



Village of Lake in the Hills

**Notice of Public Hearing
on a Zoning Variation**

8713 Pyott Road

Notice is hereby given that the Lake in the Hills Planning and Zoning Commission will hold a public hearing on the petition of Rich Hagele on Monday, July 16, 2007 at 7:30 p.m. in the Lake in the Hills Village Hall, 600 Harvest Gate, Lake in the Hills, Illinois 60156. The petitioner is requesting a variance to Section 9.4, Section 26.3-1, Section 26.3-6 and Section 26.6-1 of the Lake in the Hills Zoning Ordinance in order to construct a building within the required side yard setback, to pave parking stalls within the required side perimeter landscape yard, and to install no landscape plantings in the side and rear perimeter yards as required.

Bulk Standards Zoning Consistency		
	Section 9.4 minimum	8713 Pyott Road proposed
Side yard (south) building setback	20 feet	6 feet

Landscape Standards Zoning Consistency		
	Section 26.3-6 & 26.6-1 minimum	8713 Pyott Road proposed
Perimeter landscaped side yard/pavement setback (north)	10 feet	0 feet (north)
Perimeter landscaped side yard (south)	10 feet	6 feet (south)
Perimeter side yard landscape plantings (north)	9 overstory trees 4 understory trees 39 large shrubs 13 medium shrubs	0 plantings
Perimeter side yard landscape plantings (south)	8 overstory trees 4 understory trees 36 large shrubs 12 medium shrubs	0 plantings
Perimeter rear yard landscape plantings	3 overstory trees 2 understory trees 12 large shrubs 6 medium shrubs	0 plantings

The site is zoned M-1 Limited Manufacturing District, commonly known as 8713 Pyott Road and legally described below:

Part of Sections 16 and 17, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southeast Quarter of Section 17, thence Easterly along the North line of Southeast Quarter a distance of 2657.38 feet to the old center line of a public road (Crystal Lake and Algonquin Road); thence Southeasterly along said center line a distance of 920.35 feet for the place of beginning, thence continuing Southeasterly along said center line, a distance of 100.0 feet, thence Southwesterly at right angles to said center line a distance of 438.0 feet; thence Northwesterly at right angles to the last described course a distance of 100.0 feet; thence Northeasterly at right angles to the last described course a distance of 438.0 feet to the place of beginning, in McHenry County, Illinois.

At said public hearing, the Planning and Zoning Commission shall accept all testimony and evidence pertaining to said application. The public is invited to attend and be heard. The public may also submit written testimony to the Planning and Zoning Commission in advance of the hearing. A copy of the petition is on file for review during normal business hours (Monday-Friday, 8:30 a.m.-5:00 p.m.) with the Lake in the Hills Community Development Department, 600 Harvest Gate, Lake in the Hills, IL 60156.

Tom Stock, Chairman
Planning and Zoning Commission