

**BEFORE THE PLANNING AND ZONING COMMISSION OF  
THE VILLAGE OF ALGONQUIN**

**IN THE MATTER OF THE APPLICATION OF:**

Transformation Builders

**LEGAL NOTICE**

Notice is hereby given in compliance with the Zoning Ordinance of the Village of Algonquin, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the Village of Algonquin upon the application of Transformation Builders to the following described real estate:

PARCEL 1, DESCRIBED AS:

- THAT PART OF LOTS 14, 15, 16, 17 AND 18 IN THE ASSESSOR'S PLAT OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, 181.26 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 212.78 FEET TO AN IRON STAKE; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION, TO THE SOUTHERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE BANK OF THE FOX RIVER, 234.77 FEET, MORE OR LESS, TO AN IRON STAKE; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS; EXCEPTING THEREFROM THE PROPERTY CONVEYED IN DEEDS RECORDED AS DOCUMENT NUMBERS 1999R0074548, 2013R0051688 AND 2013R0051691. (PIN 19-27-476-014)

PARCEL 2, DESCRIBED AS:

- THAT PART OF LOTS 14, 15, 16, 17 AND 18 ACCORDING TO THE ASSESSOR'S PLAT OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 6, 1859 IN BOOK 22, PAGE 520, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT EIGHTEEN (18), 181.26 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT EIGHTEEN (18); THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT EIGHTEEN (18), 104.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 27, TO THE SOUTHERLY BANK OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE SOUTHERLY BANK OF THE FOX RIVER, TO A POINT OF INTERSECTION WITH A LINE EXTENDED NORTHERLY OF SAID POINT OF BEGINNING, PARALLEL WITH THE EAST LINE OF SAID SECTION 27; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 27 TO THE PLACE OF BEGINNING, ALL IN MCHENRY COUNTY, ILLINOIS. (PIN 19-27-476-045)

PARCEL 3, DESCRIBED AS:

- PART OF LOTS 14, 15, 16, 17 AND 18 OF THE ASSESSOR'S PLAT OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1859 IN BOOK 22 OF DEEDS, PAGE 520, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID FRACTIONAL SOUTHEAST 1/4 90.63 FEET WEST FROM THE SOUTHEAST CORNER THEREOF, THENCE CONTINUING WEST ALONG SAID SOUTH LINE, 90.63 FEET, THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SOUTHEAST 1/4, 800.7 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID FRACTIONAL SOUTHEAST 1/4, 90.63 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF THE AFORESAID FRACTIONAL SOUTHEAST 1/4, 800.7 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. (PIN 19-27-476-046)

Commonly known as 1033 N. River Road, Algonquin, IL 60102 (6.60 acres)

This application is filed for the purpose of Final Planned Unit Development and Final Plat of Subdivision for a six-lot single family resident development pursuant to Sections 7, 11, and 18 of the Algonquin Zoning Code and Section 22.03 of the Algonquin Subdivision Code.

A public hearing before the Planning and Zoning Commission on the said application will be held at 7:30pm on June 12, 2017, at the Ganek Municipal Center Board Room, 2200 Harnish Drive, Algonquin, Illinois, at which time and place any person determining to be heard may be present.

/s/      Planning and Zoning Commission  
Village of Algonquin

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