



## **PUBLIC MEETING NOTICE AND AGENDA**

### **PLANNING AND ZONING COMMISSION MEETING**

February 18, 2019

7:30 p.m.

1. Call to order
2. Roll call
3. Approval of the January 14, 2018 Planning and Zoning Commission meeting minutes
4. New business
  - a. JD Auto Specialists, Inc. at 9114 Virginia Street, Suite 107. Conditional Use for an Automotive Service in the B-4 zoning district.
  - b. Lemon Grove Trucks at 8595 Pyott Road, Unit E. Conditional Use for an Outdoor Sales/Open Sales Lot Accessory to Principle Use in the B-4 zoning district.
5. Old business--None
6. Items for discussion
7. Staff report
  - a. January Board of Trustees meeting
8. Audience participation
9. Trustee liaison report
10. Next meeting is scheduled for March 18, 2019
11. Adjournment

#### **Meeting Location:**

Lake in the Hills Village Hall  
600 Harvest Gate  
Lake in the Hills, IL 60156

*The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847-960-7414 (TDD 847-658-4511) promptly to allow the Village to make reasonable accommodations for those persons.*

Posted by: **Laura Pekovic**

Date: **February 14, 2019**

Time: **3:00 p.m.**



Commissioner DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission.

### ROLL CALL

Commissioners Brent Borkgren, Greg Walker, Diane Murphy, Anna Siakel, Tim Serritella, Michael Esposito, and Chairman DeMay were present. Also in attendance were Community Services Director Fred Mullard, Assistant Community Services Director Ann Marie Hess, Trustee Bill Dustin, and Recording Secretary Laura Pekovic.

### APPROVAL OF MEETING MINUTES

Commissioner Borkgren made a motion to approve the Commission meeting minutes of December 17, 2018, and Commissioner Serittlla seconded. Motion carried 7-0.

### NEW BUSINESS

1. Conditional Use for a Religious Use in a B-4 zoning district for 9228 Trinity Drive --New Life Baptist Church

Commissioner DeMay convened the public hearing at 7:31 p.m. All commissioners that answered roll call were present.

### Staff Report

Community Services Director Mullard reviewed the request for public hearing and commission action dated January 14, 2018.

### Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission.

Pastor Mark Wood of New Life Baptist Church spoke. He indicated that New Life Baptist Church has been established in Lake in the Hills for twenty years and owns the building. One of the church's improvements was the addition of a walking path to free up parking spaces.

Director Mullard spoke about making this conditional use at 9228 Trinity Drive not have a four-year expiration date. In the past, the Village has not discouraged church conditional uses, but has put expiration dates on them. Expiration dates for conditional are not required by the Village of Lake in the Hills. However, the Village should think of potential conditions, such as a church opening in a residential district. Some new developments in Lake in the Hills have parking and density conditions. In this case, no conditions are warranted.

Motion to recommend a conditional use for a religious use in a B-4 zoning district for 9228 Trinity Drive for New Life Baptist Church, with no expiration date, was made by Commissioner Borkgren

# PLANNING AND ZONING COMMISSION

January 14, 2018 MEETING MINUTES

Village of Lake In the Hills

and seconded by Commissioner Serritella. On a roll call vote Commissioners Borkgren, Serritella, Siakel, Esposito, Walker, Murphy, and Chairmain DeMay voted Aye. Motion carried 7-0.

## OLD BUSINESS – None

**ITEM FOR DISCUSSION**--Director Mullard spoke that in the past, the Village has approved nine church conditional uses. As of today, two other churches remain in Lake in the Hills. Conditional uses for churches originally started as to not encourage the church to stay in the industrial park and to encourage them to relocate. However, he has learned that according to case law, churches can't be unduly burdened. He recapped the Village's zoning ordinance on conditional use and how staff maintains compliance and use. Fred suggested that the Village put any applicable conditions on conditional uses and establish them early.

**STAFF REPORT** – Director Mullard reported that in December 2018, the Randall Algonquin Plaza (Walgreens) zoning variation was approved by the Village Board of Trustees. The Heathers (senior living) is scheduled to be presented to the Village Board of Trustees on January 22, 2019. Director Mullard is working with that developer, Sarillo Development, to ensure that they comply with the Village attorney's suggestions. Director Mullard met with the owner of Butcher on the Block their possible request for an enclosed, heated, outdoor seating space for the colder months.

**AUDIENCE PARTICIPATION** – None

**TRUSTEE LIAISON REPORT** – None

Commissioner Murphy made a motion to adjourn the meeting and was seconded by Commissioner Borkgren. All in favor voted Aye. Commissioner Borkgren adjourned the meeting at 7:56 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting will be held Monday, February 18, 2019 at 7:30 p.m.

Respectfully Submitted,

*Laura Pekoivic,*  
Recording Secretary



# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** February 18, 2019

**DEPARTMENT:** Community Services

**SUBJECT:** Conditional Use for Automotive Service at 9114 Virginia Street

## EXECUTIVE SUMMARY

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### General Information

*Requested Action:* Jason Dobler of JD Auto Specialists, Inc. requests a conditional use permit to operate an automotive maintenance and repair facility at 9114 Virginia Street, Unit 107.

*Owner:* Mark Riggsby

*Applicant:* Jason Dobler of JD Auto Specialists, Inc.

*Purpose:* Perform general automotive maintenance and repair services.

*Location and Size:* 9114 Virginia Street, Unit 107 - approximately 4,255 sq. ft.

*Zoning and Land Use:*

Site:	B-4 Commercial Business
North:	M-1 Limited Manufacturing
East:	M-1 Limited Manufacturing
South:	B-4 Commercial Business
West:	M-1 Limited Manufacturing
Future Land Use:	Commercial

### Background

The applicant proposes establishing an automotive maintenance and repair facility. The area is predominately business oriented. There is one automotive service in this complex and a few more in adjacent complexes. The use is compatible with the proposed future land use. The applicant plans to operate the shop all day Monday through Friday and half days on Saturday. He anticipates the shop will have five service bays.

An automotive service requires a conditional use permit in the B-4 zoning district. Staff recommends the following conditions as part of approval of the conditional use:

- All automotive service work will be performed inside the building
- No inoperative vehicles will remain outside the building overnight
- All new and used automotive parts will be stored inside the building.

### **Standards and Findings of Fact for a Conditional Use**

The Planning and Zoning Commission may recommend and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use requested:

- A. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;**

The applicant indicates their proposed operation will fit well with the other businesses and provide consumers another option in the same area.

- B. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity;**

The applicant indicates that since the proposed operation is similar to others in the area, it will not have any detrimental effect. The applicant states he will comply with all health and safety regulations.

- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

The applicant indicates this will not alter the essential character of the locality.

- D. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents;**

The conditional use is compatible with objectives of the business district where it is located as demonstrated by the existing conditional uses in the area.

- E. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation;**

The applicant believes the proposal will not generate a significant increase in pedestrian or vehicular traffic.

- F. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities;**

The applicant indicates this condition is met.

- G. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees;**

The applicant indicates this condition will be met.

#### **ATTACHMENTS**

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1. Application
2. Site Plan
3. Photos

#### **RECOMMENDED ACTION**

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Commission recommend approval to the Village Board for a conditional use for automotive service with additional conditions as noted at 9114 Virginia Road, Unit 107 on Parcel 19-22-100-014.

2067053

2



JAN 22 2019

# Village of Lake in the Hills Development and Zoning Application

Date: 1/16/19

### Property Information

Common street address: 9114 Virginia Street, Lake In The Hills, Illinois 60156

PIN (Property Index Number): 19-22-100-014-0000

Current Zoning: B4 Proposed Zoning: Conditional Use

Current Use: Vacant Proposed Use: Automotive Maintenance and Repair

Is the request consistent with the Comprehensive Plan? Yes

Number of Acres: 3 acres If greater than 4 acres, 2 acres for government property or 5 acres for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use. See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit): \_\_\_\_\_

See attached Deed, which contains the legal description. Note that the Applicant is applying for Unit 7 on the Property.

### Property Owner Information

Name(s): Mark Riggsby, Manager

Business/Firm Name (if applicable): 9114 Virginia LLC

Address: 460 Jennings Drive

City/State/Zip: Lake In The Hills, Illinois 60156

Phone Number: 847-516-9090

Email: mark@riggsby.com

### Applicant Information

Name(s): Jason Dobler, President

Business/Firm Name (if applicable): JD Auto Specialists, Inc.

Address: 9114 Virginia Street, Unit 107

City/State/Zip: Lake In The Hills, Illinois 60156

Phone Number: 847-287-4987

Email: jdobler@comcast.net

## Appendix I Conditional Use

Conditional Use Applying For: Automotive Service

### **Standards and Findings of Facts Per Section 24.6 of the Zoning Ordinance**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

There are other auto repair facilities in the area that appear to be doing well, and auto repair is in high demand. Additional businesses of a similar type are better for the consumer, as the consumer will have the choice of multiple service providers and will have the option of comparing prices between businesses. Therefore, the proposed use at the particular location will be in the interest of public convenience and contribute to the general welfare of the community.

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

The facility will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, as the proposed use will be similar in nature to the business and commercial uses of other properties in the area, which include, but are not limited to, other auto repair facilities, and the Applicant will comply with all health and safety rules and regulations pertaining to the operation of an automotive repair facility.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

Since other businesses and uses of a similar nature exist in the area, the establishment of the conditional use will not impede the normal and orderly development of the surrounding property.

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the village's comprehensive planning documents. **Explain how this standard is met.**

The conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive plan, as the proposed use as an automotive service facility is commercial in nature, which matches the goals of the comprehensive plan for the vicinity.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

No additional traffic congestion or hazards will result from the conditional use, as there is an adequacy of pedestrian and vehicular access, parking and circulation at the premises.

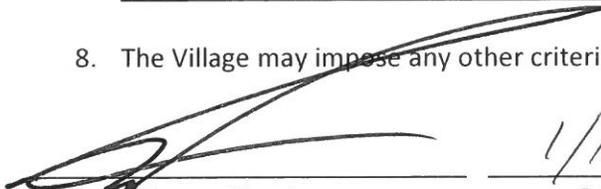
6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

The conditional use will be adequately served by the existing facilities, as the existing building was constructed with adequate public and private facilities and services for this potential use, and the proposed use will have a low impact on said facilities and services.

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

The Petitioner agrees to the regulations and conditions specified in the zoning code and will follow any additional stipulations and conditions added by the Board of Trustees.

8. The Village may impose any other criteria as identified in the Zoning Code.

  
Property Owner Signature

1/16/19  
Date

  
Applicant Signature

1/17/19  
Date





PHYLLIS K. WALTERS  
RECORDER-MCHENRY COUNTY, IL

2016R0043234

11/07/2016 12:21PM PAGES 2  
RECORDING FEE 26.00  
GIS FEE 15.00  
STATE STAMP FEE 0.00  
COUNTY STAMP FEE 0.00  
RHSPS HOUSING FEE 9.00

SW

This Document Prepared By and Mail to:

SCOTT C HAUGH  
Attorney at Law  
Haugh Law Group  
675 E Irving Park Road  
Ste 203  
Roselle, Illinois 60172  
630-908-2752

After Recording, Send Tax bills To:

9114 Virginia LLC  
460 Jennings Drive  
Lake in the Hills, IL 60156

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

The Grantors,

RIGGSBY RENTAL OF THE RIGGSBY FAMILY LLC, an Illinois limited liability company,

Whose mailing address is 460 Jennings Drive, Lake in the Hills, IL 60156;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

9114 VIRGINIA LLC, an Illinois limited liability company,,

Whose mailing address is 460 Jennings Drive, Lake in the Hills, IL 60156;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of McHenry, State of Illinois, to wit:

LOT 1 IN JACOBSON INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 400 FEET (EXCEPT THE EAST 1218.45 FEET THEREOF OF THAT PART OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTER OF VIRGINIA STREET ROAD AS IT EXISTED IN SEPTEMBER 25, 1933, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1982, AS DOCUMENT NUMBER 839887 AND RE-RECORDED AUGUST 26, 1982 AS DOCUMENT NUMBER 840377 IN MCHENRY COUNTY, ILLINOIS.

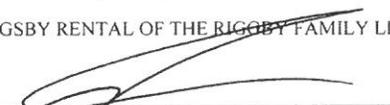
Permanent Index Number: 19-22-100-014

Site Address: 9114 Virginia Road, Lake in the Hills, IL.

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

Dated this 5th day of July, 2016

RIGGSBY RENTAL OF THE RIGGSBY FAMILY LLC

By:   
Mark Riggsby, Manager

Meltzer Purtil & Stelle LLC  
1515 E Woodfield Rd 2nd Floor  
Schamburg IL 60173 (mt)

50

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DUPAGE )

The foregoing instrument was acknowledged before me on this June 30, 2016, by MARK RIGGSBY, in his capacity as manager of Riggsby Rental of the Riggsby Family LLC.

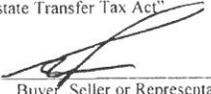
  
NOTARY PUBLIC

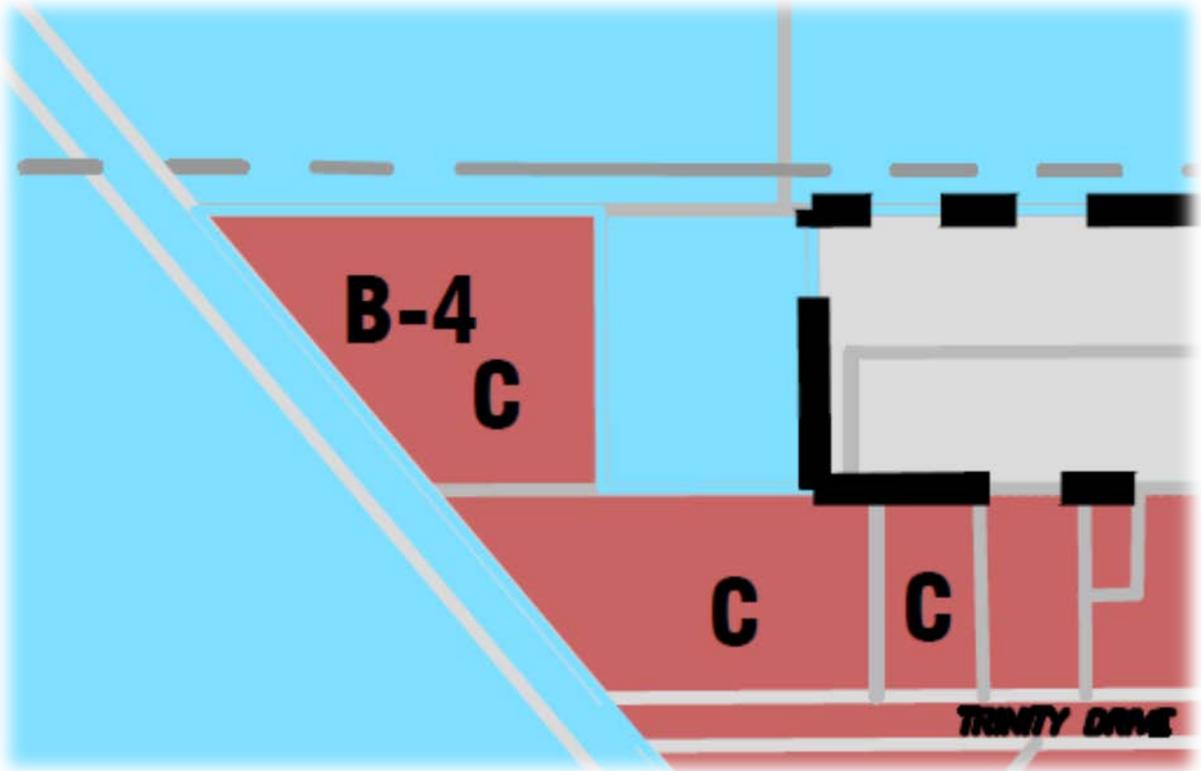
My commission expires 7-17-17



"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"

6/30/16  
Date

  
Buyer, Seller or Representative







# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** February 18, 2019

**DEPARTMENT:** Community Services

**SUBJECT:** Conditional Use for Outdoor Sales/Open Sales Lot Accessory to Principle Use at 8595 Pyott Road

## EXECUTIVE SUMMARY

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### General Information

*Requested Action:* Herb Biedermann of Lemon Grove Trucks requests a conditional use permit to operate a commercial truck sales facility at 8595 Pyott Road, Unit E.

*Owner:* Ryan Tahaney

*Applicant:* Herb Biedermann of Lemon Grove Trucks

*Purpose:* Resale of used commercial trucks. Trucks to be sold include general-purpose trucks, such as flatbed and dump trucks, and special purpose trucks, such as bucket trucks and cranes. Semi-tractors and trailers are not intended to be part of the sales operation. Some restoration of trucks will take place on-site.

*Location and Size:* 8595 Pyott Road, Unit E - approximately 4,400 sq. ft. inside and approximately 12,100 sq. ft. outside

*Zoning and Land Use:*

Site:	M-1 Limited Manufacturing
North:	AD-2, Airport District 2
East:	M-1 Limited Manufacturing
South:	M-1 Limited Manufacturing
West:	AD-1, Airport District 1
Future Land Use:	Commercial

## Background

The applicant proposes establishing used truck sales facility. The area is predominately business oriented. The use is compatible with the proposed future land use. The applicant plans to operate the facility all day Monday through Friday and possibly on Saturday. The bulk of the vehicles will be outside.

Conditional Use for Outdoor Sales/Open Sales Lot Accessory to Principle Use requires a conditional use permit in the M-1 zoning district. Automotive Service is a permitted use in the M-1 District. The outdoor sales lot is on the parcel adjacent to building housing the principle use. Staff recommends the following conditions as part of approval of the conditional use:

- All significant automotive service work will be performed inside the building unless physical requirements make it impossible to comply.
- No vehicles visible from Pyott Road may be missing any major body parts.

## Standards and Findings of Fact for a Conditional Use

The Planning and Zoning Commission may recommend and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use requested:

- A. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;**

The applicant indicates their proposed operation will fit well with the other businesses and provide a service that is not prevalent in the local area. The higher price of these vehicles will also provide a sales tax boost.

- B. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity;**

The applicant indicates that since the proposed operation has a similar impact as others already operating in the area.

- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

The applicant indicates this will not alter the essential character of the locality.

- D. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents;**

The conditional use is compatible with objectives of the business district where it is located as demonstrated by the existing conditional uses in the area.

- E. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation;**

The applicant believes the proposal will not generate a significant increase in pedestrian or vehicular traffic.

- F. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities;**

The applicant indicates this condition is met.

- G. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees;**

The applicant indicates this condition will be met.

#### **ATTACHMENTS**

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1. Application
2. Site Plan
3. Photos

#### **RECOMMENDED ACTION**

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Commission recommend approval to the Village Board for a conditional use for Outdoor Sales/ Open Sales Lot Accessory to Principle Use with additional conditions at 8595 Pyott Road, Unit E on Parcel 19-17-400-003.

APPLICATION

Date Filed (Staff Use Only): 2067077

JAN 25 2019

Property Information

Common street address: 8595 PYOTT RD #E LAKE IN THE HILLS

PIN (Property Index Number): 19-17-400-002

Current Zoning: B4

Proposed Zoning: CONDITIONAL USE

Current Use:

Proposed Use: Automotive Use & Outdoor Sales / Open Sales Lot Accessory to principle use.

Is the request consistent with the Comprehensive Plan? YES

Number of Acres: 1 If greater than 4 ac, 2 ac for government property or 5 ac for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use. See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit):

doc 2000 R0016329 PT NE 1/4 SE 1/4

Property Owner Information

Name(s): RYAN TAHENY

Business/Firm Name (if applicable): CORY PROPERTIES LTD.

Address: 19 WATERGATE DRIVE

City/State/Zip: SOUTH BARRINGTON, IL 60010

Phone Number: 847-514-6665

Email: R.TAHENY@RYCOLANDSCAPING.COM

Applicant Information

Name(s): HERB BIEDERMANN

Business/Firm Name (if applicable): Lemon Grove Trucks

Address: 8595 PYOTT RD BLD "E"

City/State/Zip: LAKE IN THE HILLS, IL 60156

Phone Number: 708-606-2808

Email: HERB CB @ COMCAST.NET

Appendix I – Conditional Use Requirements

Conditional Use Applying For:

Automotive Use & Outdoor Sales /  
Open Sales Lot Accessory to Principle Use

**Standards and Findings of Facts for a Conditional Use per Section 24.6 of the Zoning Ordinance.**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community? Explain how this standard is met.

LAKE IN THE HILLS HAS LIMITED, IF ANY,  
EXPOSURE TO COMMERCIAL TRUCK SALES.  
THIS BUSINESS WILL PROVIDE A MUCH NEEDED  
SERVICE.

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. Explain how this standard is met.

COMMERCIAL TRUCKS, BEING A SPECIALTY ITEM,  
COMMAND A MUCH HIGHER SALES PRICE.  
IT SHOULD BE A SOLID TAX GENERATOR FOR  
THE VILLAGE.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Explain how this standard is met.

MAJORITY OF OTHER BUSINESSES SURROUNDING  
THIS FACILITY ARE EITHER LIGHT INDUSTRIAL OR  
MANUFACTURING IN NATURE. THE CONDITIONAL USE REQUESTED  
WILL HAVE ZERO NEGATING IMPACT TO THEM OR THE  
COMMUNITY AS A WHOLE.

Appendix I – Conditional Use Requirements

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. Explain how this standard is met.

PROPOSED CONDITIONAL USE FACILITY IS ALREADY  
LOCATED WITHIN AN AREA WHICH MEETS SUCH PLANNING  
GUIDELINES CURRENTLY DICTATED BY THE VILLAGE, AND OTHER  
BUSINESSES IN IMMEDIATE AREA ARE ADHERING TO.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. Explain how this standard is met.

CURRENT LOCATION IS SOMEWHAT RURAL AND MAINLY DESIGNED  
TO BE ACCESSIBLE BY VEHICLE, WITH PRACTICALLY NO  
PEDESTRIAN TRAFFIC. PROPOSED CONDITIONAL USE AREA IS VERY  
SMALL AND WILL HAVE MINIMAL TRAFFIC RELATED IMPACT.

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. Explain how this standard is met.

8595 PYOTT RD, BUILDING E, IS ALREADY  
AN EXISTING BUILDING. ALL CURRENT FACILITIES,  
SERVICES AND UTILITIES ARE MORE THAN  
SUFFICIENT TO OPERATE BUSINESS.

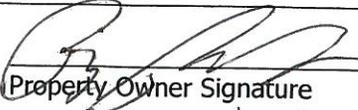
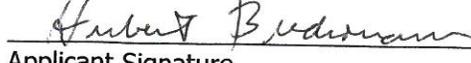
7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. Explain how this standard is met.

THIS PARCEL IS ALREADY PROPERLY ZONED  
FOR SUCH USE, AND REQUESTED POTENTIAL  
ADDITIONAL CONDITIONAL USE.

8. The Village may impose any other criteria as identified in the Zoning Code.

**Application Request**

1	2	3	4	5	6
Request	Select Request with "X"	Required Fee ac = acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter amount per column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	H	No	
Conditional Use	X	\$500 + \$10/ac over 2 ac	I	Yes	# 500.
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	M	No	
<b>Total Fees – add column 6 (Separate Check)</b>					<b>500</b>
<b>Additional Fees</b>					
If a Public Hearing is required a \$75 Sign Deposit is Required, if multiple request are made that require public hearings only one \$75 will be required <b>(Separate Check)</b>					
Stormwater Permit Application Fee to be paid at time of permit issuance <b>(Separate Check)</b> Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required <b>Appendix B</b> = \$2,000 + \$100/acre for every acre over 5 acres <b>(Separate Check)</b>					

  
 Property Owner Signature \_\_\_\_\_ Date 1/23/19  
  
 Applicant Signature \_\_\_\_\_ Date 1-23-19

**If Owner/Applicant is a School District please, fill out and submit Appendix N**

*All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.*

Appendix I – Conditional Use Requirements

 4-23-19  
Property Owner Signature Date

Hilbert Biedermann 1-23-19  
Applicant Signature Date



Copyright County of McHenry 2019.  
All information is provided 'as-is' with no  
guarantee of accuracy, completeness, or currency.

Page 1 of 1

PIN # 19-17-400-002

8595 Pyott Rd Building "E"

X



Copyright County of McHenry, IL 2019  
All information is provided "as is" with no  
guarantee of accuracy, completeness, or current

pin # 19-17-400-002  
8595 Pyott Rd Bldg "E"

