of the site south of Studio Drive, should be developed with office park and/or commercial land uses. If the site were to develop, access should be provided in cooperation with Goebbert's Farm via a Higgins Road "frontage road" as well as through the extension of Studio Drive. Recommendations for the residential portions of the site are included in the Residential Areas section of the Plan.

Site 18

The future land use designation of Site 18 is business park/corporate campus. If the site were to develop, site access should be carefully planned to ensure truck and other traffic minimally impacts the large lot, single-family detached neighborhoods to the north of Higgins Road.

Site 19

The future land use designation of Site 19 is commercial. Redevelopment of the site should be encouraged and feature high-quality site design and architecture that is compatible with The Arboretum development to the west.



CHAPTER 7



TRANSPORTATION & MOBILITY

South Barrington's transportation network is a key component of the community's appeal. The Village's easy access to I-90 connects the community to many cultural amenities, the wider Chicagoland job market and O'Hare International Airport. At the same time, its more rural, collector roadways and winding local streets foster a serene, retreat-like environment, which is one of the central components that makes South Barrington so desirable.

A diverse transportation network ensures a safe, efficient, and inclusive circulation of vehicles, pedestrians, and cyclists.

Existing Roadway Network

The Village of South Barrington's roadway network is comprised of interstate highways, under the jurisdiction of the Illinois State Toll Highway Authority (ISTHA), and principal arterial roads that fall under the jurisdiction of the State of Illinois Department of Transportation (IDOT), including Barrington Road, Higgins Road, New Sutton Road, Algonquin Road and Palatine Road. Other major and minor collector roads, include Mundhank Road, Penny Road, Bartlett Road and Freeman Road, all under the jurisdiction of the Cook County Department of Transportation and Highways (DOTH). All other roads are under local jurisdiction or are private roadways in gated subdivisions and are not maintained by the Village

Functional Classification System

The state of Illinois classifies its roadways to indicate the character and service they provide. Technical roadway names are used for planning and design purposes to differentiate roadway types. Roadway classifications include:

- **Interstate:** Designed for speed and efficiency for long-distance commutes;
- **Principal Arterial:** Carry high volumes of traffic for long-distance commutes within a region and provide linkages to businesses, residential areas, and suburban centers;
- **Minor Arterial:** Provide connectivity within a smaller geographical area, serving lower traffic speeds and volumes, providing moderate commutes eventually linking to principal arterial roadways;
- **Collector:** Designed for short commutes with lower speeds and traffic volumes. Collectors provide connectivity from neighborhood streets to arterial roadways, and vice versa; and
- **Local:** Provide direct access to homes or businesses.

Coordinate Roadway Network Improvements with Proposed New Development

Development opportunity sites identified for commercial, office park, and business park/corporate campus land uses are concentrated along South Barrington's primary arterials while sites identified for residential uses are primarily located along the Village's major and minor collectors. If, in the future, development occurs at one or several of the development opportunity sites, the Village should work with other entities to ensure that the roadway network is improved to accommodate the associated increase in vehicle miles traveled (VMT) that would be generated by new land uses.

Key Considerations:

- Meet with IDOT and Cook County DOTD to review the Plan and discuss potential roadway and intersection improvements that are potentially needed to support Plan recommendations to increase connectivity for potential future development.

- Improve safety conditions by providing multi-modal connectivity along Barrington Road where it spans I-90.
- The Village should continue to advocate for the increase of bicycle and pedestrian connectivity.
- Continue to coordinate with IDOT on the Barrington Road improvements from Central Road to Algonquin Road/IL 62 planned for 2020-2025. Opportunity sites along Barrington Road that are situated between Central Road and Algonquin Road/IL 62 will benefit from the planned roadway improvements. Improvements include the widening of the roadway to two lanes in each direction, installing a curbed median, and constructing a 10-foot wide shared use path on the west side. The Village should also consider advocating for associated streetscape improvements such as the installation of median landscaping.

Roadway Classification

- █ Interstate
- █ Principal Arterial
- █ Minor Arterial
- █ Major Collector
- █ Minor Collector
- Local Road or Street
- Signalized Intersections
- Potential Roadway Connections
- - - Future Bike Paths
- ## Average Daily Traffic Counts

Jurisdiction

State

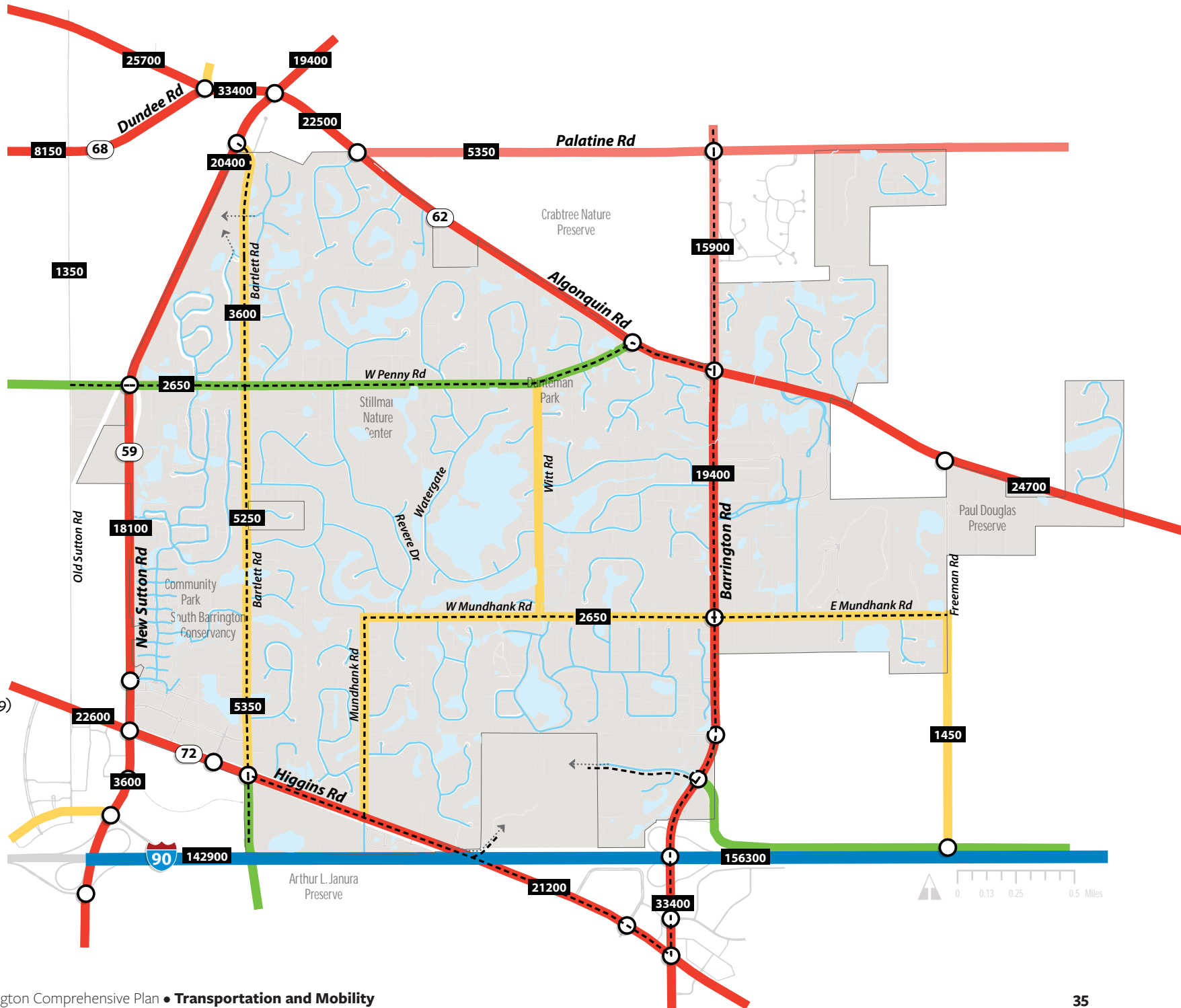
1. Barrington Road
2. Higgins Road (Rt. 72)
3. New Sutton Road (Rt. 59)
4. Palatine Road

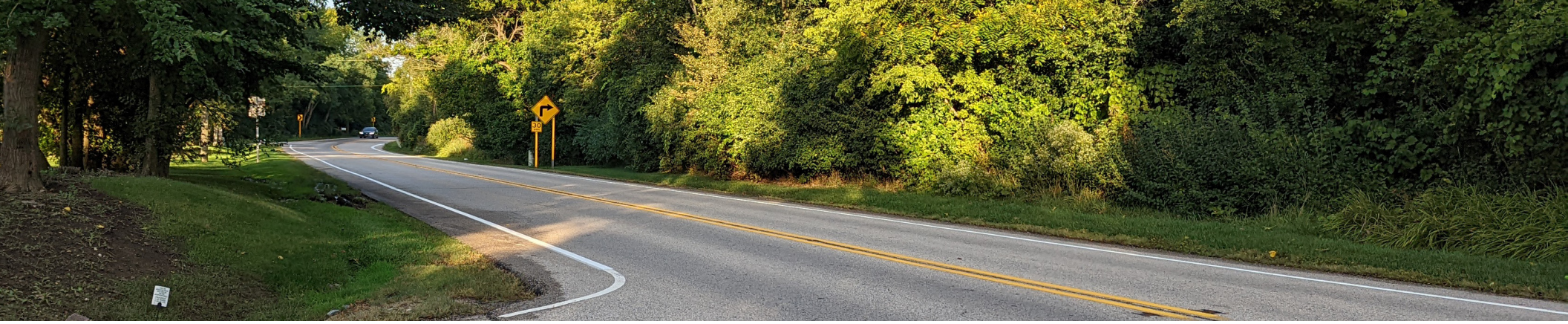
Tollway

1. Jane Addams Memorial Tollway (I-90)

County

1. Mundhank Road
2. Penny Road
3. Bartlett Rod
4. Freeman Road





Enhance Active Transportation Options

Like in many communities across the nation, private vehicles are the primary mode of transportation for residents of South Barrington. Automobile dependency along with limited alternative transportation options can adversely impact community accessibility and recreation options. As a result of having infrastructure that primarily caters to vehicular mobility, cyclist and pedestrian safety can easily be compromised, particularly for the youth and senior populations. To accommodate a healthy and active lifestyle, the Village should continue to develop an active transportation system.

Key Considerations:

- Develop a plan to provide an inventory of existing trails throughout the Village; engage the community on where they would like to see new trail connectivity; identify routes that connect County Roads to new trail heads in the community; and target grant funding and capital improvement spending.
- Increase trail amenities such as both educational and directional signage, benches, pavilions, and overlooks.

Collaborate to Improve Bicycle and Pedestrian Access to Natural Areas

A hallmark of the Village of South Barrington is its ample amount of open space and proximity to preserved natural areas. The community's high quality of life is closely tied to this open space and proximity to nature which helps to make South Barrington a peaceful, retreat-like Village. Improved access and connectivity to nature is important to ensure that all Village residents have the opportunity to benefit from these areas. Open space areas are primarily owned and maintained by the Cook County Forest Preserve and Stillman Nature Center.

Key Considerations:

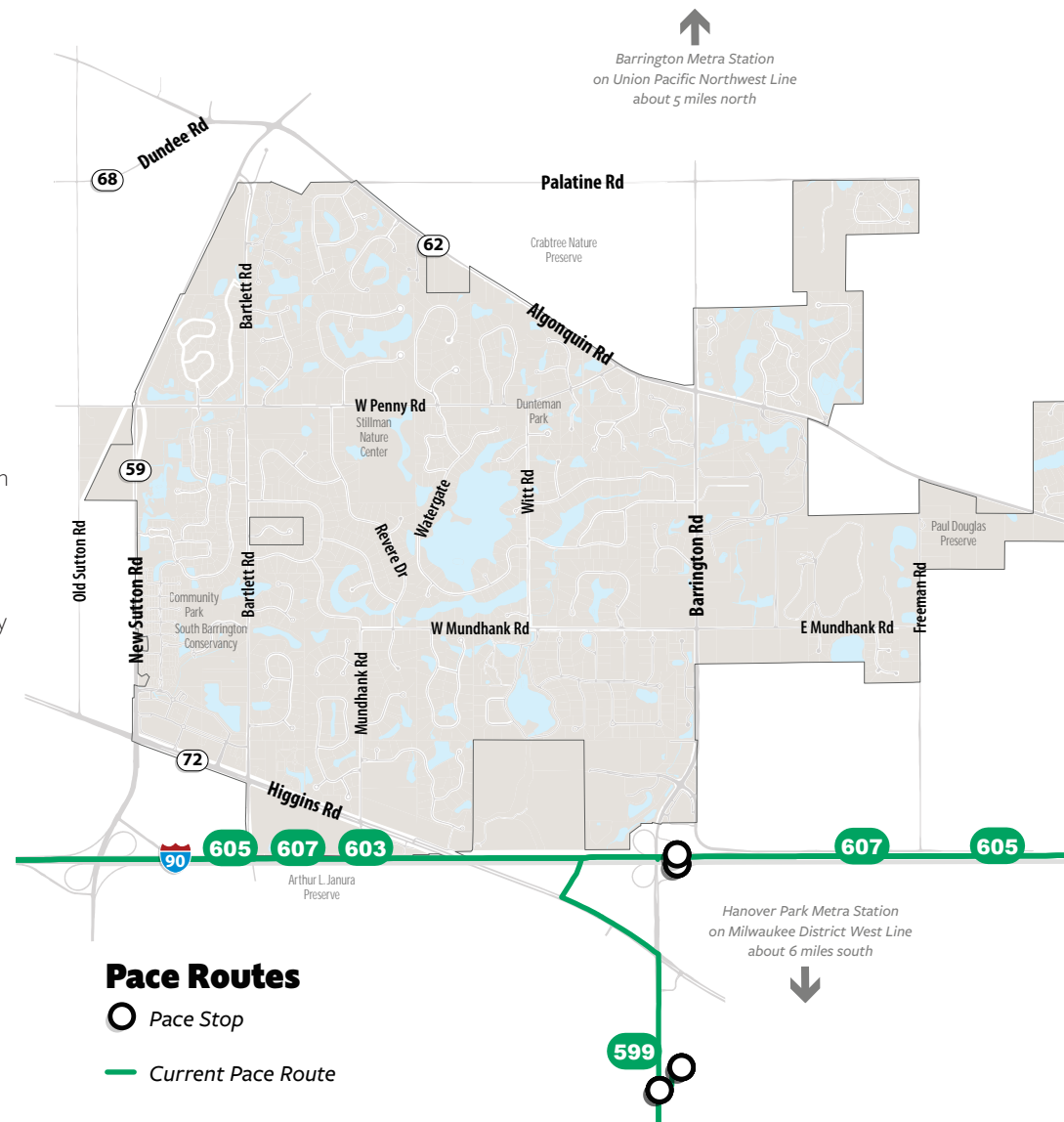
- Work with the Cook County Forest Preserve and IDOT to improve bicycle and pedestrian access to the Shoe Factory Road Prairie Nature Preserve.
- Work with Cook County and the Stillman Nature Center to install bicycle and pedestrian facilities along Penny Road to improve access.

Coordinate with PACE to Improve Access and Frequency of Transit

The PACE bus system currently serves South Barrington with the I-90/ Barrington Road Park and Ride Station. PACE also provides a Dial-A-Ride service for seniors and disabled residents for medical and daily shopping needs. With South Barrington's proximity to Chicago and O'Hare International Airport, it is important that the Village work to provide connectivity to regional transit services.

Key Considerations:

- Advocate to PACE for the expansion of the bus route along the I-90 corridor to extend to proposed and existing commercial and employment areas in the Village.
- Coordinate with owners and developers of development opportunity sites as well as owners and operators of existing commercial and employment uses to designate land for new bus stations.
- Establish standards for bus station design to ensure high-quality materials are utilized, public art is incorporated, and sustainable building practices are used.
- Create a Transit Plan that identifies highly trafficked nodes within the Village and ensures that these areas are adequately served by Pace Bus routes.



CHAPTER 8



COMMUNITY FACILITIES

The Village is well known for its beautiful landscapes and natural features including parks, open spaces, lakes, and ponds which improve the health and quality of life for residents and enhance the character and image of South Barrington. The first goal of the community's previous Comprehensive Plan was to achieve a balanced and healthy relationship between people and nature.

To accomplish this, the South Barrington Conservancy was established which is located on 35 acres of lightly wooded prairie and wetlands. Additionally, the Stillman Nature Center is a private nonprofit that provides environmental education and is located on 80 acres of preserved woods, lakes, and prairie. Parks and recreation within the Village are overseen by the South Barrington Parks District, a separate government agency from the Village itself.

This chapter includes recommendations regarding the expansion and enhancement of community facilities and amenities to respond to the Village's projected growth. Recommendations are also provided for the continued preservation of open space and natural areas, as well as the implementation of sustainable infrastructure and practices to strengthen South Barrington's stewardship of the environment.

The Village's landscapes and natural features include parks, open spaces, lakes, and ponds which contribute significantly to the quality of life and enhance the character and image of the Village, making South Barrington a highly desirable place to live.



Community Facilities

Community facilities include schools, parks, recreation facilities, preserves, municipal facilities, and religious facilities. South Barrington has a total of 11 community facilities that are well-distributed throughout the Village.

Promote Intergovernmental Cooperation

South Barrington consists of many parks, facilities and open space areas within Village boundaries including the South Barrington Club, Community Park, Marvin Dunteman Park and the Stillman Nature Center. In addition there are nearby surrounding Cook County Forest Preserve Facilities that offer many recreational opportunities.

Key Considerations:

- Cooperate with surrounding municipalities to explore strategies that will further protect open space and natural preserves within Cook County.
- Identify and protect environmentally sensitive land to preserve as conservation areas within the Village and surrounding communities.
- Continue to seek out and apply for grant opportunities aimed toward open space and restoration. For example, continue to apply for a ComEd Green Regions grant that funds these activities.
- Promote Conservation @Home to South Barrington homeowners in order to encourage sustainable gardening practices. Conservation @Home is a regional program that educates and supports homeowners on incorporating environmentally friendly practices on their property.

Community Facilities

1. Crabtree Nature Preserve
2. New Community Park
3. South Barrington Conservancy
4. Water Plant
5. Rose Elementary School
6. Stillman Nature Center
7. Dunteman Park
8. South Barrington Club
9. Village Hall & Police Department
10. Willow Creek Church
11. Paul Douglas Preserve

Land Use

- Education
- Preserve
- Parks and Recreation
- Municipal
- Religious
- Cook County Forest Preserve (outside South Barrington)
- Future Bike Paths





Maintain High-Quality Services

Village residents benefit from a range of services offered by the Village and partner organizations including:

- **Utilities:**

- **Water and Sewer:** Provided through private wells and septic tank systems for the majority of the Village, or provided by the Village’s Municipal Water Plant and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) for residents on the western edge and businesses along Higgins and Barrington roads.
- **(SWANCC) Energy:** Provided by ComEd and contracted suppliers.
- **Natural Gas:** Provided by NiCor Gas.
- **Telecommunications:** Provided by Comcast, AT&T and other providers.

- **Public Safety and Health:**

- **Fire Protection:** The Village is split into three fire protection districts: Barrington Countryside, East Dundee and Hoffman Estates.

- **Police Protection:** Provided by the South Barrington Police Department.

- **Education:**

- **Public Education:** Provided by Barrington School District 220, Carpentersville School District 300, Community School District 15, Township High School District 211, Harper College, and Elgin Community College.

- **Parks, Recreation, and Open Space:**

- **Public Parks and Recreation:** Provided by the South Barrington Parks District.
- **Forest Preserve:** Provided by the Cook County Forest Preserve.

It is important that the Village continue to work with all service and utility providers to ensure the residents of South Barrington continue to receive high quality services and competitive pricing.

Key Considerations:

- Coordinate with service and utility providers as new development is proposed to ensure sufficient capacity.
- Continue to support the South Barrington Park District with their recreational programs, facilities improvements, and public gathering programs.
- Promote intergovernmental coordination of community services through joint use and development of public facilities for community-wide use.

Improve the Function and Appearance of Stormwater Infrastructure

The Village of South Barrington’s residents and businesses are served by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) stormwater management services. MWRD created the 2018 Stormwater Management Program, which uses the framework from the 2014 Cook County Stormwater Management Plan and addresses a range of stormwater management issues through watershed regulations and watershed planning.

The Village continues to work with MWRD in the implementation of the Cook County Stormwater Management Program to improve the function and appearance of stormwater infrastructure. Phase II of the Stormwater Management Program is specifically geared to assist local municipalities by initiating the Phase II “Call for Projects” which identifies, provides funding for, and builds stormwater management and flooding projects for municipalities within Cook County.

Key Considerations:

- Participate in the Phase II “Call for Projects” to work with MWRD to enhance the Village’s stormwater infrastructure.
- Focus on green infrastructure options that can improve the appearance of the public realm while also mitigating impacts of stormwater and flooding such as bioswales, rain gardens, and permeable pavements.



Ensure Regulations Further Environmental Stewardship

The Village's zoning and subdivision ordinances are a useful tool for furthering South Barrington's role as a steward of the environment. The Village is conducting a thorough audit of its zoning code and regulations to identify opportunities to enhance standards, better accommodate new technologies and maintain best practices. Several key recommendations include the following:

Key Considerations:

- Modernize standards for alternative energy systems.
- Include the use of sustainable best practices as a standard of review for Planned Unit Developments.
- Promote the installation of electric vehicle charging stations in new parking lots.
- Require the use of native species in required landscape areas.
- Continue tree planting, preservation, and replacement programs, as well as education consistent with the Village's designation as a Tree City.

Emergence as a Leader in Municipal Sustainability

The Village of South Barrington has a long history of preservation, conservation, and prioritizing the protection of the environment. Enhancing community resilience will be essential to maintaining the high quality of life currently enjoyed by South Barrington residents. Resiliency efforts are often led by municipalities to showcase what is possible to the private sector and catalyze private investment. To continue to improve the Village's standing as a leader in municipal sustainability, it should consider the following key recommendations.

Key Considerations:

- Use permeable surfaces in the repavement/resurfacing of Village-owned parking lots.
- Utilize native landscapes in Village owned rights-of-way and on Village property.
- Require the consideration of sustainability and resiliency best practices for all budget initiatives.

CHAPTER 9



The South Barrington Comprehensive Plan is a foundation for future decision-making related to land use, development, and community improvement. The Plan is intended to direct action within South Barrington that supports the established vision and core community principles. Implementation will be critical to this effort, ensuring that the goals, objectives, and recommendations of the Comprehensive Plan foster positive momentum and continue to elevate South Barrington as one of the best communities in the country.

This process will require the cooperation of a diverse range of organizations and stakeholders, including Village staff, elected and appointed officials, public agencies, the local business community, property owners, developers, and residents. Working cooperatively, these groups will be essential to realizing the Village's vision for its future.

Use the Plan on a Daily Basis

The Comprehensive Plan should be used daily as the official policy guide for planning decisions made by the Plan Commission and Village Board. It should be used as a primary resource to assist with policy formation, prospective projects, development proposals, and planning initiatives, ensuring that future decisions are in line with the Village's set goals. Further, service providers and partner organizations should be encouraged to use the Comprehensive Plan when considering new development, facilities, infrastructure updates, and programming within their parameters.

The Plan should be used to:

- Evaluate and shape policies and regulations;
- Work with partner agencies and service providers;
- Review and evaluate development proposals;
- Prioritize public expenditures;
- Encourage private sector investment; and
- Ensure new facilities, infrastructure and programming align with the Plan.

To promote regular utilization of the Plan, the Village should:

- Post the Comprehensive Plan document on the Village website and make it available in hardcopy at the Barrington Area Library for easy public access.
- Educate the public in how the Plan is connected to development projects and other proposals occurring within the Village.
- Provide guidance to the Village Board and Plan Commission in the administration, interpretation, and continuous application of the Plan.
- Meet with key department heads and officials to explain the purpose, importance, and benefits of the Plan.
- Provide new staff, officials, and board members with the highlights, key take-aways and major goals of the Comprehensive Plan which are essential to local policy and initiatives.
- Maintain a list of possible amendments, issues, or needs which may be the subject of change, addition, or deletion from the Plan.
- Coordinate with and assist the Village Board in the Plan amendment process as necessary.

Action Plan

The Action Plan identifies critical next steps to assist the Village in implementing the South Barrington Comprehensive Plan. These steps focus on the incorporation of the Comprehensive Plan as a primary resource for planning efforts and policy decisions within South Barrington. The Action Plan also establishes a foundation for implementation of the goals, objectives, and recommendations of the South Barrington Comprehensive Plan over the next 10 to 20 years.

Integrate with Capital Improvement Program (CIP)

Long-term infrastructure needs should be mapped out, funded, and aligned with the Comprehensive Plan. The Village of South Barrington's Capital Improvements Plan should establish priorities, schedule, and identify potential funding sources for all public improvement projects within the Village.

The CIP typically schedules the implementation of specific projects identified in the Comprehensive Plan, particularly the restoration and upgrading of existing infrastructure, utilities, and Village facilities. As funding sources emerge and planned projects are completed, the Action Plan should be updated to include new projects, cost estimates, and revised priorities.

As municipal financial resources will always be limited and public dollars must be spent wisely, the Village should continue to use the CIP to provide the most desirable public improvements and stay within budget constraints.

Develop & Maintain Partnerships

Given South Barrington's regional position, it is essential that the Village develops and maintains partnerships with a wide variety of groups and organizations. Facilitating regular communication and cooperation with partners will support implementation of the Comprehensive Plan and identify opportunities to work collaboratively toward mutual interests. Further, it will facilitate a greater regional perspective in how issues are addressed in the area.

South Barrington already has a wide variety of partnerships which should be maintained in the future. Possibilities for new partnerships with organizations and agencies should be identified by the Village to aid in the implementation of the Comprehensive Plan. This should include neighboring municipalities, regional and state agencies, school districts, neighborhood groups, the local business community, and other groups with a vested interest in South Barrington.

The Village should continue to look for new opportunities to partner with the following groups:

- South Barrington Park District
- Barrington Public Library District
- Barrington, Hanover, Palatine and Cuba Townships
- Barrington School District 220, Carpentersville School District 300, Community School District 15 and Township High School District 211
- Harper College and Elgin Community College
- Cook County
- Forest Preserve of Cook County
- Village of Hoffman Estates
- Village of Barrington
- Village of Inverness
- Village of Streamwood
- Village of Barrington Hills
- Illinois State Toll Highway Authority
- Illinois Department of Transportation
- Metra
- PACE
- Barrington Area Council of Governments
- Barrington Area Chamber of Commerce
- Metropolitan Water Reclamation District of Greater Chicago
- Canadian National Railway

Maintain Public Communication

The South Barrington Comprehensive Plan and the comprehensive planning process were directly guided by the input of residents. This included public workshops, visioning sessions, stakeholder interviews, focus group discussions, online questionnaires, an interactive mapping tool, and other methods to engage with residents, businesses, property owners, local officials, and community stakeholders. In addition to supporting the planning process, these outreach efforts helped to foster stewardship for the Comprehensive Plan and communicate the importance of planning within South Barrington.

Moving forward, the Village should build upon this foundation by maintaining public communication to support implementation and future planning efforts. This should include regular correspondence with the public, such as online updates, announcements of major project achievements, and newsletters including information about planning and development efforts. In addition, the Village should maintain an avenue for residents and stakeholders to offer feedback and ask questions about planning initiatives and ongoing projects.

Review and Update the Plan

It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise that are beyond the scope of the current Plan, the Plan should be revised and updated accordingly.

The Village should regularly undertake a systematic review of the Plan every 5 years, and revise and update the Plan accordingly. The Village should also maintain a public list of potential amendments, issues, or needs. Ideally, this review should coincide with the preparation of the Village's budget and Capital Improvement Program and the preparation of an annual action agenda. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as commitments for the upcoming fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

Measure Progress

A key element of implementation will be measuring progress in achieving the goals and objectives set forth in the South Barrington Comprehensive Plan. This evaluation will include the review of the success of planning initiatives and projects, additional implementation efforts, and provide a meaningful understanding of when core goals have been achieved. To assist with measuring progress, performance metrics have been developed that identify potential metrics, desired trends, and proposed data resources organized by the goals of the Comprehensive Plan. The metrics are not meant to signify when an objective has been achieved but rather direct preferred trends that demonstrate positive change while encouraging continued improvement over the life of the Plan.

Action Matrix

An Implementation Matrix should be developed to help the Village track and plan for implementation actions over time. It should provide a complete list of all implementation strategies, policies and recommendations formulated within the South Barrington Comprehensive Plan, along with prioritization of activities and projects. In addition, the matrix allows the Village to approve specific, actionable items on an annual basis, in conjunction with annual budgeting and capital improvement programming, and evaluate progress based upon completed implementation strategies.

Because opportunities, conditions, and priorities may change over time, it is helpful for an Implementation Matrix to be developed by Village officials and staff, with direction from the Comprehensive Plan, and evaluated on an annual basis to monitor overall long-term implementation success.

The Implementation Matrix should offer a brief description of each project and indicate the following: Priority Level; Ease of Implementation; Role and Partners; and Potential Funding Sources.

Priority Level

Priority should be assigned with consideration for the cost, ease of implementation, and importance. Each strategy in the Implementation Matrix should indicate one of the following:

- Priority 1: Near-term, low-cost, easier to implement, critical
- Priority 2: Mid-term, essential
- Priority 3: Long-term, desirable

Ease of Implementation

The ease of implementation can be indicated by a traditional grade scale from A to F, with A being easiest to implement and F being most difficult to implement. This category is a collective indicator of the anticipated level of effort by responsible parties, estimated cost, budget opportunities, and general stakeholder interest.

Role and Partners

For many action items, the Village may very well take the lead role, sometimes working with other partners such as the County, neighboring communities, regional agencies, developers, or others. For other items, the Village may take on a supporting role, as another entity leads the effort. For action items identified, the Village should determine its role in undertaking the task, as well as identify any potential partners and what their role may be.

Potential Funding Sources

While some activities will need to be paid for out of the Village's General Fund, there will likely be some actions that are eligible for grant support or other funding. The Village should identify potential funding sources for various implementation items and stay abreast of new grants and funding mechanisms that become available over time.

A

POTENTIAL
FUNDING SOURCES

The following is a review of potential funding sources that the Village could pursue to support implementation of the Comprehensive Plan. It is important to note that funding sources are subject to change over time. As such, the Village should continue to research and monitor grants, funding agencies, and programs to identify deadlines, funding specifications, and new opportunities as they become available. These programs are organized by funding category, which include:

- General Economic Development
- Transportation & Infrastructure
- Parks, Trails, and Open Spaces

General Economic Development

Tax Increment Financing (TIF)

One of the primary purposes of TIF funding is to incentivize and attract desired development within key commercial areas. TIF dollars can be used for elements like infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development. TIF utilizes future increases in property tax revenues generated within a designated area or district, to pay for improvements and further incentivize continued reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF District increases, the incremental growth in property tax over the base year (the year the TIF was established) is reinvested in that area. Local officials may then issue bonds or undertake other financial obligations based on the growth in new revenue. The maximum life of a TIF district in the State

of Illinois is 23 years, although a district can be extended beyond that horizon to 35 years through authorization from the State Legislature. The Village needs to be judicious in how funds are allocated to ensure that catalyst projects receive priority. Each funding request should be carefully evaluated to ensure that it is in keeping with the vision for the Village.

Business Assistance Program

A business assistance grant program can be utilized to attract targeted retail businesses and assist existing businesses located within a particular area. As with a façade improvement program, business assistance funds are typically offered in the form of a matching grant that pays for a defined percentage of eligible expenditures. The expenditures are typically limited to build-out costs, signage, moving expenses, and physical improvements to the property necessary to accommodate a new business or the expansion of an existing business. Priority can be given to businesses that complement the Village's vision. The size of the grant available can also be tied to the overall impact the proposed project could have on the area. For example, the grant could be varied based on the anticipated sales tax to be generated by the project. Grant monies could be used to lessen the cost burden of relocating or expanding in South Barrington. A business assistance program would likely have the most influence in attracting small and medium-sized retail tenants and restaurants.

Restaurant Assistance Program

A restaurant assistance program is similar to a business assistance program but specifically targeted at restaurants seeking to locate within a community. As with any grant program, the Village can define the types of businesses that qualify for funding. For example, the assistance program could be limited to full-service restaurants only by specifying a minimum threshold for the percent of gross income derived from sales made for on-site consumption. Such funds could assist with renovating an existing space to accommodate restaurant use or in the construction of a new restaurant. Funds are typically limited to improvements to real property (i.e. kitchen equipment is ineligible). Funds are offered as a matching grant with a requirement that the business remains open for a minimum number of years. A lien is typically placed on the subject property which is then reduced by a proportionate amount for every year of operation and forgiven after completion of a minimum period of operation. This program should be utilized to enhance South Barrington as a dining destination, rather than to create competition for existing restaurants.

Sales Tax Rebate

A sales tax rebate is a tool typically used by municipalities to incentivize a business to locate to a site or area. The rebate is offered as a percentage of the annual sales tax revenue generated by the establishment and is often tied to benchmarks such that as sales volume increases, so too does the proportion of the rebate. Sales tax rebates have proven effective in attracting new businesses and encouraging redevelopment and renovation.

Special Service Area (SSA)

SSAs can be used to fund improvements and programs within a designated service area. A SSA is essentially added to the property tax of the properties within the identified service area and the revenue received is channeled back into projects and programs benefiting those properties. A SSA can be rejected if 51 percent of the property owners and electors within the designated area sign a petition objecting to it. SSA funds can be used for such things as streetscape improvements, extra trash pickup, district marketing, and special events. A SSA could help facilitate improvements within specified areas of the Comprehensive Plan.

Business Districts

As authorized by Division 74.3 of the Municipal Code of the State of Illinois, a municipality may designate, after public hearings, an area as a Business Development District (BDD). A BDD would allow the Village to levy up to an additional one percent retailer's occupation tax, one percent hotel tax, and one percent sales tax within a designated district. Similar to a TIF district, a BDD has a maximum life of 23 years. BDD legislation also permits municipalities to utilize tax revenue growth that has been generated by BDD properties to fund improvements in the district. Business district designation empowers a municipality to carry out a business district development or redevelopment plan through the following actions:

- Acquire all development and redevelopment proposals.
- Acquire, manage, convey, or otherwise dispose of real and personal property acquired according to the provisions of a development or redevelopment plan.

- Apply for and accept capital grants and loans from the federal government and the State of Illinois for business district development and redevelopment.
- Borrow funds through general obligation or revenue bonds for business district development or redevelopment, subject to applicable statutory limitations.
- Enter into contracts with any public or private agency or person.
- Sell, lease, trade, or improve such real property as may be acquired in connection with business district development and redevelopment plans.
- Expend such public funds as may be necessary for the planning, execution, and implementation of the business district plans.
- Create a Business District Development and Redevelopment Commission to act as an agent for the municipality for business district development and redevelopment.

BDD funds can be used for infrastructure improvements, public improvements, site acquisition, and land assemblage and could be applicable in the identified subareas in the community. Given the limited amount of funds that a BDD is capable of generating, compared to a TIF district, BDD is best suited for funding small scale improvements and property maintenance programs.

Tax Abatement

A property tax abatement is a versatile tool that can be applied to address a wide range of community issues. Property tax abatements are typically used as an incentive to attract business and revitalize the local economy. In the State of Illinois, municipalities and other taxing districts can abate any portion of the tax that they individually levy on a property. The period of tax abatement on a given property can be no longer than 10 years and the total combined sum of abated taxes for all taxing districts cannot exceed \$4 million over that period. A taxing district can administer the abatement by one of two methods: 1) lowering the tax rate; or 2) initiating a property tax freeze where the property is taxed based on a pre-development assessed value. In some circumstances, municipalities can also petition the County to lower a property's assessment. For example, a commercial property could be assessed at a percentage equivalent to that of a residential property. This is an effective means of lowering a property tax bill; however, it should be noted that this method impacts all taxing districts and not just the district making the request.

Payment in Lieu of Taxes (PILOT)

Payment in Lieu of Taxes (PILOT) is a tool similar to tax abatement. The Village can use PILOT to reduce the property tax burden of a business for a predetermined period. In this instance, the Village and property owners will agree to the annual payment of a set fee in place of property taxes. Payments are generally made in the form of a fixed sum, but they may also be paid as a percentage of the income generated by a property. PILOT can also be a means of reducing the fiscal impact on the Village of a nonprofit, institutional use, or other non-taxpaying entity location on a key site. While such uses can be desirable as activity generators, they can also negatively impact municipal services because they do not pay taxes. Provisions can be made to offset the negative impact by allowing the Village to be compensated for at least a portion of the revenue that would otherwise be collected in the form of property tax.

Incubators

Business incubators provide low-cost space and specialized support to small companies. Such services might include administrative consulting, access to office equipment and training, and assistance in accessing credit. Incubators are typically owned by public entities such as municipalities or economic development agencies who then subsidize rents and services with grants. In addition to job creation and generating activity, the goal is to facilitate the growth and expansion of startup businesses within an area.

On-Site and Façade Improvement Programs

An On-Site Improvement Program and a Façade Improvement Program can be operated as separate or collective programs. An On-Site Improvement Program would focus on assisting property owners in upgrading their existing parking lots and landscaping. The program would apply to such things as improvements to surface parking areas, privately owned open space, and other areas not directly related to building façade features.

A Façade Improvement Program encourages projects that contribute to the economic revitalization and character of an area by providing financial and technical assistance for façade improvements. Building façades can create a strong first impression of an area. By implementing a Façade Improvement Program, current property owners are provided an opportunity to improve their outdated or failing structures without having to relocate.

Revolving Loan Fund

A Revolving Loan Fund (RLF) is administered to provide financial support and assistance to new or expanding businesses. The borrower may use the low-interest loan for construction, property rehabilitation/improvements, and land acquisition.

Transportation and Infrastructure

The Illinois Motor Fuel Tax (MFT) Fund

The Village receives MFT Funds that can be applied to road projects. Per IDOT, these funds are derived from a tax on the privilege of operating motor vehicles upon public highways and operating recreational watercraft upon Illinois waters, and is based on the consumption of motor fuel. Each month a warrant is issued to each municipal treasurer in the amount of the municipality's share of MFT Funds collected from the preceding month. Monthly distributions are posted on the department's website.

Highway Safety Improvement Program (HSIP)

The HSIP program aims to achieve a significant reduction in traffic fatalities and serious injuries on all public roads. The HSIP is administered by the Federal Highway Administration (FHWA). This core Federal-aid program had a 2020 budget of \$2.4 billion. To obligate HSIP funds, a State must develop, implement, and update a state highway safety program (SHSP), produce a program of projects or strategies to reduce identified safety problems, and evaluate the SHSP regularly. Eligible local projects include pedestrian hybrid beacons and roadway improvements that provide separation between pedestrians and motor vehicles, such as medians and pedestrian crossing islands.

Illinois Transportation Enhancement Program (ITEP)

The Illinois Department of Transportation (IDOT) administers ITEP funds with federal reimbursement, which has historically been available for up to 50 percent of the costs of right-of-way and easement acquisition, and 80 percent of the costs for preliminary engineering, utility relocations, construction engineering, and construction costs.

It should be noted that starting in the 2020 cycle, the ITEP no longer funds Phase I Engineering or Street Lighting that is not co-located with a transportation alternative facility. ITEP eligible projects include:

- Pedestrian/bicycle facility projects that create an alternative transportation option for access to workplaces, businesses, schools, shopping centers, and communities. Pedestrian/ bicycle facility projects can be new construction or improvements to existing facilities.
- Landscape/streetscape projects.
- Scenic beautification projects.
- Conversion of abandoned railroad corridors to trails.

- Historic preservation and rehabilitation of historic transportation facilities.
- Vegetation management in transportation rights-of-way.
- Archaeological activities relating to impacts from implementation of a transportation project.
- Stormwater management control and water pollution prevention or abatement related to highway construction or due to highway runoff.
- Reduce vehicle-caused wildlife mortality or restore and maintain connectivity among terrestrial or aquatic habitats.
- Construction of turnouts, overlooks, and viewing areas.

Safe Routes to Schools (SRTS)

The SRTS program provides funding for the planning, design, and construction of infrastructure-related projects that will substantially improve the ability of students to walk and bike to school. SRTS projects are funded at 100 percent with no local match required, with a funding limit of \$200,000 for infrastructure projects and \$50,000 for non-infrastructure projects. Eligible applications include:

- Sidewalk improvements
- Traffic calming and speed reduction
- Pedestrian and bicycle-crossing improvements
- On-street bicycle facilities
- Off-street bicycle and pedestrian facilities
- Secure bicycle parking system
- Traffic diversion improvements in the vicinity of schools
- Education programs and activities to increase rates of walking and biking to school

Congestion Mitigation and Air Quality Improvement Program (CMAQ)

CMAQ administers CMAQ program funds for the region. Funds can be used for improvements to bicycle facilities, transit facilities, intersections, sidewalk improvements, and signal timing.

Surface Transportation Block Grant Program (STBGP)

STBGP funds are administered by IDOT and allocated to coordinating regional councils to be used for roadway and roadway-related items. STBGP funds may be used for a variety of projects, including roadway rehabilitation, reconstruction, and restoration; widening and adding lanes; intersection improvements; traffic signage improvements; and green infrastructure funding. Projects must be identified in the Statewide Transportation Improvement Program (TIP) and be consistent with the Long-Range Statewide Transportation Plan and the Metropolitan Transportation Plan.

Urban STBG funds are programmed and awarded to communities by the region's Metropolitan Planning Organization (CMAQ). Projects require a 20 percent match which is paid by the state and/or

locally. Generally, these funds may not be used on local roads or rural minor collector projects. Exceptions include bridge and tunnel projects; safety projects; fringe and corridor parking facilities/programs; recreational trails, pedestrian, and bicycle projects; safe routes to school projects; boulevard/roadway projects largely in the right-of-way of divided highways; and inspection/evaluation of bridges, tunnels, and other highway assets.

Surface Transportation Program (STP)

STP Set-Aside is a sub-program of the Surface Transportation Block Grant Program which provides funding for non-motorized transportation projects. Projects range from on-street bike facilities to multi-use paths and sidewalk infill programs to Safe Routes to School projects. Bicycle projects must be principally for transportation, rather than recreation.

Parks, Trails, and Open Spaces

Land and Water Conservation Fund (LWCF)

The Illinois Land and Water Conservation Fund program (LWCF), similar to OSLAD, provides grants to municipalities, counties, and school districts to be used for outdoor recreation projects. Projects require a 50 percent match.

Park and Recreational Facilities Construction Program (PARC)

PARC is a state-financed program with grant funds offered to eligible local governments for park and recreation unit construction projects and land acquisition. Funded project amounts range from \$25,000 to \$2.5 million.

Illinois Department of Natural Resources (IDNR)

IDNR administers several grants-in-aid programs to help municipalities and other local agencies provide public outdoor recreational areas and facilities. The programs operate on a cost-reimbursement basis to a government or not-for-profit organization. Local governments can receive one grant per program per year, with no restrictions on the number of local governments that can be funded for a given location. IDNR grants are organized into three major categories: Open Space Land Acquisition and Development (OSLAD); Boat Access Area Development (BAAD); and the Illinois Trails Grant Program.

Illinois Trails Grant Programs

The Illinois Trails Grant Programs offer five financial assistance grants for the acquisition, development, and occasional maintenance of trails for public recreation uses. These programs include the Bike Path Program, the Local Government Snowmobile Program, the Snowmobile Trail Establishment Fund, the Off-Highway Vehicle (OHV) Program, and the Federal Recreational Trails Program.

These reimbursable grants are administered by the Illinois Department of Natural Resources (IDNR) under a 50 percent state, 50 percent local cost share. There is a \$200,000 maximum per project with \$1 million in grant funds available each year. Only off-road paths and trails with a hard paved or aggregate surface are eligible. The grants can fund land acquisition for securing a linear corridor or right-of-way to be used for bicycle path development.

Open Space Land Acquisition and Development (OSLAD)

The OSLAD program awards up to 50 percent of project costs up to a maximum of \$750,000 for acquisition and \$400,000 for development/renovation of recreational facilities, such as playgrounds, outdoor nature interpretive areas, campgrounds, fishing piers, park roads, paths, and beaches.

Boat Access Area Development (BAAD)

The BAAD program provides financial assistance to assist with the acquisition, construction, expansion, and rehabilitation of public boat and cove access areas for lakes and rivers in Illinois. The program provides up to 100 percent of the approved project construction costs and 90 percent of approved land acquisition costs, with a \$200,000 annual maximum per project.

Energy Efficiency and Resiliency

Illinois Clean Energy Foundation

The Illinois Clean Energy Foundation provides financial support for clean energy projects in Illinois. The Foundation was established with a \$225 million endowment provided by Commonwealth Edison. The Foundation offers grants under two programs, the Energy Program and the Natural Areas Program. The Foundation's relevant active grant programs are listed below.

Energy Program

- First Responders Resilience Pilot Program – Municipal police stations, fire stations, and public agencies supplying water, can apply for grants that help pay for solar electric panels with battery energy storage systems.
- Photovoltaic Systems for Nature/Welcome Centers – This is a pilot program to support the installation of photovoltaic systems at qualified non-profit Nature Centers. Projects are encouraged to both use renewable energy as a system for power and as a medium for teaching about sustainable energy use.

- Solar Thermal, Biomass, Advancing Renewable Energy and Emerging Technology Grants – The Foundation supports Solar Thermal, Biomass, Advancing Renewable Energy, and Emerging Technology projects in categories where incentives are determined on a case-by-case basis.
- Net Zero Energy Building Grants – Pre-proposal applications are by invitation only upon approval of a Request for Information (RFI).

Natural Areas Program

The Foundation will consider projects that protect valuable natural resources in perpetuity through the purchase of conservation easements. These projects should support the protection of wildlife habitat in natural areas.

Illinois Environmental Protection Agency (IEPA) Grants

The Illinois EPA provides financial assistance for certain land, air, and water-related projects. These grants offer funding to keep drinking water safe and improve the water quality of Illinois' lakes, streams, and wetlands.

Green Infrastructure Grant Opportunities (GIGO) Program

GIGO funds green infrastructure projects and best management practices (BMPs) that prevent, eliminate, or reduce water quality issues by decreasing stormwater runoff. The state-financed program offers \$75,000 to \$2.5 million in grants. The program matches 75 percent of costs, with 25 percent to be provided by the applicant.

Section 319(h) Nonpoint Source Pollution (NPS) Control Financial Assistance Program

The Section 319(h) program aims to protect the water quality in Illinois through the control of NPS pollution. The program includes providing funding to groups to implement projects that utilize cost-effective best management practices (BMPs) on a watershed scale. Projects may include detention basins and filter strips or erosion control ordinances and setback zones to protect community water supply wells. Technical assistance and information/education programs are also eligible. The IEPA funds approximately 15 projects per year. Typically funds are approximately 60 percent of total project costs and the applicant provides the remainder as a match.