

# Legal Notice of Public Hearing Zoning Map Amendment (rezoning)

Before the Wauconda Plan Commission / Zoning Board of Appeals  
101 N. Main Street, Board Room, Wauconda, Illinois

**PUBLIC NOTICE** is hereby given pursuant to an application on file in the Village Clerk's office of the Village Hall that a public hearing will be held on **OCTOBER 6<sup>th</sup> 2021 at 7:00 p.m.** in the Village Hall, 101 N. Main Street, Wauconda, Illinois, before the Plan Commission / Zoning Board of Appeals of the Village of Wauconda.

The Public Hearing is to consider, review and send recommendations to the Village Board of Trustees regarding an application for a ZONING MAP AMENDMENT (rezoning) pursuant to the Wauconda Municipal Code, Title XV - Land Use, Chapter 155 - Zoning Code, Section 155.095 – Conditional Use Permit (CUP), Variations and Amendments, Subsection (b) Amendments (5) Standards for Amendments.

The request is for the Board to consider a Zoning Map Amendment (rezoning) according to Title XV – Land Use, Chapter 155 - Zoning Code, Section 155.095 (b) (5) – Standards for Amendments.

A copy of the application for Zoning Map Amendment (rezoning) is available for examination at the Village Clerk's office at the Village Hall, 101 North Main Street and Department of Community Development, 109 West Bangs Street, Wauconda, Illinois.

All interested persons are invited to attend said hearing and be heard. Communications in writing thereto may be filed prior to the public hearing with the Department of Community Development, Village Clerk's Office, or at such public hearing.

Respectfully submitted,

*Bradley Mayer | GDA*

Bradley Mayer, Chairman

Wauconda Plan Commission/Zoning Board of Appeals  
Prepared at Wauconda this 15<sup>th</sup> day of September, 2021

Zoning Case: 21-05, Potempa Recycling Group LLC

Property Address: 301 South Rand Road

**General Information about this Legal Notice of Public Hearing of the  
Wauconda Plan Commission / Zoning Board of Appeals**

**Why am I getting this?** You are receiving this formal notice because you are a property owner within 250 feet of the subject property, which is the subject of this application.

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**Do I need to do anything or go anywhere?** This notice does not require you to attend the hearing or do anything. This notice simply informs you that an application has been filed pertaining to a property near you and that you have the opportunity to be informed and speak to that application.

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**What is the Plan Commission / Zoning Board of Appeals?** The Wauconda Plan Commission / Zoning Board of Appeals is a body authorized by Illinois State Statute. The PC/ZBA has the authority to recommend approval or denial of an application pertaining to the Wauconda Zoning Ordinance. The final decision will be discussed before the Village Board of Trustees.

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**What is a Zoning Map Amendment or Rezoning?** A request for zoning map amendment changes the zoning map so that the landowner's property is included in a new zoning district to allow for a desired land use.

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**May I contact the Applicant?** The only contact with an Applicant should be during the scheduled public hearing process before the Plan Commission / Zoning Board of Appeals.

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**May I contact the Department of Community Development?** Yes. You should not contact any members of the Plan Commission / Zoning Board of Appeals directly; you may contact the staff within the Department of Community Development. A staff member is available to discuss and answer your questions you may have regarding the hearing process or basis for staff recommendations. The Department may be reached at (847) 526-9609, or by email at [CD@Wauconda-il.gov](mailto:CD@Wauconda-il.gov).

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**Where can I get more information?** Department of Community Development, 109 W. Bangs Street (847) 526-9609 or [CD@Wauconda-il.gov](mailto:CD@Wauconda-il.gov) or Village website: [www.Wauconda-il.gov](http://www.Wauconda-il.gov)

**STAFF CONTACT:**

**Gregory J Anderson**, AICP, MBA, Director | T.(847) 526-9609 | E. [GAnderson@Wauconda-IL.gov](mailto:GAnderson@Wauconda-IL.gov)

**301 South Rand Road (Rt12)**

**Zoning Case: 21-05 – Potempa Recycling Group LLC**

