

NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
VILLAGE OF TOWER LAKES

A PUBLIC HEARING WILL BE HELD by the Tower Lakes Zoning Board of Appeals on May 30, 2019 at 7:00 p.m. at the Village of Tower Lakes Village Hall, 400 N. Route 59, Tower Lakes, Illinois, 60010.

The board will consider the following petitions: Annalisa Barrie, 609 E. Lake Shore Drive, and Lou Bevente, 220 Bridge LLC, 220 Bridge Lane.

Property located at 609 E. Lake Shore Drive, Tower Lakes, Illinois legally described as: Lot 10 in Block 25 in Tower Lake Estates, Unit No. 1, being a Subdivision of part of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and of the South $\frac{1}{2}$ of Section 2, Township 43 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded August 10, 1926 as Document 284320 in Book "G" of Plats, Pages 20 and 21, in Lake County, Illinois.

Annalisa Barrie plans to construct an addition (including a garage) at the address listed above. The proposed plan shows that the addition does not meet the Village of Tower Lakes Building Code Sections 10-3-1, 10-6-3 and 10-6-4. The lot does not meet the minimum size of 20,000 sq. ft.; this lot size is 7,439 sq. ft. The proposed addition does not meet the Village of Tower Lakes setback requirements. The proposed addition is encroaching the front yard setback requirement (north side). The proposed addition is 27 ft. from the building setback, creating a 3 ft. encroachment. The allowed setback on the subject property is 30 ft. The proposed addition is encroaching the side yard setback on both sides. The proposed addition is 6 ft., 6 in. from the building setback requirements on the west side and 5 ft. from the east side. The allowed setback on the subject property is 10 ft.

Property located at 220 Bridge Lane, Tower Lakes, Illinois legally described as: Parcel 1: Lots 138 and 139 in Tower Lakes Park Subdivision, a Subdivision in Section 2, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded May 25, 1925 as document 258018, in Book "M" of Plats, Page 103, in Lake County, Illinois. Parcel 2: Lot 5 (except the West 20 feet thereof) and Lot 6 in Block 4 of Tower Lake Estates, Unit No. Three, being a Subdivision of part of the Southwest $\frac{1}{4}$ of Section 2, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded December 3, 1941 as document 505784 in Book 28 of Plats, Page 66, in Lake County, Illinois.

Lou Bevente plans to construct an addition at the address listed above. The proposed plan shows that the addition does not meet the Village of Tower Lakes building height requirements as stated in Code Sections 10-6-5 and 10-1-3. The proposed addition is an average height of 31 ft., 3 in. The maximum allowed average height is 27 ft. The average planned height exceeds the maximum allowed average height by 4 ft., 3 in.

All interested parties are invited to attend this public hearing and will be given an opportunity to be heard.

The Village of Tower Lakes 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's ADA Coordinator at (847) 526-0488 promptly to allow the Village to make reasonable accommodations for those persons.

/s/ Christine H. Burgoon
Village Clerk
Village of Tower Lakes