

**NOTICE OF PUBLIC HEARING**  
**VILLAGE OF NORTHBROOK ZONING BOARD OF APPEALS**  
**JANUARY 26, 2026**

NOTICE IS HEREBY GIVEN, that the Village of Northbrook Zoning Board of Appeals will hold their regular meeting in the **Sandra "Sandy" Frum Board Room of the Village Hall, 1225 Cedar Lane at 7:00 PM on Monday, February 23, 2026**. During this meeting, the Zoning Board of Appeals will conduct a public hearing regarding the following matters:

1. **DOCKET NO. ZBA26-0002 (3970 SUNSET Lane)** – Petition by Devin Stites and Rachel Arai, for a variance to allow the encroachment of a new single-family residence into the east side yard setback. The R-2 zoned property (PIN: 04-06-401-002-0000) has side yard setback requirement of 12 feet. The requested encroachment is 5.8 feet, resulting in a setback of 6.2 feet. The variance has been requested to avoid a public storm sewer that runs along the west side of the property which was not reflected on the plat of survey.

**Public Comment Options:**

1. Submit written comments **in advance** of the meeting to [Richard.Peters@northbrook.il.us](mailto:Richard.Peters@northbrook.il.us); or
2. Attending the public hearing in person to personally voice your comments.

At said public hearing and at any adjournment thereof, all persons interested are invited to attend and be heard. If you have any questions regarding these petitions, please contact the Zoning Administrator at 847-664-4055 or via email at [Richard.Peters@northbrook.il.us](mailto:Richard.Peters@northbrook.il.us)

The decisions of the Northbrook Zoning Board of Appeals are final. Any appeal of this final administrative decision of the Village of Northbrook's Zoning Board of Appeals must be in compliance with the Administrative Review Law, 735 ILCS 5/3101 et seq and filed within 35 days from the date of the ZBA's decision.