

**ORDINANCE GRANTING AN AMENDMENT TO AN EXISTING SPECIAL USE PERMIT
TO ALLOW FOR THE CONSTRUCTION OF A MULTI-PURPOSE INTERIOR
PRAYER AND ASSEMBLY SPACE AT 160 HAWTHORNE ROAD**

WHEREAS, the Village of Barrington Hills (hereinafter the “Village”) is an Illinois home rule municipality pursuant to Article VII, Section 6, of the Illinois Constitution and is empowered by the Illinois Constitution to enact all constitutional ordinances, resolutions and motions and to exercise any power and perform any function pertaining to the Village’s local government and affairs, subject to any express limitation provided by the Illinois General Assembly in the manner provided in Article VII, Section 6 of the Illinois Constitution; 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, the Board of Trustees of the Village, pursuant to Resolution 00-30 approved a special use permit for a religious institution use on the property located at 160 Hawthorne Road; and

WHEREAS, pursuant to Resolution 00-30 the Al-Azhar Islamic Foundation has been using the property for the past 25 years for a religious institution; and

WHEREAS, the Al-Azhar Islamic Foundation (“Applicant”) has applied for an amendment to the existing special use to allow for the construction of a multi-purpose interior prayer and assembly space on its property located at 160 Hawthorne Road, in conformance with the design plans attached hereto and incorporated herein as Exhibit A; and

WHEREAS, on September 20, 2025, the Zoning Board of Appeals (“ZBA”), with a quorum present, held a public hearing on the application, 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 as required by the zoning code 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 recommendation, 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 the ZBA deems to have been met before it may recommend approval of a special use permit or any amendment thereof; and

WHEREAS, at the close of the public hearing, the ZBA made the necessary findings of fact, attached hereto as Exhibit B and found that the Applicant’s application for the amendment of its existing special use permit meets the standards for approval set forth in section 5-10-7(E) of the Village Zoning Code, and recommended that the requested amendment to the special use be granted to allow for the construction of a multi-purpose interior prayer and assembly space on its property located at 160 Hawthorne Road, subject to obtaining all required building permit and engineering approvals; and

WHEREAS, the President and the Village Board of Trustees has considered the matter and determined that the recommended amendment to the existing special use permit for the property located at 160 Hawthorne Road be approved, with the condition as required by the ZBA.

Ordinance 25-13

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: That the foregoing recitals are hereby incorporated by reference as though fully set forth herein.

SECTION TWO: The amendment to the existing special use permit to allow for the construction of a multi-purpose interior prayer and assembly space on its property located at 160 Hawthorne Road, in conformance with the design plans attached hereto and incorporated herein as Exhibit A is hereby granted, subject to (1) obtaining all required building permit and engineering approvals and (2) the submission and execution of a landscape plan, to be reviewed and approved by the Village arborist, for landscaping along the perimeter of the subject property.

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 27th day of October, 2025.

Ayes: 4 (McClary, Hoffmann, Ekstrom, Riff)
Nays: 1 (Clarke)
Absent: 1 (Strauss)

APPROVED: 


Village President

ATTEST: 


Village Clerk 

EXHIBIT A

DESIGN PLANS AND APPLICATION

EXHIBIT B

FINDINGS OF FACT

October 27, 2025

To: President and Board of Trustees
Village of Barrington Hills

RE: Application for Amendment to Special Use Permit to Allow
for the Construction of a Multi-Purpose Interior Prayer and
Assembly Space at 160 Hawthorne Road

This is to advise you that at a public hearing of the Zoning Board of Appeals (“ZBA”) was held on September 30, 2025 in connection with the application of the Al-Azhar Islamic Foundation (the “Foundation”) for the grant of an amendment to an existing special use permit to allow for the construction of a multi-purpose interior prayer and assembly space on its property located at 160 Hawthorne Rd (“the Property”).

In 2000, the Village granted the Foundation a special use permit to allow for the use of the Property for a religious institution, as permitted under the Village’s zoning regulations. The special use permit was subject to the building improvement plans submitted to the Village at that time.

In 2021, the Village granted the Foundation an amendment to its special use permit to allow for the expansion of the parking lot on the Property due to the increase in the size of its congregation.

Notice of the hearing was published in a timely manner in the Daily Herald as well as posted in the Village Hall. Proof of individual notice, by registered mail, return receipt requested, was submitted for property owners within 250 feet as recorded in the office of the appropriate tax assessor, and the notice of the hearing was properly posted on the Property.

The Foundation was represented at the public hearing by its attorney Matthew Holmes of Storino, Ramello & Durkin.

PUBLIC HEARING

For the purpose of the Public Hearing, the ZBA was provided a copy of the Foundation’s application for the amendment of its special use permit to allow for the construction of a multi-purpose interior prayer and assembly space.

The application provided a description and detailed plans for the proposed multi-purpose interior prayer and assembly space consisting of a single-story approximately 2,700 square foot building addition, including a basement multi-purpose room.

The application indicated that the Foundation does not anticipate an increase in size of its current congregation or an increase in traffic resulting from the proposed improvement. The application indicated that the purpose of the proposed improvement is to offer a less restrictive prayer and gathering space for the existing congregation and that no additional parking is anticipated due to the proposed improvement.

The application indicated that the proposed improvement fully complies with the Village’s zoning and building regulations. The application additionally provided statements of fact in support of the standards for special use permits under section 5-10-7(E) of the Village’s zoning regulations.

The ZBA was additionally provided with one written comment expressing support for the Foundation’s proposal and one written comment expressing a concern about the Foundation’s proposal.

Village Administrator Paul testified to the proper notice provided for hearing.

The Foundation’s Attorney, Matthew Holmes, testified to the statements provided in the application and provided testimony in support of the Foundation’s proposal. Attorney Holmes reiterated that the purpose of the proposed improvement is to offer a less restrictive prayer and gathering space for the existing congregation and that the Foundation does not anticipate an increase in size of its current congregation or

any traffic related issues due to the proposed improvement. He also testified that the proposed improvement would enable members to conduct certain recreational activities inside that they currently must conduct outside due to space constraints.

The Foundation's design professionals also testified about the nature and scope of the proposed improvements in response to questions of the ZBA members and confirmed the statements and plans submitted in the Foundation's application.

Four members of the public offered comments regarding their concerns with the Foundation's proposal, which included: (1) concerns that the proposed improvement will lead to an increased size of the Foundation's congregation (2) concerns that the proposed improvement will lead to traffic related issues and (3) concerns that the proposed improvement will adversely affect surrounding property values. Two members of the public expressed general support for the Foundation's proposal, with one member commenting that the Foundation's proposal will likely increase property values.

In response to the concerns raised by members of the public, a leading member of the Foundation testified that while the size of the Foundation's congregation increased shortly after it was established in the Village, the size of the congregation has been relatively constant for many years and that he does not anticipate any increase due to the proposed improvements. He reiterated that the purpose of the proposed improvement is to offer a less restrictive prayer and gathering space for the existing congregation.

All in attendance were provided with adequate opportunity to submit testimony and ask questions. Upon no further testimony or questions being had, the public hearing was closed.

ZBA DELIBERATIONS, FINDINGS AND RECOMMENDATION

The ZBA deliberated the Foundation's proposal. Member Cernik questioned the need for the proposed improvement if the Foundation was not anticipating an increase in the size of the congregation. Other Members pointed out that the original structure, designed as a residence, could be spatially restrictive for the current size of the congregation and found the Foundation's proposal reasonable. Member Gigerich commented that he was not concerned about any further expansion of the structure because the property would not be conducive for a structure larger than what is being proposed. Members Humbert, Koertner and Gigerich commented that any further increase in the congregation would likely need additional parking and that the Foundation would be required to seek further Village approval for additional parking. Therefore, they did not share the increased congregation size concern as to the Foundation's proposed improvement.

Chairman Wolfgram explained that he would vote in support of the Foundation's proposal with the caveat that he would not support any further increase in the size of the structure.

On an affirmative vote of 4-1, the ZBA made the following findings and recommendation to **approve** the Foundation's zoning request:

Based on the facts and materials presented in the Foundation's application and the testimony and materials presented in the public hearing, the Foundation has satisfied the special use standards in section 5-10-7(E) of the Village Code, the ZBA recommends to the Village Board the approval of the Foundation's proposed amendment to an existing special use permit to allow for the construction of a multi-purpose interior prayer and assembly space on its property located at 160 Hawthorne Road, subject to all required building permit and engineering approvals.

Respectfully submitted,

/s/ Dan Wolfgram
Chairman
Zoning Board of Appeals
Village of Barrington Hills