

IN THE MATTER OF THE APPLICATION OF)
DAVID MEY AND KIMBERLY A. MEY, OWNERS)
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) LEGAL NOTICE OF PUBLIC HEARING
 ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR) # 2024-031
A RECLASSIFICATION AND VARIATION)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Zoning Board of Appeals**, in connection with this Ordinance, which would result in a **RECLASSIFICATION and VARIATION** for the following described real estate:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 8 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED ON THE WEST LINE OF SAID QUARTER QUARTER, 296.36 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER QUARTER; THENCE NORTH 0°09'34" EAST ALONG THE WEST LINE OF SAID QUARTER QUARTER FOR A DISTANCE OF 458.81 FEET TO THE CENTERLINE OF CRYSTAL LAKE- MCHENRY ROAD (COUNTY ROUTE #6); THENCE NORTHERLY ALONG THE CENTERLINE OF SAID COUNTY ROUTE #6, BEING ALONG A CURVE HAVING A RADIUS OF 1685.42 FEET AS SAID CURVE IS CONVEXED TO THE WEST FOR AN ARC DISTANCE OF 7.62 FEET FOR A POINT A BEGNINING; THENCE CONTINUING NORTHERLY ALONG SAID CENTERLINE, BEING A CURVE HAVING A RADIUS OF 1685.42 FEET, AN ARC DISTANCE OF 135.58 FEET; THENCE NORTH 89°16'15" EAST, 704.88 FEET; THENCE SOUTH 00°08'44" WEST, 133 .70 FEET; THENCE SOUTH 89°16'15" WEST, 725.20 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS

Part of PIN 14-17-426-009

The subject property is located on the east side of Walkup Rd approximately four hundred twenty-five (425) feet south of the intersection of Crystal Springs Road and Walkup Road, **with a common address of 2708 Walkup Road, Crystal Lake, Illinois, in Nunda Township.**

The subject property is presently zoned **“A-2” Agricultural District** and consists of approximately **2.19 acres** with **“R1” Single-Family Residential zoning to the West and “E1” Estate zoning to the North and East and “A-2” Agriculture District zoning to the South.**

The Applicants are requesting a **reclassification from “A-2” Agriculture District to “E-1” Estate District with a variation to allow minimum lot frontage of one hundred thirty-five and fifty-eight hundredths (135.58) feet instead of the minimum one hundred fifty (150) feet required.**

The Applicants and Owners of Record, can be reached at 2708 Walkup Road, Crystal Lake, Illinois.

A hearing on this Petition will be held on the 13th day of June 2024 at 1:30 P.M. in the County Board Conference Room at the McHenry County Government Center/Ware Road Administration Building 667 Ware Road, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 23RD DAY OF MAY 2024.

By: Linnea Kooistra, Chair
McHenry County Zoning Board of Appeals
2200 N. Seminary Avenue
Woodstock, IL 60098

Petitions for all Zoning Board of Appeals hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the “Agenda” link for the specific meeting date.

Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the “Video” link for the specific meeting date.