

**NOTICE OF PUBLIC HEARING
REQUEST FOR VARIATION**

{Northeast Corner of Route 47 and Empire Road, Lily Lake, Illinois}

Applicants, Pamela J. Jerdee, as Trustee of the Florence C. Buyer Declaration of Trust and Jim Kikulski, seek a variation from the provisions of the Village's Zoning Ordinance that require a storage building in the **RI** - Residential Zoning District to be accessory to a residence on the property. The variation, if granted, would permit the construction of a storage building on the property without a corresponding residence. The property is commonly known as the Northeast Corner of Route 47 and Empire Road, Lily Lake, Illinois and is legally described as follows:

Parcel 1: That part of the Northeast Quarter of Section 18, Township 40 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at the intersection of the West line of the East half of said Northeast Quarter with the center line of a road running Easterly from Canada Corners, known as the Chicago and Grand Detour Road; thence Easterly along the center line of said road 87 feet, thence North parallel with the West line of the East half of said Northeast Quarter 221.76 feet; thence West to a point on the West line of said East half 221.43 feet North of the point of beginning; thence South along said West line 221.43 feet to the point of beginning, in the Township of Campton, Kane County, Illinois.

Parcel 2: That part of the Northeast Quarter of Section 18, Township 40 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the West line of the East half of said Northeast Quarter with the center line of a road running Easterly from Canada Corners, known as the Chicago and Grand Detour Road (this point hereafter referred to as point "A"); thence Easterly along the center line of said road 87 feet; thence North parallel with the West line of the East half of said Northeast Quarter 221.76 feet for the point of beginning; thence Easterly along a line forming an angle of 85° 15' to the right with the prolongation of the last described course 60.16 feet; thence Northerly along a line forming an angle of 85° 16' 30" to the left with a prolongation of the last described course 223.08 feet; thence Westerly 151.14 feet to a point on the West line of the East half of said Northeast Quarter, 442.85 feet North of said point "A"; thence South along said West line, 221.43 feet; thence Easterly 87 feet to the point of beginning (except the Northerly 100 feet thereof); Kane County, Illinois.

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 February 19, 2021 at 6:30PM 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.

**PUBLIC HEARING BEFORE THE VILLAGE OF
LILY LAKE HEARING OFFICER**

The purpose of a public hearing is to receive written and oral testimony for and against a zoning application. The Hearing Officer is appointed by the president and board of trustees of the village. The Hearing Officer strives to make recommendations that will benefit the entire community, based upon the facts presented at the hearing.

Public hearings are sometime emotional. Certain rules must be allowed so that everyone is treated equally. Your cooperation is appreciated.

HEARING PROCEDURE

1. The Hearing Officer opens the hearing and swears in all those wishing to give testimony.
2. The application and supporting documents submitted by the petitioner are made part of the record.
3. Applicant's case. Testimony by those in favor of the application. Cross-examination of the applicant's witnesses may be allowed. The time allowed for presentation of the applicant's case may be limited by the Hearing Officer.
4. The Hearing Officer asks questions and applicant responds.
5. Objector's case. Testimony by those opposed to the application. Cross examination of the objector's witnesses may be allowed. The time allowed for presentation of the objector's case may be limited by the Hearing Officer.
6. The Hearing Officer asks questions and the objectors responds.
7. Rebuttal testimony and summary by applicant.
8. If new testimony is forthcoming that may significantly alter the application or the material facts presented, the Hearing Officer may continue the hearing to a specific date, time, and place.
9. Normally, the Hearing Officer will close the public hearing after the applicant's summary. Once the hearing is closed, no more oral testimony will be accepted.

AFTER THE HEARING

The Hearing Officer will make a written recommendation to the board of trustees following the close of the public hearing. At its next regularly scheduled meeting the board of trustees may make the final decision; it can accept the recommendation of the Hearing Officer or it can decline to follow the recommendation.

IF YOU WISH TO SPEAK AT THE HEARING

1. You must sign in.
2. You must be sworn in by the Hearing Officer.

3. At the beginning of your statement, please state your name, spell it, and state your address. If you or your representative wish to cross-examine any of the witnesses you will be asked to say so before the hearing begins so that the is apprised of your intention.
4. Speak loudly and clearly.
5. Be brief. Avoid repeating what others before you have said.
6. The Hearing Officer has the right to impose a time limit on testimony.
7. Submit written information whenever possible; if you submit it to the village office by the Wednesday before the public hearing, copies will be sent to the Hearing Officer. All documents submitted for the hearing become the property of the village.
8. Testimony should include facts and specific reasons, not just opinions. For example, if you feel a development will lower property values in the area, state *why* you think so, provide *expert testimony* from an appraiser as to expected property value changes, or give *examples* of actual property value changes caused by similar development. The job of the Hearing Officer is to establish the facts and advise the board of trustees whether the application meets certain ordinance requirements.

EXAMPLE OF SUBJECT AREAS FOR TESTIMONY

- ▶ Compliance with the village's comprehensive plan
- ▶ Zoning in comparison to nearby properties
- ▶ Effect on taxable value of nearby property
- ▶ Effect on quality of life in neighborhood
- ▶ Community need for proposed development
- ▶ Impact on community tax base and economy
- ▶ Impact on village/school district/park district services
- ▶ Traffic generation in relation to capacity of streets
- ▶ Environmental impact
- ▶ Sites for proposed development available elsewhere in village
- ▶ Property cannot be economically used without zoning change
- ▶ Public safety, health, and welfare
- ▶ Adequate open space