



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Details (With Text)

File #: 19-2240 **Version:** 2 **Name:** SU18-06 & V 18-26 Barrington Countryside Fire Protection District
Type: Zoning Board of Appeals Recommendation **Status:** ZBA Application Denied
File created: 3/8/2019 **In control:** Zoning and Building Committee
On agenda: 3/20/2019 **Final action:** 3/21/2019
Title: RECOMMENDATION OF THE ZONING BOARD OF APPEALS
Request: Special Use & Variations SU18-06 & V18-26

Township: Barrington

County District: 15

Property Address: 36 E. Dundee Road, Barrington Illinois, 60010

Property Description: The Subject Property is approximately 1 acre located on the north side of Dundee Road approximately .7 miles from the intersection of Barrington Road and Dundee Road in Barrington Township, Unincorporated Cook County, Illinois.

Owner: Barrington Countryside Fire Protection District, 22222 N. Pepper Road, Lake Barrington, Illinois 60010

Agent/Attorney: Richard J. Curran, Jr. Esq., Cowlin, Naughton & Curran , 20 Grant Street, PO Box 188, Crystal Lake, Illinois 60039-0188

Current Zoning: R-3 Single Family Residence District

Intended use: Applicant seeks an amended request of a Special Use to operate a Fire/EMS substation with a companion Variance (V 18-26). The Variance request seeks to: (1) reduce the lot area from the minimum required 40,000 square feet to 34,892 square feet and (2) reduce the left side yard setback from the minimum required 15 feet to 5.6 feet to add a new apparatus bay (if granted under the companion Special Use.) .

Recommendation: ZBA Recommendation is to Grant as Amended with Condition

Conditions: The Condition is that the BCFPD will not use the sirens on the Subject Property.

Objectors: On October 1, 2019 the ZBA did receive a Written Protest from the Board of Education, Barrington Community Unit School District No. 220.

Ms. Barbara Romano, Early Learning Center (ELC), Gregory Stahler, Cashman Stahler Group Architects, Michael S. MaRous, MAI, CRE & President of MaRous & Company and Angela Wilcox, Barrington Community Unit School District No. 220.

On 01/09/2019, ZBA received 10 objection letters from parents of children that attend ELC.

History:

Zoning Board Hearing: 10/03/2018, 12/05/2018, 01/09/2019 and 02/06/2019

Zoning Board Recommendation date: 03/06/2019

County Board extension granted: N/A

Sponsors:

Indexes: JAMES WILSON, Secretary, Zoning Board of Appeals

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
3/21/2019	2	Board of Commissioners	concur with the recommendation of the Zoning and Building Committee to deny application	Pass
3/20/2019	2	Zoning and Building Committee	recommend to concur with the recommendation of the ZBA to approve application	Fail

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Special Use & Variations SU18-06 & V18-26

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Intended use: Applicant seeks a Special Use to operate a Fire/EMS substation with a companion Variance (V 18-26). The Variance request seeks to reduce the lot area from the minimum required 40,000 square feet to 34,892 square feet (if granted under the companion Special Use).

Recommendation: ZBA Recommendation is to Grant with Condition

Conditions: The Condition is that the BCFPD will not use the sirens on the Subject Property.

Objectors: On 10/1/2019 the ZBA did receive a Written Protest from the Board of Education, Barrington Community Unit School District No. 220.

Ms. Barbara Romano, Early Learning Center (ELC), Gregory Stahler, Cashman Stahler Group Architects, Michael S. MaRous, MAI, CRE & President of MaRous & Company and Angela Wilcox, Barrington Community Unit School District No. 220.

On 1/9/2019, ZBA received 10 objection letters from parents of children that attend ELC.

History:

Zoning Board Hearing: 10/3/2018, 12/5/2018, 1/9/2019 and 2/6/2019

Zoning Board Recommendation date: 3/6/2019

County Board extension granted: N/A

