



Public Hearing Minutes

Building Planning & Zoning

Village of Port Barrington

69 S. Circle Avenue

Port Barrington, IL 60010

Tuesday, April 5, 2022

7:00 p.m.

Note: This will be an in-person meeting with MASKS OPTIONAL of all attendees per current CDC recommendations

I. Call to Order

This meeting was called to order at 7:08 p.m.

II. Roll Call

Present: Alesi, Thelin, Kotarski, Weiner and Benson. Ashley was absent

III. Public Hearing: Application for Zoning Variation Relative to the Front Yard Setback for the Property commonly known as 624 S. Circle Avenue, Port Barrington, IL

A variation to allow the Petitioners to construct a one (1) story addition to the existing residence on the Subject Property commonly known as 624 S. Circle Avenue, which addition would be constructed on the front of the existing residence and would have a front yard setback of only sixteen feet eleven inches (16'11"), notwithstanding the fact that a front yard setback of thirty feet (30') is otherwise required by Appendix C, "Table of Dimensional Criteria", of Chapter 154, "Zoning Code", of the Village of Port Barrington Village Code. The existing residence on the Subject Property has a nonconforming front yard setback of sixteen feet

eleven inches (16'11").

Petitioner Jack Motley, owner of 624 S. Circle Avenue, Port Barrington, IL 60010, provided a presentation at the public hearing held on April 5, 2022 at 7:00 p.m. before the Zoning Board of Appeals, to request for a 16'11" front yard setback variance to construct a one story addition to the existing residence.

The Zoning Board of Appeals heard the Petitioner's request as presented with the supporting documentations and answered questions from the Zoning Board.

The following documents were entered into the record as Exhibits:

- Exhibit A: Completed Application for Variance
- Exhibit A1: Warranty Deed
- Exhibit B: Letter of Map Amendment Determination Document (Removal)
- Exhibit C: Email Confirmation on Lake County WDO
- Exhibit D: Certificate of Publication (published in timely manner)
- Exhibit E: Building Plans pages A0-A4
- Exhibit G: Plat of Survey
- Exhibit F: Partial Section Port Barrington Property Map Existing Building Location

Chairman Weiner opened comments to the public at 7:23 p.m. There were no comments from the public on this matter, therefore Chairman Weiner closed open comments at 7:23 p.m. It was noted that the existing house is approximately 1,200 square feet and the proposed construction will make the house size just under 2,000 square feet. Also, Petitioner Motley recorded the Plat of Survey showing lots 270 and 271.

The Zoning Board of Appeals finds that the approved criteria for variances as set forth in the Village Zoning Ordinance, Section 802, have been met and further finds the following:

- The variance will not impact or have any line of sight effects on adjoining properties
- The property is not in the flood zone
- The variance will increase the value of surrounding properties
- The variance will allow the existing house to be under a 30' front yard setback

Motion: Weiner moves to recommend to the Village Board, approval of a front yard setback variance of only 16'11" to allow Construction of a (1) story addition to the existing residence at 626 S. Circle Avenue, Port Barrington, IL., property owner Jack Motley, seconded by Benson.

Ayes: Alesi, Thelin, Kotarski, Weiner and Benson

Nays: None

*Absent: Ashley**

Motion Carried 5-0

**Although absent, Ashley provided a written positive recommendation.*

The Petitioner was informed that a positive recommendation would be forwarded to the next Village Board meeting for final consideration of approval.

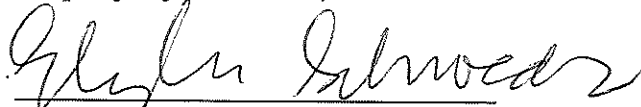
Chairman Weiner announced the April Meeting will be cancelled.

IV. Adjourn

Motion: Kotarski moved, to adjourn the hearing at 7:29 p.m. , seconded by Benson.

All Ayes – Ashley Absent – Motion Carried 5-0

Respectfully Submitted,



Elizabeth Schroeder, Deputy Clerk