

IN THE MATTER OF THE APPLICATION OF
URBANO SOLIS, OWNER OF RECORD
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
CONDITIONAL USE

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) 2023-019
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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 **CONDITIONAL USE** for the following described real estate:

PARCEL A: A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN ROUTE 23 MARKING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS; RUNNING THENCE SOUTHERLY ALONG THE EAST LINE THEREOF, BEING IN ROUTE 23, AT AN ANGLE OF 89 DEGREES 32 MINUTES MEASURED COUNTER CLOCKWISE FROM THE NORTH LINE OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 170.00 FEET TO A POINT; RUNNING THENCE WESTERLY PARALLEL WITH THE SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 335.20 FEET TO AN IRON STAKE; RUNNING THENCE NORTHERLY, AT AN ANGLE OF 89 DEGREES 38 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 170.00 FEET TO AN IRON STAKE ON THE SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14; RUNNING THENCE EASTERLY ALONG SAID NORTH LINE AT AN ANGLE OF 90 DEGREES 22 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 335.40 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. ALSO

PARCEL B: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 335.4 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 170.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 617.25 FEET TO THE EAST LINE OF THE WEST 365.84 FEET (AS MEASURED ALONG THE LINE THEREOF) OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14 LYING NORTH OF THE CENTER LINE OF GRANGE ROAD; THENCE NORTHEASTERLY ALONG SAID EAST LINE, A DISTANCE OF 170.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 617.21 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PINs 16-14-300-010 and 16-14-300-004

The subject property is located on the west side of South Illinois Route 23 approximately ninety-three hundredths (.93) of a mile south from the intersection of South Illinois Route 23 and West Coral Road, **with a common address of 8605 S IL RT 23, Marengo, Illinois, in Riley Township.**

The subject property is presently zoned **“A-1” Agriculture District** and consists of approximately **3.7 acres** with **“A-1” and “A-2” Agriculture District zoning to the North, “A-1” Agriculture District with a Conditional Use zoning to the East, and the City of Marengo to the South and West.**

The Applicant is requesting a **CONDITIONAL USE of the subject property to allow for a landscape business with outdoor storage.**

Owner of record and applicant, Urbano Solis, can be reached at 8605 S IL Rt 23 Marengo, IL 60152.

A hearing on this Petition will be held on the 20th day of February 2025 at 1:30 P.M. in the County Board conference room at the McHenry County Government Center/Ware Rd. 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 21ST DAY OF JANUARY 2025.

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.