



Village of Inverness

1400 Baldwin Road • Inverness, Illinois 60067
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LEGAL NOTICE

VILLAGE OF INVERNESS, ZONING BOARD OF APPEALS PUBLIC HEARING RELATIVE TO ZONING AND ORDINANCE VARIATIONS

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 1527 Guthrie Drive, Inverness, Illinois, 60010 (“the subject property”), including, but not limited to:

A variation from the application of the minimum fifty (50’) foot rear yard setback requirement of Section 5-4-5 C.1.a. of the Zoning Ordinance of the Village of Inverness to permit the construction and maintenance of an outdoor swimming pool, required barrier (fencing), equipment, and walk area constructed with impervious materials (Proposed Swimming Pool), which improvements would be located in the required rear yard setback of the subject property, with a proposed setback of only ten feet (10’) more or less as measured from the southeasterly rear lot line at its closest point, notwithstanding the fact that a fifty (50’) foot rear yard setback is otherwise required, and

A variation from the Swimming Pools Chapter of the Municipal Code of the Village of Inverness, including, but not limited to, a variation from the application of: the minimum one hundred (100’) foot distance requirement from any residence on any other property. The variance would permit the Proposed Swimming Pool under Section 4-7-6 of the Municipal Code. In particular: (i) a portion of the barrier (fence), and (ii) the northeaster portion of the walk area around the pool would be located within sixty-three (63’) and all as measured from an adjoining residence to the east located at 1405 Alton Circle at its closest point notwithstanding the fact that a one hundred (100’) foot distance is required.

A variation from the Swimming Pools Chapter of the Municipal Code of the Village of Inverness, including, but not limited to, a variation from the application of the minimum twenty-five feet (25’) foot distance requirement from any property line of Section 4-7-3 of Chapter 7 of Title 4 of the Municipal Code. The variance would permit the Proposed Swimming Pool under Section 4-7-6 of the Municipal Code. In particular: (i) a portion of the barrier (fence), and (ii) the northeaster portion of the walk area around the pool would be located within ten feet (10’) more or less as measured from the eastern property line at its closest point, notwithstanding the fact that a twenty-five (25’) foot property line setback is otherwise required,

The subject property is commonly known as 1527 Guthrie Drive, Inverness, Illinois, 60010, and is legally described as follows:

Lot 10 in Inverness Hills, being a subdivision of the west half of the southeast quarter of Section 7, Township 42 North, Range 10, East of the Third Principal Meridian and of the Northwest Quarter of Section 18, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois. (PIN 02-07-404-010-0000)

The owner of record of the subject property and the applicant for said variation are reported to be Chad W. Jansen and Jennifer M. Jansen, as Co-Trustees of the Jansen Revocable Trust dated June 20, 2019

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 Road, 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