

## CHAPTER 6: COMMUNITY DESIGN & CHARACTER

Much of the charm and character of Barrington is the result of quality design and construction of new development, public improvements and the rehabilitation/renovation of older properties. Protecting and enhancing this attractive character depends on a unified plan for community design, including architecture, signage, landscape, and streetscape.

The Village of Barrington 2021-2025 Strategic Plan identifies preserving and promoting the Village's character and small town feel as the first of four key strategies in the Plan. The goals and objectives of this Chapter are designed to provide policies which further this key strategy by maintaining, enhancing and prioritizing the character of the Village.

Specific design standards exist for the following zoning districts: B-1 General Business Service, B-4 Village Center, B-5 Village Center East District, B-R Mixed Business Residential, R-7 Two-Family Residential, and R-8 General Residential. All other non-single family zoning districts follow the general design guidelines that are identified in the Appearance Code of the Zoning Ordinance. The established design standards apply to exterior modifications, including new construction, additions, and exterior remodeling in applicable zoning districts. The design standards for individual zoning districts as well as the Appearance Code of the Zoning Ordinance should be reviewed from time to time to ensure these regulations aid the goal of maintaining and enhancing the character of the Village but do not become outdated or stagnant.

### HISTORIC OVERLAY DISTRICT

The Historic Preservation Overlay District was established in 2001 to protect and preserve historical areas of the Village and individual structures and sites within this area which have historic, architectural or cultural significance. It is intended that any new development, redevelopment or subdivision of lots within this District is compatible with the character of the District. Moreover, the District creates a distinctive appeal among the Village's central historic neighborhoods and enhances property values. All exterior modifications to structures within the District, including both residential and commercial properties, must follow the Historic Overlay District Design Guidelines.



There are 364 properties located in the Historic Overlay District.

In 2018 the Village conducted a survey of property owners and residents of the Historic District to assess how the District and its regulations were serving its residents and property owners. The Village received 176 responses (46.4% response rate) see **Appendix A: 2018 Historic District Survey Results**. Based on the results of this survey and feedback from community meetings, the Historic Preservation Overlay District was modified from a preservation based district to an appearance based district and was renamed the Historic Overlay District in 2019. The goal of the Historic Overlay District is now to maintain and enhance the historic character and appearance of the properties within the District while allowing property owners to more easily maintain their homes.

### COMMUNITY DESIGN AND CHARACTER GOALS AND OBJECTIVES

The following goals and objectives provide overall direction for community design and character in Barrington.

1. The historical and architectural significance of the Village both in and out of the Historic Overlay District should be celebrated and utilized as a tool to attract businesses and residents to the Village.
2. The current design standards in the Zoning Ordinance should be reexamined from time to time to ensure that they provide clear direction to developers and property owners seeking to maintain and enhance the appearance of their properties.
3. The appearance of signs, buildings, parking lots, landscaping, etc. along Route 14 should be improved through adherence to the zoning and design standards, enforcement and the gradual elimination of nonconforming uses and nonconforming lot configurations through the redevelopment process. Route 14 beautification should be prioritized and carefully considered for all new and redevelopment projects in this area.

4. Improvements to older commercial buildings should be encouraged in order to preserve historic exterior facades and to increase building and ADA code compliance.
5. Traffic circulation objectives should be balanced with the goal of creating walkable neighborhoods that are designed and oriented towards pedestrians in the Village Center and its peripheral districts. See **Chapter 8 Transportation**.
6. As redevelopment in the Village Center occurs, plans should include unique public spaces that help promote social interaction and a sense of community. The Zoning Ordinance was amended to require that all planned developments in the B-4 and B-5 Districts include an open space or public gathering space element appropriate to the use and scale of the project.
7. The existing streetscape design elements should be evaluated and maintained as necessary, including landscaping, planters and tree grates, benches, trash cans, decorative street poles, hanging banners, etc.
8. Enhancements to new and existing developments that are designed to complement Village streetscape elements should be encouraged.
9. Opportunities to enhance the pedestrian experience and mobility throughout the Village Center, its periphery Districts and the Village as a whole should be prioritized including but not limited to sidewalks, multi-use paths, crosswalk enhancements, lighting, landscaping and bicycle racks.
10. The Village has been designated as a “Tree City USA” by the National Arbor Day Foundation. Every effort should be taken to preserve key and significant trees (as defined by the Development Regulations) on development sites. Where preservation cannot take place, a replacement and mitigation plan should be approved and implemented as part of the overall landscape plan. The Village should encourage additional tree planting whenever possible throughout the Village and encourage the retention of exiting trees throughout the Village especially on single-family residential lots.
11. The siting of new telecommunication towers should be sensitive to the existing character of the proposed site and surrounding properties.

