



**Village of Lake in the Hills
Notice of Public Hearing
on a Conditional Use
and Zoning Map Amendment**

Lots 1-3, Wonder Industrial Complex Subdivision

Notice is hereby given that the Lake in the Hills Planning and Zoning Commission will hold a public hearing on the petition of Fred Dickman of Wonder Industrial L.L.C, owner, and Jeff Goble of Charles River Development Group, Inc., applicant, on Monday, January 14, 2008 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 conditional use permit for a Planned Development for Lots 1-3 in the Wonder Industrial Complex Subdivision, including exceptions to following sections of the Lake in the Hills Zoning Ordinance: Section 9.4, Manufacturing Districts Bulk Chart, Section 16.11, Sign Chart, Section 18, Off-Street Parking and Loading, and Section 26, Landscape Standards. The site is located at the northwest corner of Pyott and Rakow Roads, is currently zoned M-1 Limited Manufacturing District, and legally described below:

Lots 1, 2 & 3 in Wonder Industrial Complex Subdivision, being a Subdivision of part of Lot 14 of the Assessor's Plat of part of the Southeast Quarter of Section 8, Township 43 North, Range 8 East of the Third Principal Meridian according to the Plat thereof recorded March 29, 1990 as Document No. 90R010932 (except that part of said Lot 1 in Wonder Industrial Complex Subdivision being described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence on an assumed bearing of South 89 degrees 11 minutes 32 seconds West, 33.0 feet along the South line of said Section 8 to a point on the West right-of-way line of Pyott road for the Place of Beginning; thence North 00 degrees 30 minutes 50 seconds West, 240.00 feet along said West right-of-way line of Pyott Road; thence South 89 degrees 48 minutes 51 seconds West, 26.40 feet; thence South 00 degrees 30 minutes 50 seconds West, 159.05 feet; thence South 08 degrees 35 minutes 01 second West, 51.23 feet; thence South 49 degrees 23 minutes 53 seconds West, 37.00 feet; thence South 81 degrees 09 minutes 57 seconds West, 50.19 feet to the South line of said Southeast Quarter; thence North 89 degrees 11 minutes 32 seconds East, 112.47 feet along the South line of said Section 8 to the Place of Beginning), in McHenry County, Illinois.

The petitioner is also requesting a zoning map amendment to change the zoning classification of Lot 1 as shown on the proposed Final Plat, First Amendment to Wonder Industrial Complex Subdivision, dated December 18, 2007, from M-1 Limited Manufacturing District to B-4 Commercial Business District.

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