Village of Barrington Plan Commission Minutes Summary

Date:	January 13, 2026
Time:	6:30 p.m.
Location:	Village Hall, 200 S. Hough Street, Barrington, IL 60010
In Attendance:	Dan Hogan, Chairperson Joann Lee, Commissioner Robert Windon, Commissioner David Holtermann, Commissioner
Staff Members:	Katie Rivard, Village Planner Jennifer Tennant, Director of Development Services

Call to Order

Chairperson Hogan called the meeting to order at 6:30 p.m.

Roll call noted the following: Tim Gall, absent; David Holtermann, present; Robert Windon, present; Joann Lee, present; Susan Ferry, absent; Chairperson Hogan, present.

There being a quorum, the meeting proceeded.

Chairperson Hogan announced the order of proceedings.

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PC 25-07: 616 W. Main Street (Barrington High School) – Public Hearing

Sarah Lager, Assistant Superintendent of Business, introduced the project team.

Don Matthews, Project Engineer from Gewalt Hamilton, presented the project to the Commission. Mr. Matthews explained that all the proposed improvements are on the southern portion of the property, adjacent to the Main Street frontage. The project includes an auditorium, classroom addition and parking expansion of 49 spaces within the existing parking lot. Improvements also include stormwater improvements for new impervious areas and minor water main and sanitary sewer improvements. Landscaping will also be included throughout the campus improvements.

The plans also provide for a potential future signalized intersection at the Main Street entrance should there be IDOT approval granted in the future. The parking lot to the east of this area would be reduced by 12 parking spaces if this signal is installed.

Michael Cassil, DLA Architects, presented the architectural design of the proposed project to the Commission. Mr. Cassil explained that the project consists of two additions and remodel of existing parts of the school. Materials consistent with the existing building were selected. We are requesting a variance for the height of the building to accommodate a full theatrical stage. We are also proposing new building signage to more prominently identify the school as well as new interior monument signage for wayfinding purposes. There is also an addition on the side of the building for the addition of an exterior classroom and career pathways classroom.

Commissioner Holtermann asked if the new auditorium is an addition and not a replacement of the existing auditorium. Mr. Cassil responded that the existing auditorium will be converted to new band, chorus and orchestra classrooms.

Chairperson Hogan asked how tall the existing auditorium is? Mr. Cassil responded that the existing is approximately 38-0". The tallest part of the existing building is approximately 40'-0".

Commissioner Lee asked where the school buses will be parked? Mr. Matthews said the buses will be parked in the same area. However, during special events, the buses will be removed and that parking be used for events.

Commissioner Holtermann asked how many seats will be in the auditorium. Mr. Cassil said about 840 seats.

Commissioner Holtermann asked for more information on the proposed sign variations. Mr. Cassil said that given the size and setback of the building, the signs were proposed to meet that scale. At the preliminary meeting, the ARC asked for the signs be reduced. They reduced the size of the signs by approximately 12%.

Commissioner Holtermann asked for more information on the signalized interaction and if the intersection would be wider. Mr. Matthews said the intersection would be shifted further east and widened and would align with the administration offices across the street.

Commissioner Holtermann asked to revisit the signs again. What is the primary function of the wall signs? Mr. Cassil said it is for identification from the street.

Commissioner Windon asked for clarification on the size of the building addition. Mr. Matthews showed the existing conditions and proposed conditions to clarify.

Commissioner Holtermann asked if there was a change in the total amount of impervious surface? Mr. Matthews said the impervious area is increasing from 26.69 acres to 26.87 acres.

Commissioner Holtermann said he is going back to the sign because of the size and he is concerned about precedent. How essential is the logo and how essential is the size of the logo. Mr. Cassil said that they do want to be intentional about the size.

Commissioner Lee asked who designed the sign? Mr. Cassil said they worked in conjunction with the District to design the sign. Commissioner Lee said she understands the need for a larger sign but she is asking for them to consider a different use of the wall space that would allow the sign to be smaller. She is uncomfortable with such a larger variation request from the size requirements.

Katie Rivard, Village Planner, presented the Staff Report to the Commission. Ms. Rivard summarized the project, the requested exceptions, and summarized the standards. Staff finds that the standards are met and recommends approval subject to the conditions presented in the Staff Report.

Mr. Prahl from 428 W. Main Street said our primary concern was the four properties that the School District was proposing to buy which have gone away. He said that he did not understand the height of the auditorium so there is a little bit of concern about that. He said is also concerned about lighting and construction noise. The new theater is going to take up more surface area, and he is concerned about drainage to my neighbor's properties on Hager. Mr. Prahl said that there are formulas for the heights of letters from streets.

Chairperson Hogan asked if there is a height study showing the height as comparison.

Commissioner Windon said that the sign is advertising the school and our town itself not some corporate advertising.

Chairperson Hogan said that he feels these concerns are more in the purview of the ARC than the PC. I would personally be deferential to the ARC.

Commissioner Lee said there are already three (3) monument signs.

Commissioner Holtermann said he understands it is not a commercial entity. It just seems very big. He said it is also concerned about what renderings were presented at the neighborhood meeting. The addition is quite big and the sign amplifies that.

Commissioner Holtermann asked how the ARC review process work. Ms. Tennant explained that the ARC process.

Commissioner Lee asked if the motion could include a requirement to consider multiple sign options for the ARC to consider. Ms. Tennant confirmed that it could be part of the motion.

Commissioner Lee said the red background on the monument sign does not bother her as much as the size of the wall sign.

Commissioner Holtermann made a motion to approve PC 25-07 subject to the condition that the Petitioner develop alternate wall signage options for the ARC's condition in reduced sizes. Additionally, the Plan Commission recommends approval of the proposed red monument sign backgrounds. Commissioner Windon seconded the motion.

Roll call Vote

Ayes:	*Holtermann, Windon, Lee, Hogan*
Nays:	*None*
Abstain:	*None*
Absent:	*None*

4-0 vote. Motion carried.

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Minutes

December 9, 2025

Commissioner Holtermann motioned to approve the minutes of December 9, 2025. Commissioner Lee seconded the motion. Chairperson Hogan declared the motion approved.

Adjourn

Commissioner Windon made a motion to adjourn at 7:42 p.m. Commissioner Lee seconded the motion. A voice vote noted all ayes. Vice-Chairperson Hogan declared the motion approved.

Respectfully Submitted,
Jennifer Tennant, Director of Development Services

Approved: March 31, 2026