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September 14, 2026

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

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

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.

The Village's principal concerns include:

- **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.

The Village is particularly concerned about the significant increase in heavy truck traffic, noise, exhaust, dust, lighting, and overall commercial activity this use would introduce. The Old Sutton Road corridor was constructed for residential use. It does not have lighting, shoulders or sufficient width for vehicles and dump trucks to safely pass each other simultaneously. Old Sutton Road is a scenic rural roadway used by residents, bicyclists, equestrians, and others accessing nearby homes, forest preserves, and trails. Regular movements associated with the initial 50 dump trucks would materially alter the character and use of the road. Any future company expansion would intensify detrimental impacts; thus the reason why commercial truck parking is typically allowed in industrial zoning districts and not in a residential one.

Barrington Hills residents do not need to speculate about the potential impacts of this type of use. A property less than 200 feet north of the subject property was previously being used illegally for truck parking until Cook County took enforcement action to end the activity. That experience demonstrated the incompatibility of commercial truck parking with the surrounding residential and rural character, and the negative effect it had on the traffic flow of nearby roadways.

The Village also has strong concerns about environmental impacts. The subject property is bordered on two sides by Forest Preserves of Cook County and is less than 1,000 feet from Spring Creek. Residents throughout the area rely on groundwater wells for their drinking water. 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 those wells. Given the scale of the proposed use, protecting groundwater quality and nearby natural resources is an important concern.

Additionally, there is a strong concern regarding stormwater runoff. The subject property, along with municipalities surrounding it, relies entirely on private wells and septic systems. There is no public sewer infrastructure to manage stormwater, heavy rainfall, or large snowmelt events. Given the increasing intensity of both recent and historic storms, the resulting pooling, overflow and flooding pose a substantial risk to nearby properties. Protecting groundwater, septic function, and property integrity should be front and center when considering the proposed petition.

The requested variance to increase the permitted accessory structure height from 15 feet to 20 feet 2 inches further demonstrates the intensity of the proposed commercial use and its inconsistency with the underlying residential zoning. The proposed increase in structure height signals far more than a simple design change. It reflects the sheer size of dump trucks and the full industrial scale of the commercial truck parking business.

Cook County's zoning map was created with careful, deliberate planning grounded in clear intent and purpose. Each district was crafted to balance land uses, protect community character, and ensure that growth occurs in a responsible and predictable way. Upholding these districts is essential to maintaining the integrity of these characteristics and the long-term vision. For these reasons, the Village of Barrington Hills respectfully requests that the Cook County Zoning Board of Appeals *recommend denial* of SU-26-0002 and VA-26-0017. Thank you for your consideration. Please include this letter in the record for the September 23, 2026, public hearing.

Sincerely,

Brian D. Cecola
Village President
Village of Barrington Hills