Village of Barrington Special Plan Commission Minutes Summary

Date:	March 31, 2026
Time:	6:30 p.m.
Location:	Village Hall, 200 S. Hough Street, Barrington, IL 60010
In Attendance:	Dan Hogan, Chairperson David Holtermann, Vice-Chairperson Susan Ferry, Commissioner Robert Windon, Commissioner Joann Lee, Commissioner Alexis Stumpf, 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: Alexis Stumpf, present; Tim Gall, absent; David Holtermann, present; Robert Windon, present; Joann Lee, present; Susan Ferry, present; Chairperson Hogan, present.

There being a quorum, the meeting proceeded.

Chairperson Hogan announced the order of proceedings.

Chairperson Hogan administered the oath of office for appointment to the Plan Commission and Zoning Board of Appeals to Alexis Stumpf.

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PC 25-06: 222 S. Cook Street SUPD Amendment – Continued Public Hearing

Chairperson Hogan noted that this matter is being reconsidered by the Plan Commission at the request of the Village Board. The matter was remanded back to the Plan Commission.

Kevin Carter, the owner of the property, noted that he is here to answer any questions on the matter.

Katie Rivard, Village Planner, explained that the Village Board remanded the case back to the Plan Commission.

Commissioner Windon asked Mr. Carter if he was aware of the retail tenant.

Mr. Carter said that he has not been made aware of who we are talking about, but he thinks he knows. Mr. Carter also said he has lost Let It Be Us as a tenant.

Ms. Tennant said that she was not aware that he was not moving forward with Let It Be Us so that does change things. Ms. Tennant asked Mr. Carter to clarify what the current ask is now that Let It Be Us is no longer the tenant.

Mr. Carter said that he lost Let It Be Us and now he is asking for approval of any office tenant.

Mr. Carter said that he has about 35 requests and only 8 or 9 would be permitted uses.

Commissioner Windon said that you can request a special use without a tenant, but I do not know if we would consider that.

Vice-Chairperson Holtermann asked what it would take to have the tenant space ready for occupancy.

Mr. Carter said that the space is almost complete and close to occupancy. He is holding off finishing the space until he has a tenant in case they want changes. He has not lost any potential tenants due to the space not being finished.

Mr. Carter said that he thought the reason why the Commission said that this was OK was because of the location. He also wants to attract a tenant that he wants in his building. He is picking his own neighbor.

Chairperson Hogan said that Let It Be Us was an attractive tenant and that was a large part of why he approved the original request.

Mr. Carter said he can find the same thing in a different business. He is asking the Commission to allow him the opportunity to bring back another user for consideration.

Ms. Tennant said that the Commission can consider the request to allow a special use. Ms. Tennant also explained that the only way to consider another tenant at a different meeting would be through a continuance.

Mr. Carter said that he spared no expense on the building that he built so I need to charge a premium rent. Many cannot afford it. I have an 8-person law firm coming to look at the space.

Commissioner Windon said that he is comfortable issuing a blanket OK. His issue with Staff's findings is saying that the vacancy cannot be considered but it does not have occupancy.

Chairperson Hogan outlined the Commission's options. 1.) Recommend denial because there is not sufficient demonstration that the findings are met; 2.) Recommend approval of an office use for any user; 3.) Continue the matter to our next meeting and see if there is a specific tenant identified at that time.

Vice-Chairperson Holtermann said that he would not be comfortable granting a broad special use for any office user. Either we deny this or continue it.

Ms. Tennant said by granting continuation, we would be encouraging Mr. Carter to seek non-permitted tenants for the space.

Chairperson Hogan said I understand that you would like a tenant that is compatible with you but some of that is out of your control.

Commissioner Windon asked Staff what they would consider a hardship to be. What if four years ago by and retail tenants say it is too far from the Downtown.

Ms. Tennant said that she cannot comment on what their recommendation would be in four years. She does not think an argument can be made that the space is too far from Downtown. The Downtown is only two blocks long.

Ms. Tennant also explained that rent prices is not something that Staff takes into consideration.

Vice-Chairperson Holtermann made a motion to adopt the findings of facts in the Staff Report and to deny PC 25-06. Commissioner Lee seconded the motion.

Roll call Vote

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

6-0 vote. Motion carried.

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PC 26-02: 540 W. Northwest Highway – Continued Public Hearing

Michelle Forys from Parvin-Clauss sign company presented on behalf of Parker Players. Ms. Forys said they are asking for a third monument sign for the theater and a variation for the style of the sign.

Chairperson Hogan asked why they are proposing an aluminum sign?

Dan McQue, Parker Players Theater Board, said that this design is more economical.

Ms. Tennant added that the existing sign package throughout the site has metal bases. Although they are not an identical design, they do not have brick bases.

Ms. Rivard gave the staff report noting that staff recommends approval and finds that all standards are met. Ms. Rivard said that they will be required to provide landscaping around the base of the sign.

Commissioner Lee asked if this is precedent setting.

Ms. Rivard replied that Staff finds that this setting with existing metal signs is a different situation from a building on the rest of Northwest Highway.

Vice-Chairperson Holtermann made a motion to adopt the findings of facts in the Staff Report and to approved PC 26-02. Commissioner Windon seconded the motion.

Roll call Vote

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

6-0 vote. Motion carried.

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Minutes

January 13, 2026

Commission Windon made a motion to approve the January 13, 2026 Plan Commission minutes. Commissioner Ferry seconded the motion. A voice vote noted all ayes.

February 17, 2026

Commissioner Ferry made a motion to approve the February 17, 2026 Plan Commission minutes. Commission Windon seconded the motion. A voice vote noted all ayes.

Adjourn

Commissioner Windon made a motion to adjourn at 7:20 p.m. Commissioner Ferry 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: April 14, 2026