AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A RELIGIOUS INSTITUTION TO BE ALLOWED ON VACANT PROPERTY, LOCATED AT IL ROUTES 25 AND 62

WHEREAS, the Village of Barrington Hills ("Village") is a duly organized and existing Illinois home rule municipality pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

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

WHEREAS, Bridge Church of Algonquin, an Illinois not-for-profit entity ("Applicant") applied for the grant of a special use permit to allow a religious institution to be constructed on vacant property, located generally near IL Routes 25 and 62 (the "Property"), within the R-1 Residential District, identified by Property Index No. 03-01-300-022; and

WHEREAS, Section 5-5-3(A) of the Village Zoning Code classifies "religious institutions" as a special use within the R-1 Residential District; and

WHEREAS, on May 14, 2018, the ZBA, with six members present and voting on this matter, held a public hearing on the application for a special use permit, prior to which time a notice of the public hearing was published in a timely manner in the 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 most recent County real estate tax records, and notice of said hearing was properly posted on the Property; and

WHEREAS, Section 5-10-7(D) of the Village Zoning Code provides that for each application for a special use, the ZBA shall report to the Board of Trustees of the Village its findings and recommendations, including the stipulations of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest; and

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

WHEREAS, at the close of the public hearing, the ZBA made all necessary findings of fact, as set forth in the attached Exhibit A, as to compliance with the standards set forth in Section 5-10-7(E) of the Village Zoning Code, and recommended on a unanimous vote of the six members present and voting that the requested special use be granted, subject to the Property being developed in substantial compliance with the plans submitted at hearing as provided by Carlson Architects, dated March 21, 2018.

NOW, THEREFORE, BE IT ORDAINED, 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 ZBA's findings of fact and recommendation with one condition as set forth in Exhibit A is accepted and incorporated herein by reference.

Section Two: The special use permit is hereby granted to allow for the a religious institution to be constructed, maintained and operated on the vacant Property (PIN 03-01-300-022) located generally at IL Routes 25 and 62, conditioned on the Property being developed in substantial compliance with the plans submitted at hearing as provided by Carlson Architects, dated March 21, 2018.

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

Section Four: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Barrington Hills, Illinois, this 25th day of June, 2018.

Ayes: 7 Nays:0 Absent: 0

APPROVED:

Village President

ATTEST:

Village Clerk

VILLAGE OF BARRINGTON HILLS CORPORATE SEAL ILLINOIS