

CHAPTER 7

HOUSING

The continuation of Barrington's role as a predominantly residential village with a traditional downtown is important to the character of the community. The age characteristics and cost of housing are more diverse in Barrington than in adjacent suburbs. Since 1990, the statistical profile of Barrington households is typified by the following: an increase in the average number of persons per household, a decreasing percentage of rental units, and increasing housing costs.

Statistical Profile

Data Set and Year	Average Household Size	Number of Rental Units	Rental Units as a Percentage of All Occupied Units	Median Value of Owner-Occupied Units	Median Monthly Rent
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

*American Community Survey 5 year estimates are produced by the U.S. Census

The Village has identified nine (9) specific housing objectives:

1. 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 and applied when possible. Local zoning, building, and engineering standards should be audited regularly to ensure appropriate sustainable development techniques.
2. Larger residential lots should be encouraged in areas that are not currently served by Village water and sewer.
3. New multi-family residential areas should be developed within low-scale buildings (preferably townhouses or row homes), at medium densities with common open space, regardless of the overall size of the development.
4. Housing opportunities above retail uses in the Village Center are also viable options, as demonstrated by Cook Street Plaza, which was constructed in 2006.
5. Neighborhoods should be enhanced and protected from the encroachment of incompatible non-residential activities with appropriate buffers, so as to achieve maximum balance derived from the existing range of living environments and housing types.
6. The residential boundaries within the Historic Preservation Overlay District should be preserved to protect the character of the District.
7. Continuance of the Village-wide maintenance program should be encouraged in order to ensure compliance with the Village maintenance codes in residential districts.
8. Actions should be taken to assess the demand for special housing types that are responsive to the needs of all groups of citizens, particularly young adults, families of moderate income, 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, so as to provide some scattered-site, unobtrusive housing for these persons.