

**RESOLUTION GRANTING A SPECIAL  
USE PERMIT WESLEYAN CHURCH**

WHEREAS, Section 5-10-7 of the Zoning Code of the Village of Barrington Hills ("Village") authorizes the Village Zoning Board of Appeals ("ZBA") to recommend, and the Board of Trustees to approve, special uses within the zoning districts of the Village;

WHEREAS, Section 5-5-3(A) of the Village Zoning Code classifies as a special use churches, chapels, temples and synagogues;

WHEREAS, Section 5-10-7(E) of the Village Zoning Code establishes standards which must be met before the Zoning Board of Appeals may recommend approval of a special use;

WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on September 17, 2012 on the Application of the New Friends Wesleyan Church ("Owner") for the granting of special use to permit a religious institution, including an existing church building, a storage shed and a to-be-built 40' x 60' recreational building on the property commonly known as 174 Old Sutton Road, in Barrington Hills and depicted on Exhibit A attached hereto and made a part hereof ("Property"), and made all necessary findings of fact as to compliance with the standards set forth in Section 5-10-7(E) of the Village Zoning Code, and recommended that the special use be granted;

WHEREAS, notice of the public hearing was published in a timely manner in the Barrington Daily Herald as well as posted in the Village Hall, and individual notice was provided to all property owners within two hundred fifty feet (250) of the Property, as recorded in the office of the Barrington Township Tax Assessor;

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Barrington Hills, Cook, Kane, Lake and McHenry Counties, Illinois, as a home rule municipality the following;

**Section One:** The special use permit is hereby granted for the use of the Property for a religious institution, including, the construction, use and maintenance of a 40' x 60' recreational building to be located as shown on attached Exhibit A.

**Section Two:** Pursuant to Section 5-10-7(F) of the Village Zoning Code, the special use granted by this Ordinance shall be effective only for six (6) months from the date hereof, unless action is taken by Owner, within such six (6) month period, to extend such time period.

**Section Three:** If any part or provision of this Resolution shall be held or deemed invalid, such invalidity shall not have the effect of rendering another part or provision of this Resolution invalid.

**Section Tour:** This Resolution shall be in full force and affect from and after its passage and approval as provided by law.

APPROVED THIS \_\_\_\_\_ DAY OF September, 2012.

AYES \_\_\_\_\_; NAYS \_\_\_\_\_; ABSENT \_\_\_\_\_.

\_\_\_\_\_  
Village President

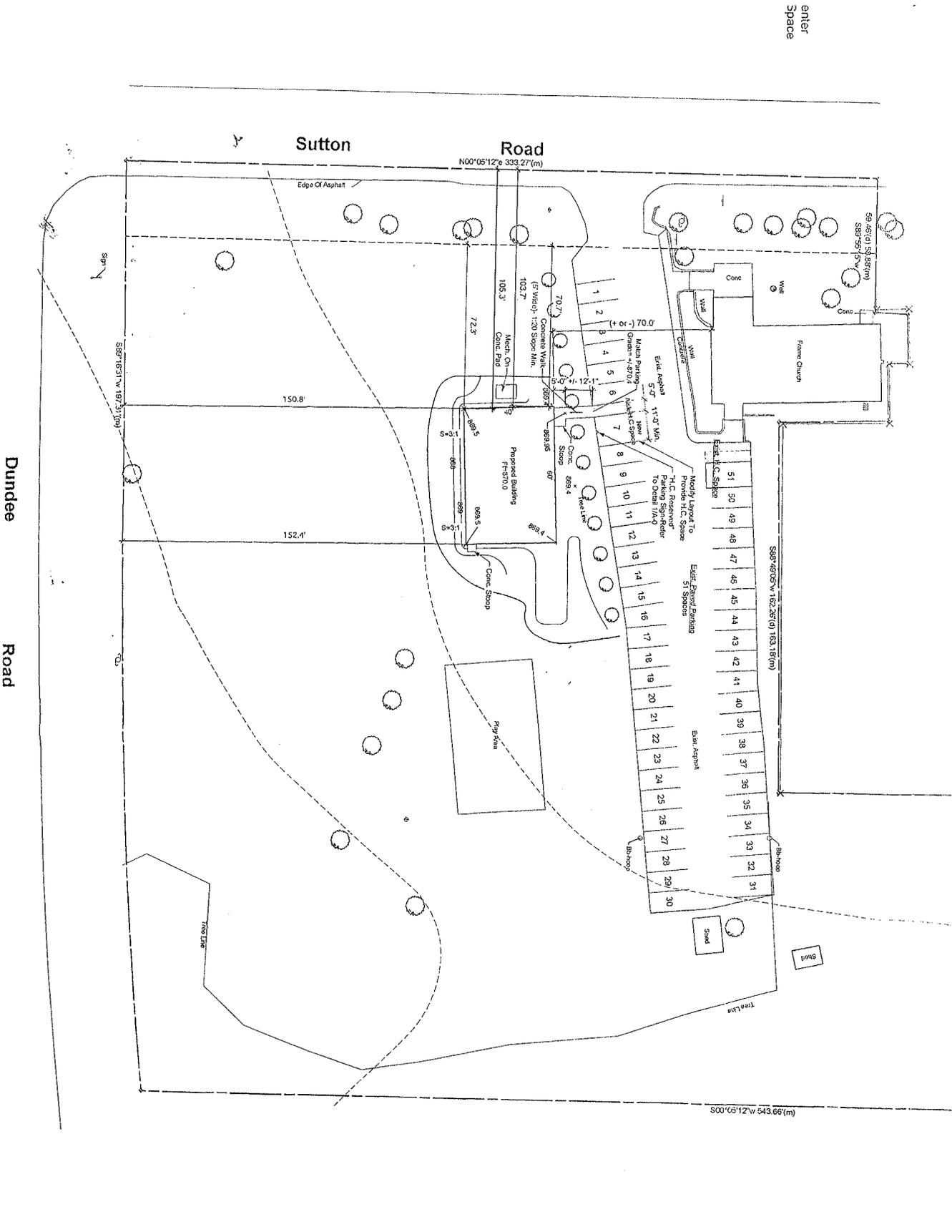
ATTEST:

\_\_\_\_\_  
Village Clerk

**EXHIBIT A**

**[See Attached]**

enter  
Space



<p>3653 North Leavitt St., 773-472-4459 dh</p>	<p>Project Title</p> <p><b>Gymnasium at New Friends Wesleyan Church</b> 174 Old Sutton Road Barrington Hills, IL. 60016</p>	<p>Sheet Title</p> <p><b>Permit</b> Site Plan</p>	<p>Scale As Noted</p>
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September 20, 2012

To: President and Board of Trustees  
Village of Barrington Hills

RE: The New Friends Wesleyan Church, 174 Old Sutton Road  
Special Use Permit – Religious Institution

This is to advise you that at a public hearing of the Zoning Board of Appeals (ZBA) held at 7:30 p.m. on Monday, September 17, 2012, in the MacArthur Room of the Village Hall where a quorum was present (no Members being absent), the ZBA concluded its consideration of an application of The New Friends Wesleyan Church (the "Church") for a special use to maintain an existing religious institution, including an existing church building and storage building and to construct a 40' x 60' free standing building for indoor recreation by the members of the Church at 174 Old Sutton Road (the "Property").

Per the testimony of Robert Kosin, Director of Administration for the Village, notice of the hearing was published in a timely manner in the August 30, 2012 edition of the Barrington Daily Herald as well as posted in the Village Hall. Per the testimony of Pastor Cho, individual notice was provided to all property owners within 250 feet of the subject property and proper signage was posted at the Property and evidence thereof was delivered to Mr. Kosin.

The ZBA heard testimony, statements and received exhibits during the presentation by Pastor Cho as well as the architect for the applicant. Robert Kosin was present to address the ZBA in a staff capacity. Douglas E. Wambach, Village Attorney from Burke, Warren, MacKay & Serritella, was also present.

### **FACTS**

The New Friends Wesleyan Church is the owner of 174 Old Sutton Road in the Village. The Church itself has been in existence since the 1800's and is a pre-existing non-conforming use in an R-1 District. In 1997, the applicant was granted a special use (Resolution 97-9) to permit the construction of a storage shed on the Property. Section 5-9-3(B) of The Village Zoning Ordinance provides that the expansion of a non-conforming use requires that the Property be brought into compliance with applicable codes. Therefore the Village requested that petitioner submit an application for a special use for the entire Property including the pre-existing Church building.

The ZBA made the following findings:

**FINDINGS**

Upon the motion of Member Masterson, being seconded by Member Anderson, the Zoning Board of Appeals, after having examined the facts as presented, and taking into consideration the testimony of all the witnesses unanimously found:

1. That the establishment, maintenance or operation of the Church the storage shed and the proposed recreation building in the location shown on the attached plan will not be detrimental to or endanger the public health, safety, or general welfare.

2. That the use of the Property for a religious institution will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

3. That the establishment of the permanent pier and gazebo over the artificial lake will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

4. That adequate utilities, access roads, drainage and other necessary facilities are being provided.

5. That the religious institution shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulation may in this instance be modified by the Board of Trustees pursuant to the recommendations of the ZBA.

The applicant is advised by copy of this letter that it shall comply with Title 5, Chapter 10, Section 7 (H) which limits the effectiveness of the special use to six months unless certain action is taken to obtain a site development permit or otherwise utilize the special use.

Respectfully submitted,

Zoning Board of Appeals  
Village of Barrington Hills