

Legal Notice of Public Hearing

Zoning Code Variance

of 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 **NOVEMBER 17th 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 variance request pursuant to the Wauconda Municipal Code, Title XV - Land Use, Chapter 155 - Zoning Code, Section 100 - Zoning Board of Appeals, Subsection (d) Variations (1) – (3).

The request is for the Board to consider a variance to Title XV – Land Use, Chapter 155 - Zoning Code, Section 155.046 – Accessory Structures and Uses, Subsection (B)(2) Number and Size of Accessory Structures in all Zoning Districts, whereby: Accessory structures other than a garage may not exceed 120 square feet and ten feet in height. Applicant has petitioned the Village to build a shed approximately twelve (12) feet by twenty (20) feet or 240 square feet in overall size.

A copy of the application for variance(s) 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

Dated at Wauconda this 2nd day of November, 2021

Zoning Case: 21-07, Vold

Property Address: 1230 Baldwin Lane | PIN: 10-19-100-026

**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 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 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.

What is a Variance or Variation?

A Variance or Variation is a form of relief granted by a Zoning Board of Appeals to an applicant, from the strict application of a requirement or regulation, typically a land use regulation (zoning law / ordinance).

May I contact the Applicant?

The only contact with an Applicant will be during the schedule public hearing process before the 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 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

1230 Baldwin Lane | Zoning Code Variance(s)

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