

**NOTICE OF PUBLIC HEARING**  
**REQUEST FOR REZONING AND VARIANCES**  
**Lily Lake, Illinois**

Applicants, Development Properties, Inc. and Craig R. Sennet, have requested approval of the division of the property commonly known as 5N097 Wooley Road, Maple Park, IL 60151, into two lots legally described below, and the rezoning of Parcel 1 to the R2 Residence District. Parcel 2 will remain zoned B1 Business District. In connection with the division and rezoning applicants have requested variances from the lot size, width, setback, accessory building size and character, and sign requirements of the Zoning Ordinance. The current uses of the property will not change.

Parcel One - Proposed R2 Single-family Detached Residence District

That part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 40 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the northwest corner of Altepeter Subdivision, Campton Township, Kane County, Illinois recorded as Document 1505121, being on the center line of Wooley Road; thence North 89°35' East along the north line of said subdivision 216.0 feet; thence northerly along a line forming an angle of 79°37'30" with said north line (measured counter-clockwise therefrom) 46.0 feet; thence northwesterly 182.0 feet to a point on said center line that is 128.0 feet North 26°58' East of the point of beginning; thence South 26°58' West along said center line 128.0 feet to the point of beginning excepting therefrom the northwesterly 30.0 feet thereof (measured at right angles to said center line) lying within said Wooley Road, in the Village of Lily Lake, Kane County, Illinois and containing 12,655 square feet (0.290 acre).

Parcel Two - Remaining B1 Business District

That part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 40 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the northwest corner of Altepeter Subdivision, Campton Township, Kane County, Illinois recorded as Document 1505121, being on the center line of Wooley Road; thence North 89°35' East along the north line of said subdivision 216.0 feet for a point of beginning; thence northerly along a line forming an angle of 79°37'30" with said north line (measured counter-clockwise therefrom) 46.0 feet; thence northwesterly 182.0 feet to a point on said center line that is 128.0 feet North 26°58' East of said northwest corner; thence North 26°58' East along said center line 138.10 feet to the southwesterly line of the right of way of Illinois State Route No. 64; thence southeasterly along said southwesterly line 90.01 feet to a point of curvature in said southwesterly line; thence continuing southeasterly along said southwesterly line, being a curve to the left having a radius of 1677.28 feet, 222.07 feet to the north line of said subdivision; thence South 89°35' West along said north line 109.82 feet to the point of beginning excepting therefrom the northwesterly 30.0 feet thereof (measured at right angles to said center line) lying within said Wooley Road, and excepting therefrom that part thereof conveyed by Document 2002K032980, in the Village of Lily Lake, Kane County, Illinois and containing 17,044 square feet (0.391 acre).

Before the Board of Trustees of the village can act on the application, a public hearing must be held before the hearing officer appointed by the village. A public hearing on the application will

be held on March 22, 2019, at 6:30 PM in the Village Hall, 43W955 Twilight Lane, Lily Lake, IL 60175. All persons who are interested are invited to attend the public hearing. Anyone wishing to be heard for or against the request may attend the hearing and speak or submit a statement or other evidence. A copy of the application is on file and is available for inspection during normal business hours at the Village office.