

IN THE MATTER OF THE APPLICATION OF
MAPLE VALLEY MATERIALS LLC, OWNER
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RENEWAL OF A CONDITIONAL USE

)
) CORRECTED
) LEGAL NOTICE OF PUBLIC HEARING
) 2023-051
)

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 **RENEWAL of a CONDITIONAL USE** for the following described real estate:

The East half of the Southwest Quarter of Section 13 lying West of the Right-of-Way of Maple Street as dedicated by Document No. 2009R0051767; ALSO the Southeast Quarter of the Northwest Quarter of said Section 13, lying West of the Right-of-Way of Maple Street as dedicated by Document No. 2009R0051767, all in Township 43 North, Range 5 East of the Third Principal Meridian (except that part of the West half of Section 13, Township 43 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the South Quarter corner of said Section 13; thence Northerly, along the East line of the West half of said Section 13, a distance of 1531.9 feet for the Place of Beginning; thence continuing Northerly along the East line of said West half, a distance of 466.69 feet; thence Westerly, at right angles to the East line of said West half, a distance of 466.69 feet; thence Southerly, parallel with the East line of said West half, a distance of 466.69 feet; thence Easterly, at right angles to the last described course, a distance of 466.69 feet to the Place of Beginning), In McHenry County, Illinois.

PIN 16-13-300-006

The subject property is located approximately forty-six hundredths (.46) of a mile south of the intersection of West Coral Road and Ratfield Road on the west side of Ratfield Road, ***with a common address of Maple Street, Marengo, Illinois in Riley Township.***

The subject property is presently zoned ***“A-1” Agriculture District*** with a Conditional Use Permit and consists of approximately ***110.915 acres*** with ***“A-1” Agriculture District zoning to the North and South, “A-1” and “A-1C” Agriculture District to the West, and “A-1” Agriculture District, “R-1” Residential District and “E-2” Estate District zoning to the East.***

The Applicant is requesting a renewal of the **CONDITIONAL USE of the subject property to allow for earth extraction/mining and a ready-mix batch plant.**

The Applicant and Owner of Record, presently can be reached at 1100 Borden Lane, Woodstock, IL 60098.

A hearing on this Petition will be held on the 21st day of November 2024 at 1:30 P.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, 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 4TH DAY OF NOVEMBER 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.