

CHAPTER 7: HOUSING

The preservation and continued enhancement of Barrington’s residential neighborhoods through infrastructure maintenance and improvements is important to maintaining the character of the community. Careful planning for any new housing developments to ensure compliance with the mission and goals of this Plan are key to the continued success of the community into the future. Barrington’s central location as a regional hub for the larger Barrington area and its diverse housing stock from historic homes dating from the 1800’s to many newer modern housing options makes Barrington an ideal residential community. The Village should continue efforts to provide varied housing options utilizing the underlying zoning as a guide. Successful examples of efforts to provide varied housing types include the 101 W. Liberty Street apartments and the Brentwood and Roslyn Meadows townhouse developments.

The U.S. Census American Community Survey (ACS) for 2015-2019 estimates the Village has 3,906 households. According to the 2015-2019 ACS, residential units in Barrington are approximately 73 percent owner-occupied and 27 percent renter-occupied. This is a decrease in owner occupied households from 2010, when 81 percent were owner-occupied and 19 percent were renter-occupied. The 2015-2019 ACS dataset also indicates that the Village contains 2,817 single-family detached housing units and 1,089 multi-family units (201 single-family attached, 104 duplexes and 784 multi-family dwellings with three or more units). The 2020 Village of Barrington data indicates that there are 1,233 multi-family units with 28 units approved and/or under construction (see Figure 7.2). The difference between the Census data and the Village data is likely a result of the 64 unit 101 West Liberty Street apartment development which was completed in 2018 and not fully occupied until 2019 and the 61 unit Brentwood townhouse subdivision which will be completed in spring 2021.

Figure 7.1: Age of Housing Stock

Year Built	Number	%
Built 2014 or later	43*	1.0%
Built 2010 to 2013	71	1.7%
Built 2000 to 2009	518	12.1%
Built 1990 to 1999	294	6.8%
Built 1980 to 1989	545	12.7%
Built 1970 to 1979	811	18.9%
Built 1960 to 1969	820	19.1%
Built 1950 to 1959	390	9.1%
Built 1940 to 1949	188	4.4%
Built 1939 or earlier	616	14.3%
Total	4,296	100%

Source: U.S. Census Bureau, 2015-2019 ACS Housing Stock

*Village permitting data indicates 88 new structures built between 2014-2019 including single-family residential demo/reconstructions.

Figure 7.2: Existing Multi-Family Housing Stock

Type of Housing Unit	Number of Units
Traditional Multi-Family Apartments, Condos, Attached Single-Family	793 Units
Senior Multi-Family Housing	440 Units
Total Existing Units	1,233 Units
Units Approved or Under Construction as of 2021	28 Units
Projected Total	1,264 Units

Source: Development Services Department Data

Figure 7.3 Statistical Housing Profile

Data Set	Average Household Size	Number of Occupied Rental Units*	Rental Units* as a % of All Occupied Units	Median Value of Owner-Occupied Units	Median Monthly Rent
2020 Census					
2015-2019 ACS	2.58	1,061	27.1%	\$483,400	\$1,485
2010 Census	2.67	759	19.0%	\$484,700	\$1,302
2005-2009 ACS*	2.76	719	18.8%	\$493,400	\$1,238
2000 Census	2.70	815	21.6 %	\$329,900	\$931
1990 Census	2.68	840	24.0%	\$218,100	\$635

Source: U.S. Census Bureau & American Community Survey 5 year Estimates

*Rental units include all types of housing stock including single-family and multi-family

AFFORDABLE HOUSING

In 2015 the Village adopted an Affordable Housing Plan in accordance with the Affordable Housing Planning and Appeal Act (AHPAA). The AHPAA is administered by the Illinois Housing Development Authority (IHDA) and requires that at least 10% of the local housing stock meets the affordable threshold established in the Act which is assessed every five (5) years. In 2013, 8.2% of the local housing was considered affordable. As of 2018, 10.8% of the local housing stock is considered affordable and therefore the Village is currently an exempt community under the AHPAA.

HOUSING GOALS AND OBJECTIVES

1. Protect and preserve the character of existing residential neighborhoods throughout the Village

- a. Evaluate applicable zoning restrictions on a regular basis to ensure that setbacks, transitional yard, landscaping and buffer/screening requirements between non-residential and residential zoning districts achieve the goal of preserving residential neighborhoods while still encouraging economic development.
- b. Maintain the Historic Overlay District as a tool to protect the character and appearance of the District.
- c. Continuation and enhancement of the Village property maintenance program should be encouraged in order to ensure property maintenance code compliance in residential districts.
- d. Maintain and improve Village infrastructure in conjunction with the Strategic Plan and Village Capital Improvement Plan specifically sidewalks, ADA accessibility, roads and utilities.

2. Explore and encourage opportunities for diverse housing products

- a. Complete the Housing and Economic Development Study as recommended in Chapter 1.
- b. The Village should continue to monitor the community's need for additional affordable housing opportunities, in part, by reviewing the 2015 Affordable Housing Plan every five (5) years in conjunction with the IHDA's assessment.
- c. Consideration of housing opportunities above first floor uses in the Village Center area provided adequate overnight parking facilities can be established.
- d. Certain types of multi-family housing such as attached single-family including traditional townhomes or rowhomes may be appropriate throughout the Village, particularly in transitional areas. Multi-family housing may be considered within the Village Center subject to certain economic and commercial factors including considerations for first floor commercial uses.
- e. New multi-family developments should be developed within low-scale buildings (preferably townhomes or row homes), at medium densities with common open space or public gathering space element, regardless of the overall size of the development.
- f. Consider the impact of housing options on local economic viability.
- g. From time to time the Village should assess the demand for special housing types that are responsive to the needs of our residents, particularly young adults, moderate income families, empty nesters, and the elderly. Special programs exist for low and moderate income people who are hindered by circumstances beyond their own control, (e.g., catastrophic illness, death, and divorce), especially those who are indigenous to the Barrington area. Continued cooperation with the Lake County Housing Authority and additional efforts with other non-profit sponsors is encouraged, to address any issues, and to provide some scattered-site, unobtrusive housing for these persons.

3. Implement best and sustainable development practices for all new housing developments

- a. The Village should evaluate opportunities for utilizing sustainable building and development practices for new and existing housing. Green building technologies, such as those required by LEED certified projects, should be encouraged.
- b. Local zoning, building, and engineering standards should be reviewed from time to time to ensure appropriate sustainable development techniques as new methods and technologies become available.
- c. For additional considerations on environmental sustainability and development, see **Chapter 9: Environmental Sustainability**.