#2026-059
950 Barlina Road – Simplified Residential Zoning Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 6, 2026

Request: A variation to allow construction of a six-foot privacy fence extending 25 feet into the required 30-foot setback for a yard abutting a street.

Location: 950 Barlina Road

Acreage: 12,065 square feet

Existing Zoning: R-2 Single Family Residential

Surrounding Properties:
North: R-2 Single Family Residential
South: R-2 Single Family Residential
East: R-2 Single Family Residential
West: R-2 Single Family Residential

Staff Contact: Darrell Moore (815) 356-3612

Background:

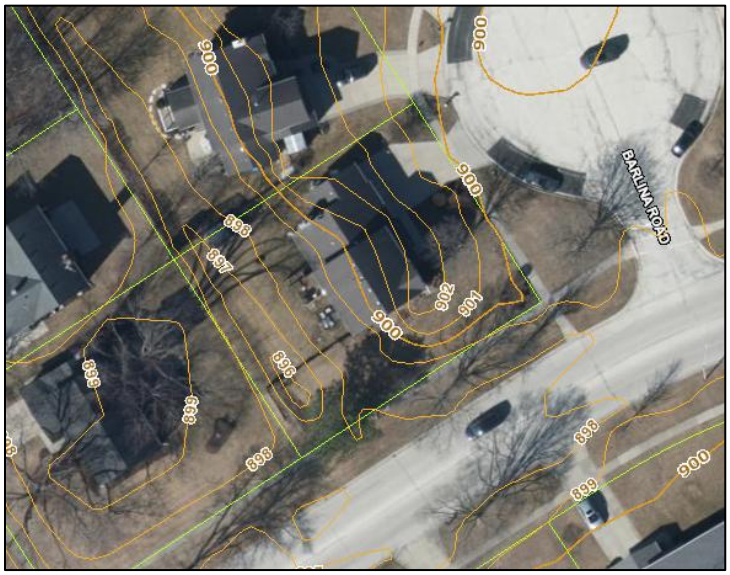
- The property is a corner-side lot containing a single-family residence that fronts Barlina Drive on two sides.
- Previous Approvals: None

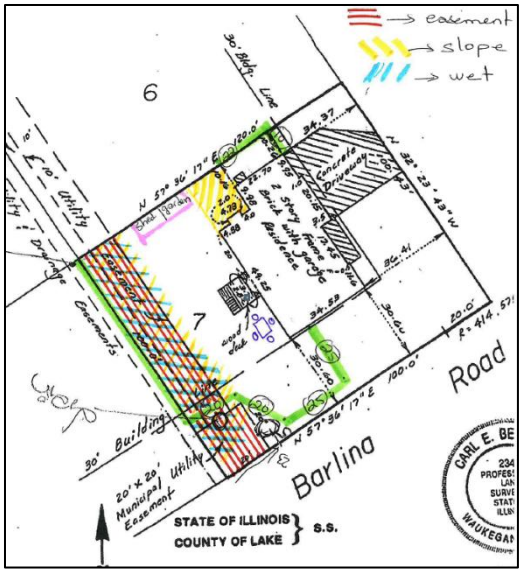
Development Analysis:

General

- Request: To allow construction of a six-foot privacy fence extending 25 feet into the required 30-foot setback for a yard abutting a street.
    - The proposed fence is identified as vinyl privacy fence.
- Zoning: The site is zoned R-2 Single Family Residential.
- Land Use: The land use map shows the area as Urban Residential.
- The petitioner states the basis for the variation stems from the "unique physical constraints of the property that create a hardship in achieving safe and reasonable use of the backyard." They note a city drainage area in the rear yard creates "persistent muddy conditions" and reduces the amount of "flat, dry, and usable space." These constraints limit the land available for outdoor play equipment.
- A four-foot fence would be allowed in the proposed fence location, however, the petitioner states that the six-foot height is necessary to safely contain a six-feet-tall special needs

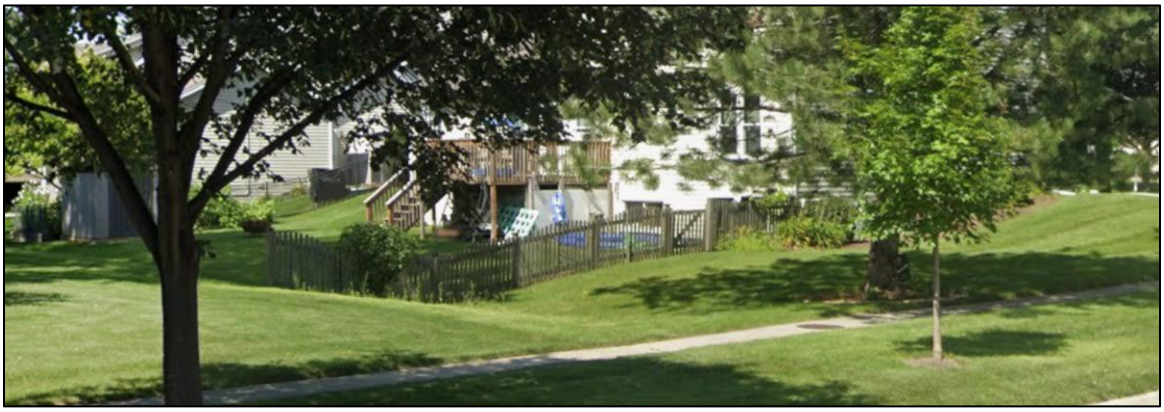
individual living on the property, who also can experience "severe anxiety and distress from environmental triggers" and who would benefit from a "visual and physical barrier."





Top Left: Property in question with one-foot contours, aerial 2025
Top Right: Site Plan (provided)
Middle: View of the side of the property facing northwest (Google Street View, 2023)
Bottom: View of the rear of the property facing northeast (Google Street View, 2023)







At Left and Bottom: Exhibits provided by the petitioner

- The petitioner provided examples of of potential play equipment (below). Placement of these items was not included in the site plan. Accessory structures, which includes pools, are not allowed in a yard abutting a street.



Findings of Fact:

ZONING ORDINANCE VARIATION
The petitioner is requesting a simplified residential zoning variation to allow construction of a six-foot privacy fence extending 25 feet into the required 30-foot setback for a yard abutting a street.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards
When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent

property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should include the following conditions:

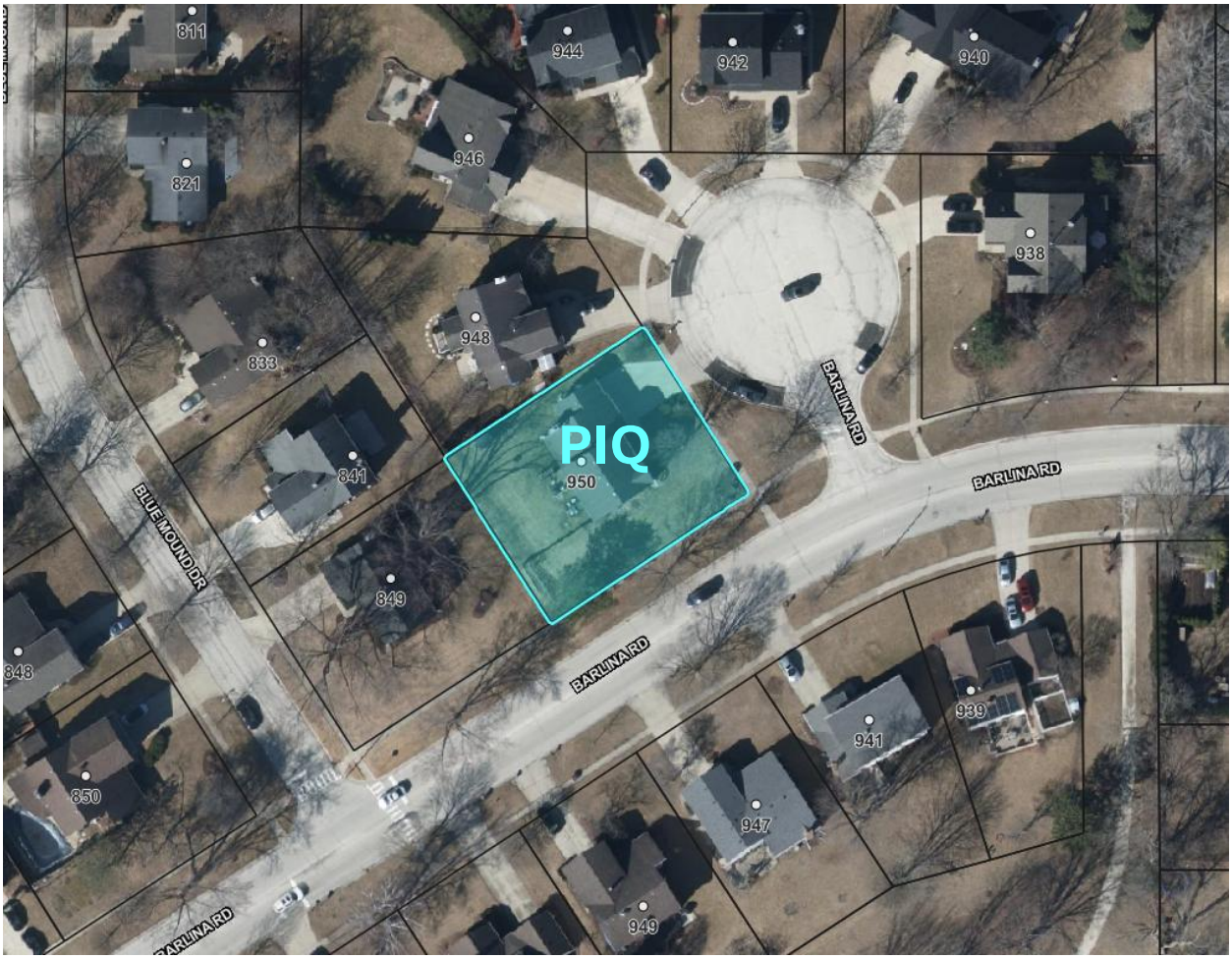
1. Fence application and installation shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Application (Bachour/Salhab, 4/7/26)
    B. Site Plan (Bachour/Salhab, 4/7/26)

2. Comply with the requirements of Section 4-700B (Fences, walls and screening), except as provided for under this variation.

3. The petitioner shall address all review comments and requirements of the departments of Community Development and Public Works & Engineering.

PARCEL IN QUESTION

950 Barlina Road



Application for Simplified Residential Variation

Application Number: _____ **FOR OFFICE USE ONLY**

Project Name: _____

Date of Submission: _____

I. Applicant

Caroline Bachour

Name

1167 Waterford Cut

Street

Crystal Lake IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Nisrine & Elias Salhab

Name

950 Barlina Road [redacted]

Address Telephone Number

III. Project Data

1. a. Location/Address: 950 Barlina Road

b. PIN #: 18-12-431-006

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

Limited flat space - Sleeping yard
Southwest corner easement (20' x 20')
West property line easement (100' x 15')
City drain - Waterpooling - wet & muddy

IS THE HARDSHIP SELF-CREATED?

No

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

No

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

No

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

NO

3. List any previous variations that are approved for this property:

None

IV. Signatures

[redacted] Caroline Bachour 4-7-2026

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

[redacted] Nisrine Salhab 4-7-2026

OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

April 7th, 2026

Dear Members of the Zoning Committee and City Council,

My name is Caroline Bachour (applicant), and I am assisting my sister and her husband, Nisrine and Elias Salhab (owners), in applying for a variance to install a six-foot vinyl privacy fence at their residence at 950 Barlina Road.

This request is primarily due to unique physical constraints of the property that create a hardship in achieving safe and reasonable use of the backyard. The property is impacted by two easements, partially overlapping (20’ x 20’ in the southwest corner and 100’ x 15’ along the west property line), a city drainage area that collects water from surrounding homes and causes persistent muddy conditions, and multiple sloping areas. Together, these conditions significantly reduce the amount of flat, dry, and usable space available.

If the fence is required to begin at the back corner of the house, the remaining enclosed area would be confined to a small, uneven, and compromised portion of the yard. Much of this space is affected by drainage and slope, making it impractical and unsafe for consistent use. Extending the fence closer to the side yard is necessary to maximize the limited usable space and create a functional outdoor area that can reasonably accommodate items such as an adult swing set (8’ x 8’), pool (20’ x 12’), trampoline (14’ diameter), and other essential play equipment for my nephew George.

George is 22-year-old, severely cognitively impaired with Autism Spectrum Disorder Level 3, nonverbal verbal with intellectual disability. He requires continuous 24-hour care, and has significant adaptive and safety challenges. He also walks on his tippy toes, which affects his balance and makes uneven sloppy or muddy terrain particularly challenging.

George is approximately six feet tall and has a tendency to climb, making a standard four-foot fence insufficient and creating a serious risk of elopement. A six-foot privacy fence is necessary to ensure his safety. He also experiences severe anxiety and distress from environmental triggers, including dogs passing along the sidewalk, and would benefit from the visual and physical barrier a privacy fence provides.

Previously, this type of fencing was not required because George attended school and summer programs that provided structured environments and supervision. However, as he is aging out of these services and funding is no longer available, the need to provide a safe, secure, and supportive environment at home has become essential.

This request is not for aesthetic purposes, but rather a necessity due to the property’s physical limitations and safety concerns. Granting the variance will not negatively impact neighboring properties, visibility, or public safety, and will allow for the reasonable and safe use of the land, while supporting George’s developmental needs.

Thank you for your time and consideration.

Sincerely,
Caroline Bachour

Hardship list -950 Barlina Road

Limited flat safe usable space for severely autistic child. Please refer to site plan

Southwest corner (20' x 20' easement) City drain



Corner easement (20' x 20')
West property line easement (100' x 15')



Slope and Water pooling



Certificate of the Publication

Northwest Herald

Description:CRYSTAL - BACHOUR 950 BAR
2319082
847-659-6557

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
04/16/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
16th day of April, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10069745

Amount $99.92

PUBLIC NOTICE BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF **CAROLINE BACHOUR.**

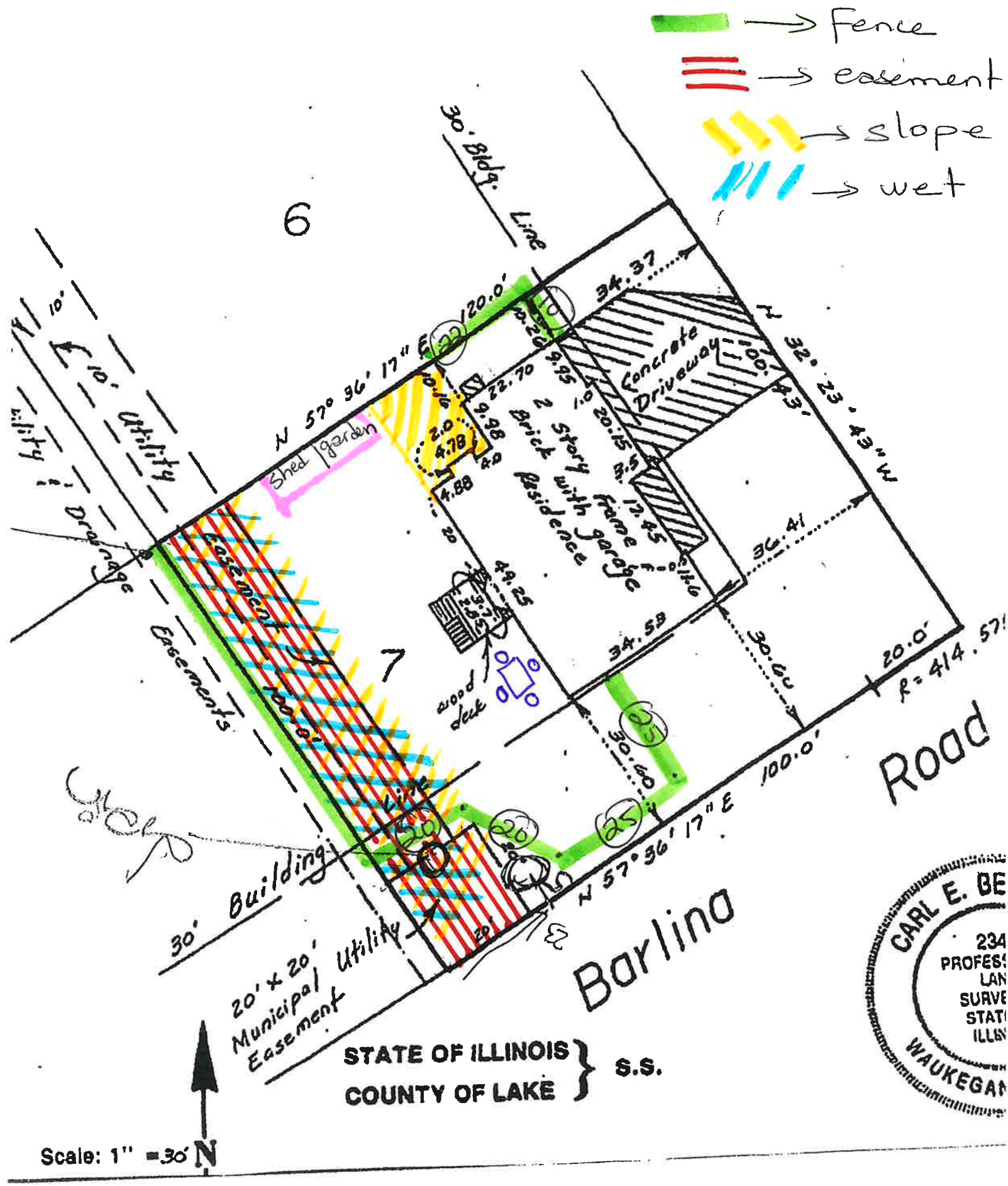
LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by **Caroline Bachour**, on behalf of Nisrine and Elias Salhab, owners, for a **Variation** on the property at the **950 Barlina Road, Crystal Lake, Illinois, 60014. PIN: 18-12-431-006.**

This application is filed for the purpose of seeking a **Variation to allow a six-foot fence in a yard abutting a street, and any other Variations necessary to approve the request to allow the proposed improvements, pursuant to Articles 3 and 4 of the Unified Development Ordinance.**

Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, **May 6, 2026**, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published Northwest Herald Apr. 16, 2026) 2319082


Fence
easement
slope
wet
6
30' Bldg. Line
10' Utility & Drainage Easements
N 57° 36' 17" E 120.0'
34.37
N 32° 23' 43" W 100.43'
Concrete Driveway
2 story frame with garage Brick residence
Shed
garden
22.70
9.95
9.98
4.78
2.0
4.88
20
49.25
3.7
2.85
wood deck
7
36.41
34.58
30.60
20.0'
R = 414.57
Road
Barlina
N 57° 36' 17" E 100.0'
30' Building Line
20' x 20' Municipal Utility Easement
STATE OF ILLINOIS } S.S.
COUNTY OF LAKE }
CARL E. BE
234
PROFES
LAN
SURVE
STAT
ILLIN
WAUKEGA
Scale: 1" = 30'
N

Fencing & Equipment

6 x 8 white vinyl



20 x 12 pool



14 ft diameter trampoline



8 x 8 Adult swing



Homes with fence variation

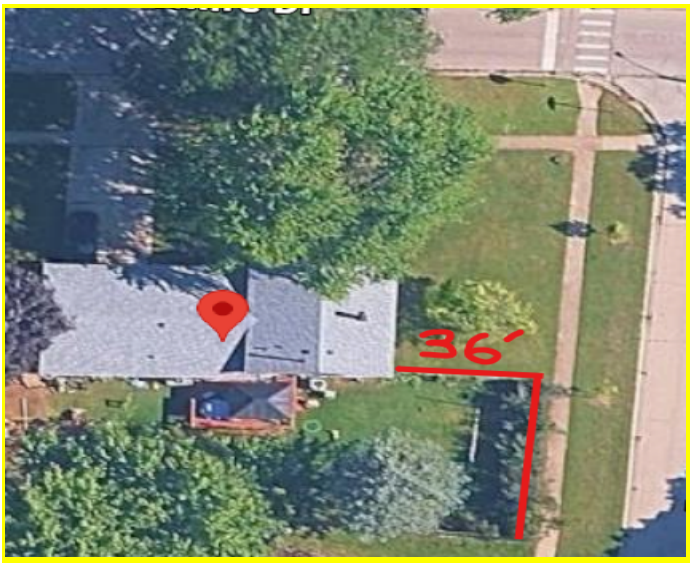
95 BERKSHIRE (& Faringdon)

About 36 feet from building line



Only 1.5 feet from sidewalk





719 Coventry (& Berkshire



103 Berkshire (& Northampton)



850 Blue Mound (& Barlina)



890 Hawthorne (& Barlina)



1079 Plum Tree (& Sandalwood)

