

LEGAL NOTICE

**VILLAGE OF SOUTH BARRINGTON
COOK COUNTY, ILLINOIS**

**NOTICE OF HEARING FOR A PROPOSED SUBDIVISION MAP AMENDMENT, AND
VARIATIONS FOR PROPERTY
LOCATED AT 1 W. PENNY RD,
SOUTH BARRINGTON, ILLINOIS**

NOTICE IS HEREBY GIVEN that the Plan Commission/ Zoning Board of Appeals of the Village of South Barrington, Cook County, Illinois, will hold a public hearing on August 21st, 2025 at the South Barrington Village Hall, 30 South Barrington Road, South Barrington, Illinois 60010 commencing at 7:00 pm to consider, make recommendations and conduct a public hearing as required by the applicable statues of the State of Illinois and the Zoning Ordinance of the Village of South Barrington regarding a proposed 3 lot subdivision, with lot sizes less than 2.5 acres, allow for Lots 2 and 3, proposed to face Witt Road, to have a front yard setbacks of 60' instead of the required 100' setback with Lot 2 having a side yard setback along Penny Road of 60' instead of the required 100' setback and Lot 1, proposed to face Penny Road, to have a front yard setback of 75' instead of the required 100' setback. And a request to change the Zoning District from A-1 to A-2 for the property:

Of that part of the Northwest quarter of the Northwest quarter of Section 26, Township 42 North, Range 9 East of the Third Principal Meridian described as follows: Beginning at the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 26; thence Westerly along the North line of said Section 26 a distance of 490.22 feet; thence Southerly parallel with the East line of the Northwest quarter of the Northwest quarter of said Section 26 a distance of 490.22 feet; thence Easterly parallel with the North line of said Northwest quarter a distance of 490.22 feet to the East line of the Northwest quarter of the Northwest quarter of said Section 26; thence Northerly along said East line a distance of 490.22 feet to the place of beginning. Containing 5.517 Acres more or less and being situated in Barrington Township, Cook County, Illinois.

The applicant for the proposed subdivision is DEMONTE BUILDERS, INC. of 382 Woodside Dr., Wood Dale, IL 60191

Copies of the proposed *subdivision* will be on file with the Village Clerk and may be inspected during business hours.

All persons present at the public hearing will be afforded an opportunity to be heard. Written comments may be submitted to the attention of the Plan Commission/ Zoning Board of Appeals Chairperson, c/o South Barrington Village Hall at the address aforesaid and will be considered if received at least six (6) hours prior to the hearing. The Plan Commission/ Zoning Board of Appeals reserves the right to continue the public hearing from time to time in accordance with the requirements of the Illinois Open Meetings Act.

Individuals with disabilities who plan to attend the hearing and require certain accommodations in order to allow them to observe and participate or who have questions regarding the accessibility of the meeting or facilities are requested to contact the Office of the Village Clerk at 847-381-7510.

This Notice is given pursuant to law.

Published by authority of the Plan Commission/ Zoning Board of Appeals of the Village of South Barrington.

Dated: 8/06/2025

/s/ Michael McCombie, Chairman