



**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 6/3/2026

Prepared By: Jim Donahue, Senior Planner
PLN2605-0005

Rezoning from the C-MU (Commercial Mixed Use) and the TN (Traditional Neighborhood) districts to the M-2 (Manufacturing) district for the property located north of Higgins Road between the Canadian National Railway and New Sutton Road (Plum Farms)

Findings of Fact – Zoning Map Amendment (*draft for Plan Commission discussion*)

Sec. 9-1-17-E: Findings. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Plan Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following:

- Existing uses of property within the general area of the property in question.
FINDING: The subject property is currently vacant. Adjacent uses include commercial development to the south; commercial and residential uses to the east; Forest Preserve land to the west; and landscaping businesses to the north.
- The zoning classification of property within the general area of the property in question.
FINDING:
North: R-1 (Unincorporated Cook County)
East: PUD Commercial, PUD Residential (Village of South Barrington)
South: C-MU Commercial Mixed Use, B4 Business, O5 Office (Village of Hoffman Estates)
West: P1 Public Land (Unincorporated Cook County); Open Space and Forest Preserves (Village of Barrington Hills)
- The suitability of the property in question for the uses permitted under the existing zoning classification.
FINDING: The property has been zoned C-MU (Commercial Mixed Use) and TN (Traditional Neighborhood) since 2017 with limited interest from developers in either of the zoning classifications.
- The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.
FINDING: There have not been significant changes in development in the general area except for the Compass Data Center project currently under construction at the former Sears Corporate Headquarters. There have been few prospects for commercial and residential development at the subject property and the property has remained undeveloped under the current zoning.

Recommendations

The Plan Commission shall make the following motions (total of 2 motions are required):

1. Adopt the Findings of Fact for a Rezoning as outlined in this Exhibit B - PC Findings and Recommendations Summary.
2. Recommend to the Village Board approval of a Rezoning of Lot 1 in the Plum Farms Subdivision from TN (Traditional Neighborhood) district to the M-2 (Manufacturing) district.
3. Recommend to the Village Board approval of a Rezoning of Lot 2 in the Plum Farms Subdivision from C-MU (Commercial Mixed Use) district to the M-2 (Manufacturing) district.
4. Recommend to the Village Board approval of a Rezoning of Lot 3 in the Plum Farms Subdivision from C-MU (Commercial Mixed Use) district to the M-2 (Manufacturing) district.