

IN THE MATTER OF THE APPLICATION OF)
HENRI GIUGNI AND JUNE M. GIUGNI, APPLICANTS)
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) LEGAL NOTICE OF PUBLIC HEARING
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A) # 2023-021
RECLASSIFICATION AND A CONDITIONAL USE)

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 a CONDITONAL USE** for the following described real estate:

Parcel 1:

Part of Government Lots 1 and 2 of the Northeast Quarter of Section 4, Township 45 North, Range 6 East of the Third Principal Meridian, being described as follows: Commencing at the Southwest corner of said Government Lot 2 thereof, North 49 degrees 01 minute 37 seconds East along the centerline of Lincoln Road, 739.39 feet to the Place of Beginning; thence continuing North 49 degrees 01 minute 37 seconds East along said centerline, 184.42 feet; thence South 36 degrees 52 minutes 14 seconds East, 902.65 feet; thence South 53 degrees 07 minutes 46 seconds West, 513.10 feet; thence North 36 degrees 52 minutes 14 seconds West, 313.29; thence North 51 degrees 59 minutes 57 seconds East, 297.92 feet; thence North 36 degrees 49 minutes 21 seconds West, 246.55 feet; North 31 degrees 23 minutes 13 seconds West, 325.23 feet to the centerline of Lincoln Road and Place of Beginning in McHenry County, Illinois.

Parcel 2:

Part of Government Lots 1 and 2 of the Northeast Quarter of Section 4, Township 45 North, Range 6 East of the Third Principal Meridian, being described as follows: Commencing at the Southwest corner of said Government Lot 2; thence North 49 degrees 01 minute 37 seconds East along the centerline of Lincoln Road, 831.99 feet to the Place of Beginning; thence continuing North 49 degrees 01 minute 37 seconds East along said centerline, 46.84 feet; thence South 40 degrees 58 minutes 23 seconds East, 8.77 feet; thence Southerly 4.71 feet along a curve to the left, having a radius of 7.25 feet, the chord of which bears South 11 degrees 10 minutes 12 seconds West, for a length of 4.63 feet; thence South 07 degrees 50 minutes 39 seconds East, 9.03 feet; thence Southeasterly 12.66 feet along a curve to the left, having a radius of 16.20 feet, the chord of which bears South 30 degrees 14 minutes 03 seconds East, for a length of 12.34 feet; thence South 50 degrees 18 minutes 10 seconds East, 12.16 feet; thence South 65 degrees 38 minutes 40 seconds East, 39.12 feet; thence South 63 degrees 53 minutes 57 seconds East 31.81 feet; thence Southeasterly 47.59 feet along a curve to the right, having a radius of 68.99 feet, the chord of which bears South 44 degrees 08 minutes 26 seconds East, for a length of 46.65 feet; thence Southerly 40.74 feet along a curve to the right, having a radius of 95.66 feet, the chord of which bears South 12 degrees 10 minutes 52 seconds East, for a length of 40.43 feet; thence Southerly 12.86 feet along a curve to the right, having a radius of 186.68 feet, the chord of which bears South 01 degree 59 minutes 37 seconds West, for a length of 12.86 feet; thence South 04 degrees 03 minutes 42 seconds West, 50.13 feet; thence South 11 degrees 45 minutes 45 seconds West, 139.90 feet; thence Southerly 42.44 feet along a curve to the left, having a radius of 50.00 feet, the chord of which bears South 12 degrees 33 minutes 15 seconds East, for a length of 41.18 feet; thence South 36 degrees 52 minutes 14 seconds East 532.09 feet; thence South 53 degrees 07 minutes 46 seconds West, 321.87 feet; thence North 36 degrees 52 minutes 14 seconds West, 313.29 feet; thence North 51 degrees 59 minutes 57 seconds East, 297.92 feet; thence North 36 degrees 49 minutes 21 seconds West, 246.55 feet; thence North 11 degrees 45 minutes 45 seconds East, 171.60 feet; thence North 17 degrees 31 minutes 46 seconds East, 50.66 feet; thence North 02 degrees 59 minutes 10 seconds East, 13.82 feet; thence Northerly 29.92 feet along a curve to the left, having a radius of 46.66 feet, the chord of which bears North 15 degrees 53 minutes 31 seconds West, for a length of 29.41 feet; thence Northwesterly 46.46 feet along a curve to the left, having a radius of 88.96 feet, the chord of

which bears North 49 degrees 13 minutes 37 seconds West, for a length of 45.94 feet; thence North 64 degrees 11 minutes 24 seconds West, 23.31 feet; thence North 66 degrees 50 minutes 38 seconds West 41.95 feet; thence North 58 degrees 16 minutes 04 seconds West, 32.24 feet; thence Westerly 8.52 feet along a curve to the left, having a radius of 12.59 feet, the chord of which bears North 74 degrees 09 minutes 03 seconds West, for a length of 8.36 feet; thence South 76 degrees 36 minutes 28 seconds West, 7.69 feet; thence North 40 degrees 58 minutes 23 seconds West, 7.76 feet to the centerline of Lincoln Road and the Place of Beginning in McHenry County, Illinois

Part of PIN 07-04-200-007

The subject property is located on the south side of Lincoln Road approximately two thirds (2/3) of a mile from the intersection of Lincoln Road and Irish Lane, ***with a common address of 17519 Lincoln Road, Harvard, Illinois, in Hartland Township.***

The subject property is presently zoned ***“A-2” Agriculture District*** and consists of approximately **6.467 acres** with ***“A-1” Agriculture District zoning to the North, South, East and West.***

The Applicants are requesting a **RECLASSIFICATION of Parcel 1 from “A-2” Agriculture District to “A-1” Agriculture District and a CONDITIONAL USE on Parcel 2 to allow for a reception facility and an arts studio.**

The applicants and owners of record, Henri Giugni and June M. Giugni, can be reached at 17519 Lincoln Road, Harvard, IL 60033.

A hearing on this Petition will be held on the 27th 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 29TH 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.***