

Concern	Number of Objection Letters Mentioning it
Traffic volume and safety	17 of 22
Road conditions and infrastructure inadequacy	9 of 22
Noise, disturbance, and loss of rural/residential character	14 of 22
Environmental concerns	11 of 22
Zoning compatibility and precedent concerns	15 of 22
Property values and quality of life	7 of 22
Proximity to sensitive areas(Schools and environmental)	10 of 22
Availability of better alternatives	6 of 22

Hello,

I am contacting you regarding Ref SU-26-0002 VA-260017 on property PIN 01-28-102-010.

I would please beg you to consider opposing this zoning change. This would negatively affect the residents in the area with noise, truck pollution, and possible debris. The zone is currently residential, and a dump truck site would ruin the neighborhood. There are plenty of business and manufacturing sites nearby that could be better considered for this.

The roads are one lane each way, without a bike path or sidewalk, and would be dangerous to the pedestrians and bikers. I believe this is actually part of a bike route (lots of bikers frequent it). We pay a lot of property taxes in this area, as well. I kindly beg for you to consider.

Thank you,

Tegan Waltmire

1 Tricia Ln, Barrington Hills IL 60010 (property borders Old Sutton Rd).

No thank you! We live in Pond Gate Farms and are already inundated with dump trucks going down Penny Road, a residential road, to the ugly semi truck storage area and gravel pit adjacent to the farm on Penny Road. It is loud, an eyesore, ruining the peaceful environment that we bought our home and farm 10 years ago for! Now they want to store more ugly dump trucks on Old Sutton Road?? Please say No!! No more turning peaceful forest preserve and farm acreage into ugly storage facilities to surround our Barrington Hills properties!! First it was a potential Data Center, now, truck storage! Greedy People are trying to ruin our beautiful country surroundings with ugly cement buildings truck storage and loud dump trucks that already are hijacking Penny Road going way in excess of the 35 mph speed limit with no regard to the property owners, treating it like a private truck freeway! It's ruining the roads and disturbing the residential neighborhood! People have to be strong and say No More!!! Making variances for these types of businesses is not good for the Community! Penny road is dangerous now with all the speeding truck traffic, not to mention incredibly loud! It is a County Road with a posted 35 mph speed limit! People ride their bikes on these roads to enjoy the scenery! Please do not allow a dump truck storage facility on Old Sutton, and dump truck traffic at all on Penny Road! Dump trucks and semis should be forbidden on Penny Road!

Thank you so much for listening!

Jan and Ron Barlow!

Sent from my iPhone

Tegan Waltmire

1 Tricia Ln, Barrington Hills IL 60010 (property borders Old Sutton Rd).

Dear Department of Building and Zoning:

I am inquiring about a Public Notice posted on Old Sutton Road regarding a Special Use Unique Use. The applicant is Christobal Rodriguez. PIN #01-28-102-010-0000. A Public Hearing is scheduled for Wednesday, September 23, 2026.

Please confirm what the application is for. This property is zoned R1 residential. If this permit request is to operate a commercial truck parking business or other business operations, I and the residential neighbors/property owners residing on Old Sutton Road object to this permit approval by the Cook County Zoning Board of Appeals.

Old Sutton Road is a scenic and rural road. The Village of Barrington Hills annexed the unincorporated properties immediately north of this property's location, thus, keeping it residential. Residents and the Village are working to keep the rural character of the neighborhood. Old Sutton Road is appreciated and used by residents and pelotons of bikers because it is scenic and peaceful. In addition, this area is adjacent to Cook County Forest Preserve District and the Spring Creek Watershed. Hikers, bikes, horses, and wild animals all use Old Sutton Road to access the trails nearby. We intend to provide more information to the County Zoning Board before a final recommendation on this permit application is taken. Commercial truck parking (i.e., a truck terminal) and increased truck travel along Old Sutton should not be approved.

Please contact me with information providing a zoom link for this Public Hearing and how the neighbors may address their concerns about this pending permit application to the ZBA prior to the hearing.

Because this hearing is just 2 weeks away, your attention to my request is urgent. Please have someone contact me directly to discuss this process. My Cell: (847) 370-3856

Best Regards,

Shirley Mitchell

187 Old Sutton Rd.

Barrington Hills, IL 60010

Tegan Waltmire

1 Tricia Ln, Barrington Hills IL 60010 (property borders Old Sutton Rd).

If they place a 50 dump truck parking facility here it will no longer be safe for horses and there will be a steady stream of large trucks on our small rural road. Barrington Hills is a community of horses and this will disrupt the perfect community. The speed limit is 35mph and today too many people race down the street upsetting the horses and other animals. Imagine an additional 50 dump trucks a day going by on the two lane road. Please dont allow this truck stop to be built here. Thank you.

Hannah

Sent from my iPhone

James L. Wilson, Secretary
Cook County Zoning Board of Appeals
69 W. Washington Street, Suite 2840
Chicago, IL 60602
312-603-0540

Dear Mr. Wilson and Members of the Cook County Zoning Board of Appeals,

Please include this letter in the official record for SU-26-0002 / VA-26-0017 (15 N. Old Sutton Road, Barrington, IL 60010, PIN 01-28-102-010) and distribute it to all Zoning Board of Appeals members before the September 23, 2026 public hearing.

As a resident of Old Sutton Road in Barrington Hills, I am writing to express concerns about stormwater, drainage, watershed, and groundwater impacts that should be evaluated before approving this Special Use/Unique Use.

The applicants are requesting permission to operate a commercial parking lot for 50 dump trucks, along with a variance for an accessory structure.

My concern is straightforward:

Has Cook County determined where stormwater from this property currently flows, where it will go if the new use is approved, and whether the receiving drainage system can handle it?

Existing Drainage Problems

Residents along Old Sutton Road already experience significant stormwater drainage problems. I have documented these issues over the years and reported them to the Village of Barrington Hills and its engineer.

I do not want to presume that 15 N. Old Sutton Road is upstream or downstream of any affected property without the engineering data needed to establish that fact.

That is precisely why Cook County's review should include determining the drainage path.

Stormwater ignores property and municipal boundaries. It follows the land's elevation, grading, ditches, culverts, and other pathways—whether natural or constructed.

Therefore, before approving an intensified commercial use at this location, the County should establish:

Where does the water go? What receives it next? Does the downstream system have enough capacity?

Watershed and Groundwater Concerns

Barrington Hills is located within the Flint Creek/Spring Creek watershed, making stormwater management particularly important in this area. Residents also rely extensively on private wells and septic systems rather than municipal water and sewer service.

Therefore, the review should not stop at simply removing stormwater from the applicant's property.

A parking lot for 50 dump trucks also raises concerns about diesel fuel, motor oil, hydraulic fluids, and other vehicle-related contaminants.

If these substances enter stormwater runoff or infiltrate the soil, the potential concern extends beyond visible flooding to groundwater, private drinking-water wells, wetlands and the larger watershed system.

I am not saying contamination will happen. I am asking Cook County to determine what protections are needed to prevent it.

Proposed Use Warrants a Drainage and Environmental Review

Before approving this application, I respectfully request that Cook County determine the following:

- What are the existing drainage patterns on this property?
- Where does stormwater presently leave the parcel?
- What is the complete receiving drainage path after it leaves the property?
- Will the proposed use alter existing grading or drainage patterns?
- What are the existing and proposed impervious or compacted surface areas?
- Will areas used for 50 dump trucks be paved, gravel, compacted or otherwise modified in a manner that changes infiltration or runoff?
- Has a topographic and drainage plan been submitted showing existing and proposed elevations and discharge points?
- What are the existing versus proposed stormwater runoff rates and volumes?
- Will detention or other stormwater controls be required?

- Does the receiving downstream drainage system have adequate capacity for the proposed conditions?
- Has the County considered existing drainage problems within the surrounding Old Sutton Road area when evaluating additional runoff?
- Does runoff from this property ultimately enter the Flint Creek/Spring Creek watershed, wetlands, or other environmentally sensitive areas?
- What measures will prevent diesel fuel, oil, hydraulic fluid, sediment, and other contaminants from entering stormwater or groundwater?
- How will runoff from truck parking and circulation areas be collected and treated?
- Is the existing or proposed septic system appropriate for the intensity of the proposed commercial operation?
- Has potential impact to nearby private drinking-water wells been evaluated?

Cumulative Impact Is Important

I am also concerned that individual development applications are being reviewed without considering their combined impact on the overall drainage system.

A property can meet requirements for moving stormwater from its own site while still contributing additional water to a receiving system that is already experiencing problems.

Moving water off one property does not solve a drainage problem if it simply transfers that water into an inadequate downstream system.

This is especially important because the Village of Barrington Hills and Old Sutton Road residents are already studying existing drainage problems.

Cook County's review of this application provides an opportunity to establish the drainage facts before making another land-use decision.

My Request to the Zoning Board

I respectfully ask the Zoning Board of Appeals not to approve SU-26-0002 / VA-26-0017 until a thorough review shows the commercial use will not harm the drainage system, neighboring properties, groundwater, private wells, wetlands, or the Flint Creek/Spring Creek watershed.

At minimum, I request that the official record identify:

1. The property's existing drainage direction and discharge locations.

2. The complete downstream drainage path receiving that water.
3. Proposed grading and parking/circulation surfaces associated with 50 dump trucks.
4. Existing versus proposed runoff rates and volumes.
5. The capacity of the receiving drainage system.
6. Proposed detention and stormwater-management measures.
7. Spill containment and pollution-control measures.
8. Potential effects on groundwater, private wells, septic systems, wetlands and the watershed.
9. The governmental agency or agencies responsible for reviewing and approving these matters.

If these engineering or environmental studies have already been completed, I respectfully request that they be identified and made available as part of the public record so affected residents can review them before the Board acts on this application.

I am not asking Cook County to assume this project will cause flooding or contamination.

I am asking something much simpler:

Before approving parking for 50 dump trucks, please determine where the water goes, what system receives it, whether that system can handle it, and what protections are needed for the watershed and groundwater used by local residents.

Please confirm receipt of this correspondence and that it will be included in the official record for the September 23, 2026 hearing.

Thank you for your consideration.

Sincerely,

Robin Duggan

335 Old Sutton Road

Barrington Hills, IL 60010

847-609-6490

rduggan@2gcinc.com

RE: SU-26-0002 / VA-26-0017

15 N. Old Sutton Road

PIN 01-28-102-010

I am writing to urge you NOT to approve a special use in the R-1 Single Family Residence District located at 15N803 Old Sutton Road.

Parking for 50 dump trucks is NOT the best use of the land.

There are plenty of places you can park dump trucks without infringing on the quiet enjoyment of home owners and residents.

Deborah Ryan

Dear Mr. Wilson and Members of the Cook County Zoning Board of Appeals,

Please include this letter in the official record for SU-26-0002 / VA-26-0017 (15 N. Old Sutton Road, Barrington, IL 60010, PIN 01-28-102-010) and distribute it to all Zoning Board of Appeals members before the September 23, 2026 public hearing.

The Nourbash family owns a 35 acre farm of waterfowl and horses on Old Sutton Road within a half mile of this dispute. We host neighborhood children and some autistic adults, to experience the horses. This is a beloved historic farm.

In addition to the structural and environmental impact of a commercial property near our farm, where I have seen eagles, and other more rare species of birds, our family has worked for the last decade on restoration of a century old barn and surrounding 35 acres, in effort to preserve the natural surroundings our beloved community. Our community has worked to annex a part of Barrington Hills for the best interest of the environment and our community. Please uphold this annexation.

Sincerely,

Shannon Nourbash

Sent from my iPhone

**RE: OBJECTION TO SPECIAL USE UNIQUE USE PERMIT APPLICATION AND
VARIANCE FOR ACCESSORY STRUCTURE
R-1 SINGLE FAMILY RESIDENCE DISTRICT
15 N. OLD SUTTON ROAD; UNINCORPORATED COOK COUNTY
PIN # 01-28-102-010-0000**

Dear Members of the Cook County Zoning Board of Appeals:

I am writing to formally object to the Special Use Unique Use Permit Application for 15N803 Old Sutton Road, which proposed establishing a commercial truck parking business for approximately 50 dump trucks on property zoned R-1 Single Family Residence.

I strongly urge the Cook County Zoning Board of Appeals to deny this permit and variance petition by the owner of this property.

I ask you, who benefits from this action? Answer: Only one person. Why? The owner wants to make money.

Many nearby residents bear the burden of this man's desire and the Board's action. Ask yourselves, why didn't the owner find a business park in the area to store and run his trucking operation and construct his large garage? There's are business parks just 1 mile west. No, he chose to petition the County for a change to allow for his commercial business operations on residential property he purchased at a lower price.

Just north of this location, all properties are zoned R-1 or are in Cook County Forest Preserve District. You will hear from my neighbors and nearby residents who bought homes here because of the natural character of this area. When I bought my home, I thought the residential zone would protect the character of the area and the value I have invested in my property. No one anticipated that Cook County would allow private business owners to override zoning turning every parcel into a commercial use. We depend on our local government and elected officials to stand up to these interests and protect zoning. It is time to stop.

Several residents on Old Sutton Road, including myself, have voluntarily entered into agreement with the Barrington Area Conservation Trust's Heritage Corridor Program. We believe that Old Sutton Road needs protection and oversight to keep it scenic and rural. The Village of Barrington Hills has invested as well to enhance the future along its southern border with unincorporated Cook County. The Village has long strived to maintain the rural

and equestrian character of the area. Large residential properties, open spaces, horse farms and equestrian activity are important characteristics of this area. A commercial operation involving 50 dump trucks would be completely inconsistent with the established land-use pattern we have and want to foster in this area. The fact that the property lies outside the Village boundary should not mean that the impact on neighboring Barrington Hills is disregarded. The Board should consider the actual surrounding land uses and community impacts, not simply the municipal boundary. The artificial 250 foot radius the County uses to consider comments does not work in more rural areas where residents impacted by the Board's decisions live further apart due to 5-acre plus property size. Below, I will detail how the impacts are not confined only to the immediate neighbors.

How does this petition benefit Cook County? From what I have looked at, property taxes to the County don't increase even with business use! And, if you consider hidden costs, the County does not benefit when you look at the cost of maintaining this county road and law enforcement responding to issues and complaints 35 miles from where you sit. In addition, consider that the Forest Preserve District lands are across the street from this property. There will be impacts to the land and the wildlife the District strives to manage. If you continue to approve requests for commercial operations you are hurting both the natural and human environment for generations. I have lived next to the landscapers operating under Special Use Unique Permits along Penny and Old Sutton Roads since these permits were approved 25 years ago. Believe me when I say, your actions are lasting and have been impactful to many of us! These business operations are fundamentally incompatible with R-1 zoning. Now is the time to reverse course if ever there will be. Do the right thing. Deny.

Here are some potential impacts: Significant increases in heavy commercial truck traffic; noise from diesel engines, breaking, acceleration and backing; truck idling, early morning and late night activity; diesel exhaust and air pollution; dust and dirt; mud and debris deposited on Old Sutton Road; increased wear and deterioration local roads; increased traffic hazards; visual impacts from large commercial vehicles; and potential impacts on pedestrians, bicyclists, horseback riders and other residents using the surrounding roads. Visit here on any day and especially on weekends, there are pelotons of bikers that use Old Sutton Road. Horse trails run throughout the Forest Preserve District.

To get into the nitty gritty of this man's proposal, which I have not seen, the Board should require the applicant to fully disclose the following:

- The exact number and type of trucks;
- The size, weight, and capacity of the trucks;
- How many trucks will be present at any one time;
- The hours during which trucks will arrive and depart;

- The expected number of daily truck trips;
- Whether trucks will idle on the property;
- Whether drivers or employees will report to this location; number of vehicles;
- Whether trucks will be loaded or unloaded at the property;
- Whether equipment or materials will be stored there;
- Whether trucks will be washed, repaired, fueled or maintained on site;
- The anticipated routes that these trucks will use to access the property.

Without this information, it is difficult to fully evaluate the true intensity and impact of the proposed operation. Based on my experience with the Special Use permits, it is important to note that inserting special conditions into the permit does not remedy very much and has no effect on the long-term damaging impacts. Furthermore, the County does not have enough resources for inspections to ensure compliance. Enforcement is an even longer road.

The applicant also seeks a variance to increase the allowable height of an accessory structure from 15 feet to 20 feet 2 inches. This has the potential to further increase the visual and physical presence of the commercial operation on what is supposed to be residential property.

Once a building of this size is constructed it is not going away, probably ever. The home that exists here now will be dwarfed by this structure. The property will never sell again to a residential buyer. It will be set in concrete, literally.

For all these reasons, I respectfully request the Cook County Zoning Board of Appeals:

1. Deny the Special Use Unique Use Permit for a commercial truck parking business and,
2. Deny the requested variance increasing the accessory- structure height from 15 feet to 20 feet 2 inches.

Please protect the integrity of the R-1 residential district and the existing rural character of Old Sutton Road.

Thank you for your consideration,

Sincerely,

Shirley Mitchell

187 Old Sutton Rd.

Barrington Hills, IL 60010

Email: shirleymitchell4@aol.com

Cell Phone: (847) 370-3856

RE: FORMAL OBJECTION TO SPECIAL USE PETITION
15N803 Old Sutton Road – Unincorporated Cook County
Ref: SU-26-0002 VA-26-0017
PIN: 01-28-102-010
R-1 Single Family Residence District

Dear Members of the Cook County Zoning Board of Appeals:

I am writing to formally object to the Special Use Petition for 15N803 Old Sutton Road, which proposes to establish a commercial truck parking business for approximately 50 dump trucks on property zoned R-1 Single Family Residence.

I strongly urge the Cook County Zoning Board of Appeals to deny this Special Use Petition.

This proposal is not simply a request to park a few commercial vehicles on residential property. A business involving 50 dump trucks represents a substantial commercial trucking operation and an entirely different intensity of use from the single-family residential use contemplated by the R-1 zoning designation.

1. The proposed use is fundamentally incompatible with R-1 residential zoning

The property is zoned R-1 Single Family Residence. A commercial parking operation for 50 dump trucks is fundamentally inconsistent with the character and purpose of a single-family residential district.

The Board should carefully consider whether granting a Special Use Permit for such a substantial commercial operation would effectively transform residential property into a commercial truck storage facility.

A Special Use Permit should not become a means of introducing a commercial use that is fundamentally incompatible with the surrounding residential neighborhood.

2. Fifty dump trucks is a significant commercial operation

The number of vehicles proposed is particularly concerning.

Fifty dump trucks is not incidental residential vehicle parking. It represents a large-scale commercial operation involving heavy vehicles, substantial vehicle movements, noise, emissions and visual impacts.

3. The property is immediately adjacent to the Spring Creek Valley Forest Preserve and an Important Bird Area

An especially important consideration is the property's location immediately adjacent to the **Spring Creek Valley Forest Preserve**, including a Forest Preserve restoration area.

This is not simply undeveloped land. The adjacent Forest Preserve is being restored and managed for its ecological, habitat and conservation value. The introduction of a large-scale commercial truck parking operation immediately adjacent to this protected area raises serious concerns regarding noise, diesel emissions, air pollution, dust, stormwater runoff, artificial lighting, vehicle activity and other environmental impacts.

The site is also located within an area designated by the **Audubon Society as an Important Bird Area (IBA)**. The site was selected as an IBA because it meets established criteria for **Black-billed Cuckoo, Henslow's Sparrow, Willow Flycatcher, and Blue-winged Warbler**.

The presence of these species is significant. It demonstrates that the surrounding landscape provides important habitat for birds that depend upon the area's grasslands, wetlands, shrublands and other natural habitats. The proximity of the proposed commercial truck parking operation to this habitat therefore warrants particular scrutiny.

4. Heavy truck traffic is incompatible with the surrounding residential area

The property is located on Old Sutton Road, immediately adjacent to the Village of Barrington Hills and within an area characterized by large residential properties, open land and a rural residential environment.

Introducing the regular movement of as many as 50 dump trucks would fundamentally change the character of the area.

Potential impacts include:

- Significant increases in heavy commercial truck traffic;
- Noise from diesel engines, braking, acceleration and backing;
- Truck idling;
- Early-morning and/or late-night activity;
- Diesel exhaust and air pollution;
- Dust and dirt;
- Mud and debris deposited on Old Sutton Road;
- Increased wear and deterioration of local roads;
- Increased traffic hazards;
- Visual impacts from large commercial vehicles; and
- Potential impacts on pedestrians, bicyclists, horseback riders and other residents using the surrounding roads.

These impacts are particularly inappropriate in a rural residential area and are even more concerning given the property's proximity to protected Forest Preserve land and an identified Important Bird Area.

5. The impact on neighboring Barrington Hills properties should be considered

Although 15N803 Old Sutton Road is located in unincorporated Cook County, it borders the Village of Barrington Hills.

The surrounding community has long maintained a distinctive rural and equestrian character. Large residential properties, open spaces, horse farms and equestrian activity are important characteristics of this area.

A commercial operation involving 50 dump trucks would be completely inconsistent with that established land-use pattern.

The fact that the property lies outside the Village boundary should not mean that the impact on neighboring Barrington Hills residents is disregarded.

The Board should consider the actual surrounding land uses and community impacts, not simply the municipal boundary.

6. The proposal could negatively affect an important conservation corridor

The proximity of this property to Forest Preserve restoration lands and an Audubon-designated Important Bird Area makes preservation of the area's existing open-space character particularly important.

Large-scale truck parking could create a visual, noise and environmental barrier between residential/open-space areas and the Forest Preserve.

The Board should consider whether allowing this type of intensive commercial activity immediately adjacent to protected natural areas is consistent with responsible land-use planning and the County's broader conservation objectives.

At a minimum, the potential effects on wildlife, habitat and the Forest Preserve restoration area should be evaluated before any approval is granted.

7. The proposed use could establish a significant precedent

Approval of this application would establish an important precedent for other residentially zoned properties in unincorporated Cook County.

If a commercial operation involving 50 dump trucks can obtain a Special Use Permit on R-1 property, it raises legitimate concerns about future applications for other commercial uses.

The cumulative effect could be the gradual commercialization of residential areas that were intended to remain residential.

The Board should carefully consider whether this is the type of precedent it wants to establish—particularly in an area adjacent to protected Forest Preserve land and a designated Important Bird Area.

8. The requested accessory-structure variance is an additional concern

The applicant is also seeking a variance to increase the allowable height of an accessory structure from 15 feet to 20 feet 2 inches.

This request should not be considered in isolation from the proposed truck operation.

A taller accessory structure, combined with the storage of 50 commercial dump trucks, has the potential to further increase the visual and physical presence of the commercial operation on what is supposed to be residential property.

The Board should carefully evaluate whether the requested variance is necessary to facilitate a use that itself is incompatible with the surrounding residential character.

9. Protection of surrounding property owners and the natural environment

Residents surrounding this property have a reasonable expectation that the R-1 zoning designation will provide meaningful protection from incompatible commercial activities.

The issue is not simply whether the property owner can physically accommodate 50 trucks.

The question is whether allowing a commercial truck parking business of this magnitude is appropriate in this location, next to established residential properties, a Cook County Forest Preserve restoration area, and an Audubon-designated Very Important Bird Area.

I respectfully submit that it is not.

Request for denial

For all of these reasons, I respectfully request that the Cook County Zoning Board of Appeals:

1. Deny the Special Use Petition for a commercial truck parking business involving 50 dump trucks; and
2. Deny the requested variance increasing the accessory-structure height from 15 feet to 20 feet 2 inches.

At a minimum, before any approval is considered, I ask the Board to require a complete analysis of:

- Traffic and road capacity;
- Noise;
- Air quality and diesel emissions;
- Stormwater runoff and drainage;
- Dust and particulate matter;
- Lighting impacts on neighboring properties and wildlife;
- Hours of operation;
- Truck routing;
- Property screening;
- Emergency access;
- Environmental impacts;
- Impacts on the adjacent Forest Preserve restoration area;
- Potential impacts on birds and wildlife within the designated Important Bird Area; and
- The effect on surrounding residential and equestrian properties.

This proposal represents a substantial commercial use of an R-1 residential property. It is not a minor or incidental use. Fifty commercial dump trucks would fundamentally change the character and intensity of this property and its surrounding neighborhood.

The fact that this property is immediately adjacent to land being actively restored and protected for its natural and ecological value makes the proposed use even more inappropriate.

I respectfully urge the Cook County Zoning Board of Appeals to protect the integrity of the R-1 residential district, the surrounding residential and equestrian community, and the adjacent Forest Preserve and important wildlife habitat by denying this application.

Thank you for your consideration.

Sincerely,

Victoria Kelly
186 Old Sutton Road
Barrington Hills, IL 60010
dvkelly@comcast.net

James Wilson, Secretary

Cook County Zoning Board of Appeals

ZBA.Emails@cookcountyil.gov

Property: 15N803 Old Sutton Road, Barrington, Illinois 60010

Public Hearing: September 23, 2026

Dear Members of the Zoning Board of Appeals:

I write to express strong opposition to the Special Use petition (SU-26-0002) and companion Variance (VA-26-0017). The applicant seeks authorization to operate a commercial truck parking facility for fifty dump trucks within an R-1 Single Family Residence District, together with a variance to increase the height of an accessory structure from the maximum 15 feet to a proposed 20 feet 2 inches.

The proposed use appears incompatible with the purpose and character of the R-1 District and the surrounding Barrington Hills community. This area is known for its large-lot residential estates, active horse farms, riding trails, and rural residential environment that residents and the zoning framework have long sought to maintain. Introducing intensive commercial truck operations into this setting would risk altering that distinctive equestrian and residential quality of life.

Heavy truck traffic on the area's relatively narrow rural roads raises legitimate concerns about safety for equestrians, pedestrians, and local traffic. The associated noise, diesel emissions, dust, and vehicle movement could also impair the quiet enjoyment of neighboring residential and agricultural properties.

Of particular note are the applicable noise standards. Under Cook County's performance standards, uses in residential zoning districts are expected to conform to residence-district boundary limits measured at the lot lines. Those standards include octave-band limits that correspond to an approximate A-weighted level of 55 dB(A). Illinois law further prohibits the emission of noise beyond property boundaries that unreasonably interferes with the enjoyment of life or lawful activity. Operations involving frequent engine starts, idling, movement, and related activity from a substantial number of dump trucks in a low-ambient rural residential setting could generate intermittent and cumulative sound levels that risk conflicting with these standards and with the quiet character expected in an R-1 equestrian area.

The requested height variance would further contribute to the visual and industrial character of the proposed use in a low-intensity residential landscape.

Approval of either the Special Use or the Variance could establish a precedent that invites additional commercial or industrial activity into an area zoned and valued primarily for single-family residential and equestrian uses. The R-1 District standards exist in significant part to prevent such incompatible development.

For these reasons, I respectfully urge the Board to deny both applications.

Respectfully,

Jill Helenbrook

240 Steeplechase Road

Barrington Hills, IL 60010

lhelenbrook@yahoo.com

Parking lot on old Sutton rd

South barrington needs sound wall on route 59 and Higgins rd like the one on Quentin rd between route 22 and route 12 in lake Zurich. Theresa also needs to be sound wall on i90 and route 59 and Beverly road. A jewel and affordable housing for seniors is needed in that area and no more industrial areas The dump trucks drive Ricky with missing license plates, filthy trucks with bad breaks and are never covered up on top. There are huge holes on shoulder of road at route 59 just north of arboretum drive from trucks cutting people off. That stretch of road is very dangerous In runouts very icy from western winds and tree branches have fallen over Idot needs to do better clearing debris and adding more evergreens on western side of route 59 especially after traffic light at arboretum and route 59 We could use a pedestrian bridge at 59 and Higgins to walk across Higgins from arboretum to Sutton crossing shopping center. This is out urban residential restaurant and shopping and no more am dump trucks needed People here pay the highest taxes in this area and get zero benefits People here have struggled and saved their whole life for peace and tranquility And we're shocked at the amount of cancer cluster data centers built over night and noise grand rock debris from truck driving school. It is desquaint west Dundee and tranquil south barrington No more dump trucks and start ticketing the ones on road there now Sent from my iPhone

To whom it may concern:

I am writing to express my strong opposition to the proposal to approve a truck parking business at the proposed property. Allowing a commercial truck operation of this scale in this location would have significant and lasting negative impacts on the surrounding community.

The proposal could result in as many as **50 dump trucks being stored on or regularly traveling to and from the property**. A business generating this level of heavy commercial truck traffic is fundamentally different from the type and intensity of activity that the surrounding area and existing infrastructure were designed to accommodate.

My concerns include the following:

1. Excessive Noise

The regular movement, idling, loading, unloading, and operation of as many as 50 dump trucks would create a substantial increase in noise. Heavy trucks produce significantly more noise than ordinary passenger vehicles, particularly during early morning and evening hours. The resulting noise would negatively affect the quality of life for nearby residents and change the character of the surrounding community.

2. Increased Traffic and Safety Concerns

The addition of potentially dozens of heavy dump trucks entering and leaving the property would significantly increase traffic on local roads. These large vehicles require substantially more stopping distance, occupy more roadway space, and create additional safety concerns for motorists, pedestrians, and cyclists. The existing road network should be carefully evaluated to determine whether it can safely accommodate this level of heavy commercial traffic.

3. Increased Air Pollution

A fleet of up to 50 dump trucks would inevitably increase diesel emissions, exhaust, dust, and other pollutants in the surrounding area. Repeated truck trips to and from the property would contribute unnecessary air pollution and negatively affect the local environment and quality of life.

4. Inadequate Infrastructure Planning

Before approving a business that could generate this volume of heavy truck traffic, the Board should require a thorough assessment of the capacity and condition of the surrounding roads, intersections, drainage systems, and other infrastructure. It would be irresponsible to approve a use of this intensity without first establishing that the local infrastructure can safely and adequately support it.

5. Proposed 20-Foot Accessory Structure

I am also concerned about the proposed accessory structure, which would reportedly reach approximately **20 feet in height**, exceeding the current **15-foot height restriction**. Zoning restrictions exist for a reason: to maintain appropriate scale, protect neighboring properties, and preserve the established character of the community. Granting a substantial height variance in connection with a commercial truck operation raises additional concerns about the precedent this approval could establish.

This proposal should not be considered simply as a request to park trucks. The Board should consider the **cumulative impact** of the entire operation—including the number and size of vehicles, frequency of trips, noise, emissions, traffic safety, visual impact, and demands placed on local infrastructure.

Once a commercial operation of this scale is established, its impacts will be difficult to reverse. The community should not be asked to absorb increased noise, traffic, air pollution, and infrastructure demands without compelling evidence that the property and surrounding area are appropriate for this use.

I respectfully ask the Zoning Board to **deny the proposed truck parking business and the associated requests for variances or exceptions**, including the proposed 20-foot accessory structure.

Protecting the health, safety, character, and quality of life of the surrounding community should remain a central consideration in this decision. I urge the Board to carefully consider whether this proposal is truly compatible with the existing neighborhood and whether the community's infrastructure is capable of supporting it.

Thank you for your consideration and for taking the concerns of local residents seriously.

Sincerely,
Brian & Laura Seifert
27 Wood oaks drive
South Barrington, IL 60010

Sent from my iPhone

Dear Members of the Cook County Zoning Board of Appeals,

On behalf of the Village of Barrington Hills, I am writing to express the Village's opposition to the requested Special Use and companion Variance for 15N803 Old Sutton Road, scheduled to be heard at the September 23, 2026 public hearing.

- Land use compatibility: Commercial parking for up to 50 dump trucks is incompatible with the property's zoning, and with the quiet rural and residential character of the surrounding R-1 area.
- Traffic and safety: Old Sutton Road is a narrow, unlit roadway without shoulders and is regularly used by residents, bicyclists, equestrians, and visitors to nearby forest preserves and trails.
- Groundwater and environmental protection: The property borders the Forest Preserves of Cook County, is less than 1,000 feet from Spring Creek, and is in an area where residents depend on groundwater wells for drinking water.
- Increased stormwater runoff: The scale and intensity of the proposed use raise concerns regarding runoff, flooding, groundwater protection, septic systems, and impacts to surrounding properties. The subject property is adjacent to the Village and is zoned R-1 Single Family Residence District. The proposal to permit parking for up to 50 dump trucks is incompatible with the rural and residential character of Old Sutton Road and the surrounding area.

Please include the attached letter in the record for the September 23, 2026 public hearing. Please let me know if you have any questions or require any additional information.

Sincerely,
Anna Paul

--

Anna Paul

Director of Administration
Village of Barrington Hills
112 Algonquin Rd, Barrington Hills, IL 60010-5199
847.551.3000



Village of
**SOUTH
BARRINGTON**
www.southbarrington.org

Mayor

Paula McCombie

September 16, 2026

Village Clerk

Dr. Marilyn Stagno

Cook County Zoning Board of Appeals
69 W. Washington Street
Chicago, Illinois 60602

Re: 15 N 803 Old Sutton Road, Barrington, Illinois
Property Identification Number (PIN) 01-28-102-010-0000
Special Use for a Unique Use with Variance

Board of Trustees

Joseph Abbate

Stephen

Guranovich

Shahzad Kazi

Dr. Hina Patel

Dr. Anthony Stagno

Daniel Zierk

Dear Members of the Cook County Zoning Board of Appeals:

On behalf of the Village of South Barrington, I write regarding the proposed Special Use for a Unique Use with Variance request for the approximately 4.5 acre property located at 15 N 803 Old Sutton Road.

The Village recognizes that the property is located within unincorporated Cook County and that Cook County has jurisdiction over the pending zoning application. Nevertheless, the proposed development is located immediately adjacent to and within an area substantially defined by the established residential communities of South Barrington and Barrington Hills. Accordingly, decisions concerning the density, configuration, access, drainage, landscaping, and overall character of this development have the potential to directly affect surrounding residents and neighboring municipalities.

The Village respectfully requests that the County carefully considers that the proposed commercial truck parking business development is incompatible with the existing uses, zoning, lot sizes, density, established residential character of the surrounding area, and forest preserve which is adjacent to the subject property in South Barrington.

The Village believes that development of this parcel should generally reflect the density and residential development pattern of the properties that surround it.

Illinois zoning principles appropriately place substantial importance on the existing uses and zoning of nearby property. Here, the surrounding area is overwhelmingly residential and includes established residential properties within both South Barrington and Barrington Hills. This development of the subject property does not respect the existing character and is inconsistent with neighboring properties.

The Village also asks the County to carefully evaluate all of the potential negative effects of the proposed development on traffic and access, stormwater management and drainage, environmental conditions, emergency services, utilities, buffering, open space, neighboring residential properties, and forest preserve. These considerations are particularly important where municipal boundaries meet and the consequences of a land use decision may extend beyond the jurisdiction making that decision.



Village of
**SOUTH
BARRINGTON**
www.southbarrington.org

Accordingly, the Village respectfully requests that the Cook County Zoning Board of Appeals denies the applicant's request.

The Village of South Barrington appreciates Cook County's consideration of these comments. We welcome the opportunity to participate in the public hearing process and to work cooperatively with the County, Barrington Hills, the applicant, and surrounding residents to ensure that any development of this property is compatible with the character of the surrounding area and protects the interests of neighboring communities.

Respectfully,

Paula McCombie
Village President, Village of South Barrington

cc: Mike Dropka, Village Administrator

Hello,

I am writing today to submit a public comment about the above-referenced ZBA petition.

As a resident of a neighboring parcel of land, I STRONGLY object to the granting of this variance. This is a peaceful and natural residential area, not an area appropriate for this type of heavy industrial use. There are plenty of industrial areas nearby where something like this would be appropriate, and numerous businesses of this sort are already operating. To rezone this land would dramatically disturb the peace of our residential area, increase heavy industrial traffic, and interfere with local wildlife.

Please do not rezone this area or grant a variance.

Thank you for your time and consideration.

Michelle Gupta
17 Glacier Circle
South Barrington, IL

Sent from my iPhone

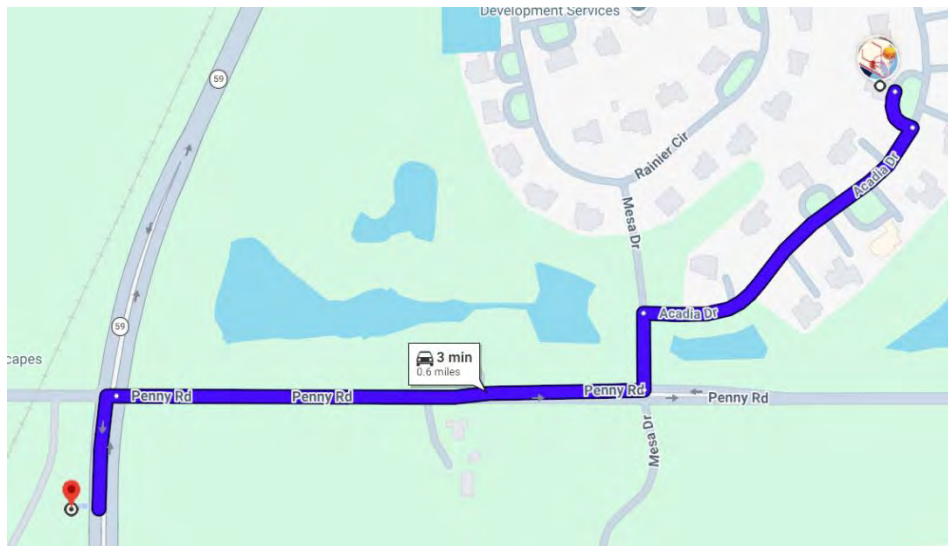
Hello,

There is an upcoming public hearing on September 23 at 11am regarding 15N803 Old Sutton Road. I will not be able to attend. Please enter my comments below into the public record of the meeting.

Thanks,
Mike

To our Zoning Board of Appeals,

I reside about a half mile from the land being discussed and drive past it on a nearly daily basis.



I object to the proposed use of the land as a dump truck park because the parcel is poorly situated just after a blind curve on Route 59 and tightly bounded by the Canadian National Railway. Dump trucks entering and leaving the roadway will cause safety issues as they are exceptionally slow to accelerate and decelerate. This causes problems for cars coming around the blind curve at high, legal rates of speed as well as for trucks and cars pinned between route 59 and the railway when trains are passing through. With a train passing, dump trucks attempting to leave the roadway and enter the parcel of land will actually be stuck (and stopped) on route 59 waiting for westbound Penny road traffic to clear after the train passes.

The petitioner's request also includes a 20 foot tall building which exceeds the maximum height allowed. As the only freestanding building within a quarter mile, zoning standards should be maintained, not set aside.

Thank you for your consideration of local Cook County residents' concerns.

Michael J. Lombardi
10 Acadia Drive
South Barrington, IL 60010

Attn: Mr. James L. Wilson, Secretary
Cook County Zoning Board of Appeals
69 W. Washington Street - Suite 2840
Chicago, IL 60602
Tel# 312-603-0540

Dear Mr. Wilson, Trustful Members of the Cook County Zoning Board of Appeals:

Please include this letter in the official record for SU-26-0002 / VA-26-0017 (15 N. Old Sutton Road, Barrington, IL 60010, PIN 01-28-102-010) and distribute it to all Zoning Board of Appeals members before the September 23, 2026 public hearing.

As a resident on Old Sutton Road in Barrington Hills, I am writing to express concerns about the unwanted conversion of the mentioned property from R1 to commercial use. The applicants are requesting permission to house and park large trucks with a new commercial building.

My concerns are:

1. Why should R1 conversions occur in a R1 zone. There are plenty of vacant and open properties for truck storage and commercial storage buildings on the market, and taking an R1 zoned property over makes zero sense. It should be the intent of the Zoning Board to retain R1 and not allow a conversion for commercial use. We firmly oppose any conversion of R1 to commercial use and would appreciate the CCZBA understanding why we would appreciate this request being denied.
2. Once one conversion occurs, it creates a potential for others to follow suit, changing the dynamic of a residential neighborhood.
3. Noise, potential pollution of water (oil, other EPA potential hazards, etc...) are certain and unwanted.
4. Quality of life for long time residents that never wanted nor expected this type of conversion to occur in their neighborhood.
5. Potential for severe road damage and wear due to the heavy trucking on both Old Sutton Road and Penny Road. Old Sutton Road is already deteriorating and there has been a struggle to get this road repaved for the past decade. We understand that budget constraints may be the issue.
6. Current deteriorated roads will be accelerated due to the weight of these trucks making a currently narrow road significantly more dangerous for residential vehicles to both utilize.
7. General unsightly conditions and noise levels with diesel fumes generally not found in residential neighborhoods.
8. Any and all contamination concerns related to the water that we draw from our wells.
9. While promoting business is a priority, with all the open facilities for trucking operations available and being developed by others in more commercial zones, it makes no logical sense to allow this R1 conversion.

Please do not allow the R1 conversion to commercial use.

We all appreciate your concern and understanding and hope that you will stand by us residents and do not approve the conversion.

Thank You,

Daniel G. Crane III
191 Old Sutton Road
Barrington Hills, IL 60010
dcrane@panelsplus.com
C# 847-878-9760

Please register my objection to the proposed large truck parking area on Old Sutton Rd, just south of Penny Rd in Barrington Hills, Illinois. Tremendous amounts of existing parking are very close by. This proposal is not appropriate for this area. Thank you. Michael A. Lovda DDS.

Subject: Formal Objection to Proposed Special Use for a Unique Use (SU-26-0002) and a companion Variance (VA-26-0017) to the zoning requirements of a R-1 Single Family Residence District.

Dear Members of the Zoning Board,

I am writing as a local homeowner to formally object to the proposed zoning change that would allow commercial dump truck parking in our residential neighborhood.

As a resident directly impacted by this decision, I have several major concerns regarding the negative effects this change will bring to our community:

- **Property Values:** Introducing a commercial truck depot will significantly decrease the desirability and market value of our residential homes.

- **Traffic and Safety:** Our neighborhood infrastructure is not designed for heavy commercial vehicles. Increased dump truck traffic poses a severe safety risk to local children, pedestrians, and regular motorists.

- **Environmental Impact:** The constant operation of heavy diesel engines will introduce elevated levels of air pollution, ground vibration, and disruptive noise. There is also a heightened risk of soil and water contamination from fuel or oil leaks.

Our neighborhood is a zoned residential sanctuary for families. Allowing commercial operations of this scale completely contradicts the intent of local residential zoning laws. I urge the board to reject this proposal and protect the safety, environment, and financial investments of the residents who live here.

Thank you for your time and consideration.

Sincerely,

Mariola Kotlarz

11 Creekside Ln Barrington Hills IL 60010

773-600-0061

Mariolakotlarz@gmail.com

Re: 15N803 Old Sutton Rd. Barrington

Dear Board,

I oppose the request to change R1 Residential zoning to Commercial Truck Parking with Lighting. Having trucks in and out day and night in a residential neighborhood is not what we moved to the Barrington area for. We are here for darkness and quiet. This is within ½ mile of an Elementary school. This is not an industrial area.

Literally 1 mile down the road at Higgins (Rt72) and Rock Road there are 2 old gravel pits that offer over 1000 spaces of truck parking. This is an appropriate area for trucks with an industrial park attached. Why do we need this near our homes? Rt 59 and Old Sutton are already too busy since it is a pathway to I-90 all the way from North Barrington.

Landscapers are in this area, but they are standard landscaping trucks that have acres of land along with tree farms, their own personal residences and have been in the area for over 30 years. We don't need some new people increasing traffic of gravel trucks, pollution and noise. Big safety issue.

Please vote NO

Denise D'Amico
RE/MAX Liberty
O 847-551-9290
C 847-894-2434
www.DamicoHomeTeam.com

1100 Nerge Rd, Elk Grove Village, IL 60007
Each office independently owned and operated

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Hello-

I am requesting for the builder/purchaser of this property in South Barrington to consider building a truck parking ground in the builder's/purchaser's backyard. I think it would be a great idea for this builder/purchaser to wake up at 1:54 in the morning to the sound of cement trucks igniting their starters and roaring through their own driveway. Please consider also building truck parking lots in front of homes of newborn babies and grandparents aged 75 and up. I'm sure they'd appreciate loud noises, dirt, lights, and just muck blowing around in the air 24/7. South Barrington is NOT the place to build commercial truck parking, but the builders backyard seems to be a GREAT alternative.

Thank you,
South Barrington Resident

Sent from my iPhone

To whom it may concern:

My name is Sam McKenzie and I own a home on Tamarack Lane in Barrington IL 60010 which is within a mile of 15N803 Old Sutton Road. My address is accessed via Old Sutton road, so I am very familiar with the location, and the surrounding area.

First I would like to submit public comment that the premises of the proposed zoning variance SU/UU is wildly inappropriate for commercial trucking. The address is nestled within a quiet farmland community of family homes, on a street with low visibility. Allowing the continued and encouraged use of commercial trucks on Old Sutton Road would be a nuisance to the community, and a misuse of the already zoned R-1 family residential district.

Second, I would like to request an invite to the Microsoft Teams meeting for the public hearing being held on 9/23/2026 at 11:00AM for this proposal.

Thank you,

Sam McKenzie

Dear County Board.

Please excuse the hurried note to deeply object to the special use exception noted above.

Robert C Misyla

296 Donlea Road

Barrington Hills, IL 60010-4041

To whom it may concern,

My name is Joe Miseyka, and I have lived in Barrington Hills most of my life. I am greatly disturbed by this proposed truck parking at 15N803 Old Sutton Road.

First of all, I would like be included in the virtual hearing on Wednesday September 23.

There are so many reasons I am against this proposed truck parking that I find it ridiculous to have it even be considered. The biggest reasons I feel like this truck parking spot is a horrible and dangerous idea include:

- The danger to the surrounding nature preserves and wildlife.
- The increase in noise, air, and water pollution.
- The people of Barrington Hills all use well water, and the truck parking would be VERY hazardous and will pollute the ground water the surrounding residents really on.
- The roads on Old Sutton are way too small to support heavy truck traffic.
- There are a lot of bicyclists and horse riders in Barrington Hills, and the truck traffic would be very dangerous to all.
- The truck parking would be right next to many nature preserves, and would be a danger to the plants and animals there.
- The truck parking would almost certainly cause a decrease in the property value of most all of the surroundings homes.
- The truck parking would only be a problem for the residents of Barrington Hills, and has no benefit for the residents at all.
- The roads on Old sutton are already Old, and the truck traffic would only cause much more significant road issues and damage.

There are endless reasons as to why I am against this proposal, and I would like to participate virtually in the project hearing. It is a very scary and concerning thought about

all the issues and problems this project would cause, and I hope everyone can see how this project is such a concerning and dangerous idea.

Thank you for your time,

Joe Miseyka

Jmiseyka16@gmail.com

224-330-5544

September 21, 2026

Zoning Board of Appeals
c/o Mr. James Wilson, ZBA Secretary
Cook County Government
69 W. Washington St, 22nd Fl
Chicago, IL 60602

RE: SU-26-0002 / VA-26-0017 / 15N803 Old Sutton Road, Barrington, IL 60010

Dear Members of Cook County Zoning Board of Appeals:

I am writing to express my opposition to the requested Special Use and companion Variance for 15N803 Old Sutton Road.

The subject property is adjacent to Barrington Hills Village property which is zoned R-1 Single Family Residence District. The proposed permit to park 50 dump trucks is incompatible with the rural and residential character and would devastate the existence of Old Sutton Road and the entire surrounding area.

Local residents already know first hand the devastating, ongoing and potential negative impacts of this type of use based on property less than 200 feet north of the subject property that was previously used illegally for truck parking until Cook County enforced action to end the activity. That property use demonstrated the incompatibility of commercial truck parking with the surrounding residential and rural character and the negative effects it had on the traffic flow and road conditions of nearby roadways and the devastating environmental damage to the subject property along with the surrounding municipalities which all rely solely on private wells and septic systems.

There is no public sewer systems to manage stormwater, heavy rainfall, or large snowmelt events which are becoming more frequent and damaging with climate changes and the possible result from nearby Data Centers. We are already experiencing flooding and environmental damage to our properties along with septic and well failures which are increasing every year. It is vital to the survival of the nearby Forest Preserves and Spring Creek that this type of land use is not permitted.

Old Sutton Road has become dangerous due to too much traffic, as it is, and any variance to increase the permitted accessory structure height or width is not compatible with the residential and rural environment of the area. I live on a corner of Old Sutton and Donlea Roads it has become very dangerous for wildlife, pets, livestock, and pedestrians. Our lifestyle of a rural community is already threatened with too much traffic and roadways being damaged by heavy traffic making it dangerous to walk equine and pets to the miles of local trails or to simply take a walk through your neighborhood or to simply check your mailbox.

Residents in the area rely on groundwater wells for our drinking water. The subject property is bordered on two sides by Forest Preserves of Cook County and is less than 1,000 feet from Spring Creek. Fuel, oil, hydraulic fluid, and other contaminants associated with a large commercial truck

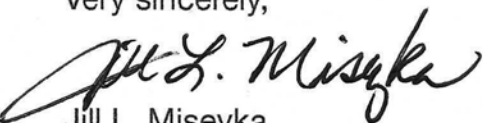
operation could be released through leaks, spills, or runoff and potentially infiltrate the soil and groundwater that supplies all of the wells, Forest Preserves, and Spring Creek. The increasing intensity of recent and historic storms which have resulted in pooling, overflow, and flooding already pose a substantial risk to nearby properties. Protecting groundwater, septic function, and property integrity should be of the highest concern with the proposed petition.

Residents of neighboring communities, to the subject property, have chosen to live in the area because of the deliberate and careful zoning with its deliberate consideration for balanced land uses which include protecting equine and community character to ensure future growth occurs in a responsible and predictable manner. It is crucial to maintain the integrity of these characteristics and the long-term vision of the existing Cook County zoning map.

I have seen, first hand, the devastating and long term damage to groundwater resulting from the proposed type of land use. I grew up in an area with groundwater contamination from leaking TCE, engine degreaser and other solvents from aircraft industries. The entire area became a superfund site with class action lawsuits and payouts. I lost both parents and dozens of close friends and families that died, and continue to die each month, from cancers and other diseases linked directly to that groundwater contamination. The groundwater in that area has not been used for 50+ years, had undergone 3 separate and continuing decontamination systems and still today remains unusable for any type of use.

I implore the Cook County Zoning Board of Appeals to **Recommend Denial** of SU-26-0002 and VA-26-0017. Please include my letter in the record for the September 23, 2026, public hearing. Thank you for your time and consideration.

Very sincerely,



Jill L. Miseyka
296 Donlea Rd
Barrington Hills, IL 60010-4041

Hello,

My name is Candace Tabor and I live in the Woods of South Barrington which is in the neighborhood closest to the subject property that is seeking approval for operating a truck parking business for up to 50 dump trucks on the property. I'm writing this letter to submit a formal opposition to this pending approval for the following reasons:

up 50 dump trucks coming & going at intersection of Penny Rd and 59 per day, which is the main intersection of our neighborhood, would create significant truck traffic and safety issues for our families and young drivers.

This would create significant dump truck traffic passing the elementary Rose School located on Penny Rd, which is near the subject property intersection of Penny Rd and 59. The intersection of the subject property is already dangerous with that curve which has limited visibility!

Increased exhaust pollution into our neighborhood

Our young drivers driving with these trucks coming and going each day is scary to think about!

And talking to many in our neighborhood feel the same concerns!

Please do not approve this request!

Thank you,
Candace Tabor
630-853-9650

RE: FORMAL OBJECTION TO SPECIAL USE PETITION
15N803 Old Sutton Road – Unincorporated Cook County
Ref: SU-26-0002 VA-26-0017
PIN: 01-28-102-010
R-1 Single Family Residence District

Dear Members of the Cook County Zoning Board of Appeals:

I am writing to formally object to the Special Use Petition for 15N803 Old Sutton Road, which proposes the establishment of a commercial truck parking business for approximately 50 dump trucks on property zoned R-1 Single Family Residence.

The proposed use is not suitable for residential areas and would create precedent across the county. The entrance is not suitable for this purpose as turning traffic invades the opposing traffic and would require development of a turn lane if approved. I strongly urge the Cook County Zoning Board of Appeals to deny this Special Use Petition.

Sincerely,

Elizabeth Bramsen
26 Ridge Road
Barrington, Illinois 60010

I would like to add additional information to the objection lodged by my wife and I (recorded below) following the Cook County ZBA meeting today. Since the Meeting is still open, I'd appreciate it being entered into the record.

1. We were surprised by several comments that could be construed as misleading by the Applicants' Counsel (deliberate or mistaken I cannot tell), one of which I addressed orally via TEAMS video/audio at the meeting as a clarification i.e., the potentially misleading opening remarks regarding the width of Old Sutton Rd – his 66ft Right of Way versus the actual narrow width of asphalt 20-25 ft with no shoulders and crumbling driving surface for all vehicles.

2. More importantly, however, in my opinion, were the other misleading remarks apparently made by the Applicant's Counsel disparaging the credibility of Anna Paul, our Village of Barrington Hills Administrator, and the credibility of our Village's objection. If the Applicants' Counsel is going to compare the proposed industrial site (50 dump trucks) to neighboring properties (e.g., Husky Trans, nurseries), he should make the entire picture clear for all. For example, while the Circuit Court initially granted judgement in favor of Husky Trans on the property (Applicants' Comparator) to the north of the proposed site, the Appellate Court overturned the Circuit Court, ruling the annexation was valid and that the two minor gaps along the railroad were de minimis. Thus, as of today, 23 Sept 2026, Ms. Paul represented the current situation accurately, calmly, and truthfully as far as I can tell, and as we all know that case is with the Supreme Court now (tomorrow). Additionally, Penny Pub has been closed for many years and is not an active commercial business. I would thus call to account the credibility of the Applicants' Counsel in this matter and I believe he should offer an appropriate apology to Ms. Paul. At the very least, it should be recognized this is a contentious corridor on Old Sutton Rd, and for good reasons pointed out by the Objectors who actually live here. Disclaimers: I am not an attorney, and my knowledge of this matter is as a local concerned resident regarding the creeping progression of industrial zoning applications along unincorporated Cook County Old Sutton Rd that are being inappropriately cross-referenced for precedent in my opinion. I am not related to Ms. Paul in any way and know her only as our Village Administrator. Anna also had to travel to the meeting in person and spend the whole day there and didn't deserve this inappropriate treatment in my opinion.

3. I agree with the Counsel for the Applicants and others that full information and 'Expert' Reports should be shared with concerned parties. As a scientist (BSc and PhD in

Biochemistry/Pharmacology) I'd like the opportunity to review the expert opinions, particularly environment-related assessments

4. It would be helpful if the Applicants could provide more detailed information on the 50 Dump Trucks proposed for parking only at the site. This seems like a central point, to me anyway. For example, what make/model, minimum Tare (empty) weight, fully laden weight in case drivers mistakenly (or otherwise) take their load back to the site on Old Sutton Rd, and age of the trucks. The Applicants mentioned 5 tons as the Tare Weight – this would be the smallest light duty dump trucks that I could find in my admittedly brief research, rather than the more standard medium or heavy-duty dump trucks that weigh 8 – 16 tons empty. Which kind of trucks are we talking about here? Also, someone mentioned this today – where will the 50 employee cars be parked? Does this also require a variance; similar Q for the impermeable surface area request?

5. I would imagine there should be a water run off plan to mitigate the anticipated pollution from the 50 dump trucks. Spring Creek is located approximately 890-1,200ft south of the proposed 50 dump truck site, as measured diagonally along the railroad tracks using Google Earth Pro. Spring Creek is connected to the waterway to the North through Spring Creek Forest Preserve. As an aside, one can use this same free downloadable tool to obtain recent and historical satellite photos of the area - it does appear that the local landscapers there do in fact store some vehicles, mostly pickups and trailers, similar to those who keep horses locally (this was a question asked today).

6. We do wish the Applicants success in their small business - we are fully supportive of small businesses; however, the Applicants appear to be requesting this Unique Use and Companion Variance based on convenience and financial reasons as entered to the record today and this would be at the expense of many concerned residents and potentially our locally connected waterways and environment. Ultimately, we respectfully suggest the Applicants find a more suitable site that is not in a residential or environmentally sensitive area.

PREVIOUSLY COMMUNICATED

CASE NUMBERS: SU-26-0002 & VA-26-0017

My wife and I live at 337 Old Sutton Rd, Barrington, IL 60010. This is almost entirely a quiet residential neighborhood, with almost no commercial activity, excepting private farms and a couple of grandfathered in nursery businesses. We object to the Special Use for a Unique

Use (SU-26-0002) with a companion Variance (VA-26-0017) to the zoning requirements of the R-1 Single Family Residence District as referenced above. A commercial truck parking business for 50 dump trucks (!!!) would not be feasible in this area, in our opinion, for the following main reasons:

Infrastructure

You may be aware that Old Sutton Road, an original pioneer road in this area, is a small single lane road each direction that was many years ago supplanted by New Sutton Road to the east. Old Sutton Rd has been wallowing in a state of significant disrepair for more than a decade, which is well documented by the Cook County Department of Transportation and Highways, Bureau of Transportation and Planning; it has been on the list for rebuilding since 2014. Since this narrow local road cannot even sustain local traffic, it is incredulous to think that 50 dump trucks traversing it each day would be sustainable. This is not meant as a criticism of CC DOT, but rather a reality check on the real-life situation on the ground (we understand budgetary constraints and the State removing highway funds to the General Fund have caused multiple delays in performing basic infrastructure maintenance). Has any infrastructure assessment been conducted? If so we would like to see it.

Environment

We all depend on well water in this area. There is no Village municipal water supply. We would not appreciate a significant local source of toxic pollutants from a business supporting 50 dump trucks affecting our immediate drinking water. This is an undeniable environmental hazard for locals. Further, this property and many local residents' properties, is adjacent to large FPDCC preserves, so one would assume that environmental assessments have been carried out in advance of any discussion on this appeal for special use. Has any environmental hazard assessment been conducted? If so we would like to see it.

Thank you for listening to our feedback.

Sincerely,

Gerard Fox and Betty Yao

Hello,

My name is Reshma Shah and I live in the Woods of South Barrington which is in the neighborhood closest to the subject property that is seeking approval for operating a truck parking business for up to 50 dump trucks on the property. I'm writing this letter to submit a formal opposition to this pending approval for the following reasons:

- Up 50 dump trucks coming & going at intersection of Penny Rd and 59 per day, which is the main intersection of our neighborhood, would create significant truck traffic and safety issues for our families and young drivers.
- This would create significant dump truck traffic passing the elementary Rose School located on Penny Rd, which is near the subject property intersection of Penny Rd and 59
- The intersection of the subject property is already dangerous with that curve which has limited visibility!
- Increased exhaust pollution into our neighborhood
- Our young drivers driving with these trucks coming and going each day is scary to think about!

And talking to many in our neighborhood feel the same concerns!

Please do not approve this request!

Thank you,

Reshma Shah

Hello,

My name is Candace Tabor and I live in the Woods of South Barrington which is in the neighborhood closest to the subject property that is seeking approval for operating a truck parking business for up to 50 dump trucks on the property. I'm writing this letter to submit a formal opposition to this pending approval for the following reasons:

- up 50 dump trucks coming & going at intersection of Penny Rd and 59 per day, which is the main intersection of our neighborhood, would create significant truck traffic and safety issues for our families and young drivers.
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- The intersection of the subject property is already dangerous with that curve which has limited visibility!
- Increased exhaust pollution into our neighborhood
- Our young drivers driving with these trucks coming and going each day is scary to think about!

And talking to many in our neighborhood feel the same concerns!

Please do not approve this request!

Thank you,
Candace Tabor
630-853-9650

As a home owner in Barrington Hills I am absolutely against any such truck parking i in the area. It must be stopped. Now!