



Village of Inverness

1400 Baldwin Road • Inverness, Illinois 60067
847/358-7740 • Fax 847/358-8774

LEGAL NOTICE VILLAGE OF INVERNESS, ZONING BOARD OF APPEALS PUBLIC HEARING RELATIVE TO ZONING AND ORDINANCE VARIATION

Notice is hereby given that the Zoning Board of Appeals of the Village of Inverness will hold a public hearing on Wednesday, May 18, 2022, at 7:00 p.m., or as soon thereafter as the agenda permits, at the Inverness Village Hall at 1400 Baldwin Road, in the Village of Inverness, to consider an application for one or more variation(s) from the Village Code of Ordinance of the Village of Inverness for A-1 Residential District property commonly known as 1149 Blackburn, Inverness,, Illinois, 60010 (“the subject property”), including, but not limited to:

A variation from the application of the minimum setback requirement of Section 5-4-4 A. and the minimum front yard requirement of Section 5-4-5 A. in the A-1 Residential District of said Zoning Ordinance to permit the construction and maintenance of a new entryway and roof addition to an existing non-conforming single family detached house to be located within the required set-back from the established center line of the street and in the required front yard notwithstanding the fact that the new entryway and roof addition would thus provide: (i) a minimum front yard of thirty-five foot 9 inches (35’ 9”) more or less, when a fifty foot (50’) minimum front yard is otherwise required; (ii) a setback of fifty sixty-eight foot nine inches (68’ 9”) as measured from the center line of the Blackburn Drive right-of-way, when an eighty-five foot (85’) minimum setback from the center line of the right-of-way is otherwise required for structures and buildings; and (iii) also variation Section 5-8-4 which otherwise only permits non-conforming uses to make incidental (non-structural) alterations which do not extend or intensify the non-conforming use and prohibit the reduction of open space or plot area required for a building.

The property is non-conforming since the improvements preceded 1978 or were built prior to the annexation of the property and currently has an existing thirty-seven foot three inch (37’ 3”) front yard setback and seventy-one foot 4 inch (71’ 4”) setback from the center line of the right-of-way.

The subject property is commonly known as 1149 Blackburn Drive, Inverness, Illinois, 60067, and is legally described as follows:

Lot 15 in the Helm’s Woods, a subdivision of the south ½ of the Section 8, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois. (PIN # 02-08-304-001-0000)

The owner of record of the subject property and the applicant for said variation are reported to be Neil W. DeBlock.

A copy of the application for variation is available at the office of the Village Clerk at the Village of Inverness Village Hall, 1400 Baldwin, Inverness, IL 60067.

All interested persons are invited to attend the hearing and will be given an opportunity to be heard. The Village of Inverness is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village’s facilities, are requested to contact the Village at (847) 358-7740 promptly to allow the Village to make reasonable accommodations for those persons.

/s/ Sam Trakas
Village Administrator
Village of Inverness