

Legal Notice of Public Hearing Conditional Use Permit (CUP)

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 6th 2021 at 7:00 p.m.** in the Village Hall, 101 N. Main Street, Wauconda, Illinois, before the Plan Commission / Zoning Board of Appeals (PC/ZBA) of the Village of Wauconda.

The Public Hearing is for the PC/ZBA to take public testimony when they consider, review and send recommendations to the Village Board of Trustees regarding an application for a **CONDITIONAL USE PERMIT (cup)** 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 (a) Conditional Use Permit, subsections (1) thru (5).

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 | gma

Bradley Mayer, Chairman

Wauconda Plan Commission/Zoning Board of Appeals
Prepared at Wauconda this 15th 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.

Do I need to do anything or go anywhere? This notice does not require you to attend the public 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.

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 make a favorable or unfavorable recommendation to the Village Board of Trustees upon taking public testimony regarding the submitted application. The final recommendation will be presented to the Village Board of Trustees who makes the final decision.

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.

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.

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.

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

STAFF CONTACT:

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

301 South Rand Road (Rt12)

Zoning Case: 21-06 / Conditional Use Permit – Potempa Recycling Group LLC

