

NOTICE OF A PUBLIC HEARING
OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF NORTH BARRINGTON

Notice is hereby given that the Zoning Board of Appeals of the Village of North Barrington, Lake County, Illinois, will hold a Public Hearing on Tuesday, July 10, 2007, at 7:30 P.M., at the North Barrington Village Hall, 111 Old Barrington Road, North Barrington, Illinois.

This Hearing is held pursuant to the call of the Chairman of the Zoning Board of Appeals with notice to all Members of the Commission.

The Agenda for this hearing is as follows:

1. Call to order and Roll Call
2. Approve Minutes from April 10, 2007 Public Hearing.
3. The following variation is requested in the petition submitted by Mr. & Mrs. Brian Allendorfer, 448 Eton Drive, North Barrington, IL 60010:

ZR-10-6-3(A): R-3 Residential Zoning District requires that each lot have an area of at least 40,000 square feet.

The lot area of the subject property is 36,159 square feet.

ZR-10-1-2(B) and
ZR-10-4-2(A,1,b): A non-conforming building or use shall not be expanded.

The subject property is non-conforming due to lot size.

4. The following variation is requested in the petition submitted by Mr. Martin Pais, 180 Clover Hill Lane, North Barrington, IL 60010:

ZR-10-2-1: Accessory vehicular storage structures shall have a maximum area of seven hundred fifty (750) square feet.

The existing detached garage is approximately 517 square feet in area. The proposed addition will be approximately 522 square feet in area. The total area of the detached garage will be approximately 1,039 square feet.

5. The following variation is requested in the petition submitted by Mr. & Mrs. William Powell, 230 Crooked Lane, North Barrington, IL 60010:

ZR-10-6-3(A): R-3 Residential Zoning District requires that each lot have an area of at least 40,000 square feet, a width of 115 feet at the front lot line and an average width of at least 130 feet.

The subject property has a lot area of approximately 31,785 square feet, a lot width of 100 feet at the front lot line and an average width of approximately 100 feet. As such, the subject property is non-conforming.

ZR-10-1-2(B) and

ZR-10-4-2(A1b): A non-conforming building or use shall not be expanded.

The subject property is non-conforming on account of lot area and lot width.

ZR-10-9-2(B): From each side line the setback shall not be less than ten percent (10%) of the average width of the lot or ten feet (10'), whichever is greater.

The subject property has an average lot width of the approximately 100 feet therefore the required side setback shall be 10 feet. The proposed wood deck will be located approximately 1 foot from the side lot line, representing a side setback encroachment of approximately 9 feet.

6. Adjournment

Zoning Board of Appeals Members: In the event you are unable to attend this meeting, please call Kris Lennon @381-6000, extension 11 as soon as possible.

Kris Lennon, Deputy Village Clerk
Village of North Barrington

(zba agenda)