



Village of Lake in the Hills

Notice of Public Hearing

Notice is hereby given that the Lake in the Hills Planning and Zoning Commission will hold a public hearing on the petition of Lawrence Krueger Declaration of Trust, Dated March 20, 2006, owner, and Rich Guerard of Guerard, Kalina & Butkus, applicant, on Monday, December 12, 2011 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 Zoning Map Amendment, upon annexation, from the RE-5 Residential Estate District to the M-1 Limited Manufacturing District for the property described below. The petitioner is also requesting a conditional use for a Planned Development to include a recycling plant (asphalt shingles) and the outside storage of vehicles for the subject property. Exceptions to the following sections of the Lake in the Hills Zoning Ordinance are included as part of the Planned Development application: Section 18, "Off-Street Parking and Loading", regarding parking surface materials, loading requirements, and parking count requirements, and to Section 26, "Landscape Standards", to reduce the perimeter landscaping requirements, screening requirements, parking lot landscaping, and tree preservation requirements. The applicant is also requesting a special use for the proposed recycling facility and variances to allow the uncovered storage of recycled materials per Chapter 26 "Airport Hazard Zoning Regulations", Sub-sections 26.09 and 26.10, of the Lake in the Hills Municipal Code for the property described below. The proposed use is an asphalt shingle recycling plant. The 18.7 acre site is currently zoned A-1 Agriculture in unincorporated McHenry County and is located along the west side of Rt. 31, approximately 2,000 feet north of Trinity Drive, and legally described as follows:

PARCEL 1: That part of the East half of the Southwest Quarter of Section 15, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point in the east line of said Southwest Quarter that is 1016.5 feet northerly of the Southeast corner of said Southwest Quarter; thence northerly along the East line of said Southwest Quarter, a distance of 670.0 feet; thence Westerly along a line that forms an angle of 89 degrees to the left with the prolongation of the last described course, a distance of 1300.49 feet; thence Southerly parallel with the East line of said Southwest Quarter, a distance of 670.0 feet; thence Easterly a distance of 1300.49 feet to the place of beginning, (excepting therefrom that part thereof described as follows: Commencing at the Southwest corner of the East half of the Southwest Quarter of said Section 15; and running thence easterly along the South line of said Southwest Quarter, for a distance of 1320 feet, more or less, to the East line of said Southwest Quarter; thence North along said East line of the Southwest Quarter, for a distance of 1069 feet to a point for a place of beginning) thence continuing northerly on the last described course, for a distance of 60 feet to a point; thence westerly along a line which forms an angle of 92 degrees, 30 minutes to the left, with a prolongation of the last described line, for a distance of 180 feet to a point; thence southerly parallel with the said East Line of said Southwest Quarter, for a distance of 60 feet to a point; thence easterly, 180 feet to the place of beginning, also excepting therefrom any part of the land thereof falling within Illinois Route 31), in McHenry County, Illinois; also

PARCEL 2: That part of the East half of the southwest Quarter of Section 15, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the East half of the Southwest Quarter of said Section 15; and running thence easterly along the South line of said Southwest Quarter, for a distance of 1320 feet, more or less, to the East line of said Southwest Quarter) thence North along said East line of the Southwest Quarter, for a distance of 1069 feet to a point for a place of beginning; thence continuing northerly on the last described course, for a distance of 60 feet to a point; thence westerly along a line which forms an angle of 92 degrees, 30 minutes to the left, with a prolongation of the last described

line, for a distance of 180 feet to a point; thence Southerly parallel with the said East line of said Southwest Quarter, for a distance of 60 feet to a point; thence easterly, 180 feet to the place of beginning, (excepting that part thereof described as follows; Commencing at the Southeast corner of the Southwest Quarter of said Section 15; thence northerly along the East line of the Southwest Quarter of said Section 15, for a distance of 1069.0 feet to the place of beginning of this description; thence continuing northerly along said East line, for a distance 60.0 feet to a point; thence westerly along a line which forms an angle of 92 degrees, 30 minutes to the left, with a prolongation of the last described line, at the last described point, said line being the Grantor's North property line, to a point which lies 80.0 feet, as measured at right angles from the center line of Federal Aid Route 54 (Illinois Routs 31); thence southerly along a line that is parallel with and 80.0 feet from the said center line, for a distance of 60.0 feet, more or less, to a point in the Grantor's South property line; thence easterly along the Grantor's South property line 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