

IN THE MATTER OF THE APPLICATION OF
PRAIRIEVIEW INVESTMENTS LLC, OWNER
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RECLASSIFICATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0029
)

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** for the following described real estate:

That part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 44 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 44 North, Range 8, East of the Third Principal Meridian, aforesaid and running South along the West line thereof 750.0 feet to a Place of Beginning; thence East parallel with the North line of this said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 322.0 feet to a point; thence South parallel to the West line of said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 314.4 feet to a point on the North line of the Edgewood Acres Subdivision, according to the Plat thereof recorded July 23, 1954, in Book 11 of Plats, page 119, as Document No. 280915, then West along said North line and parallel with the South line of said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 322.0 feet to a point on the West line of said Southeast Quarter of the Southeast Quarter of Section 17, which point is 311.1 feet South of the Place of Beginning; thence North along said West line 311.1 feet to the Place of Beginning, (except the South 21.1 feet), and (except that part conveyed to the County of McHenry by Warranty Deed recorded July 28, 2009 as Document No. 2009R038878), in McHenry County, Illinois.

PIN 14-17-480-021

The subject property is located about 240 feet north of the intersection of Walkup and Edgewood Roads, **with a common address of 3004 Walkup Road, Crystal Lake, Illinois in Nunda Township.**

The subject property is presently zoned **“A-1” Agriculture District** and consists of approximately **2.058 acres** with **“A-1” Agriculture District zoning to the North, “E-3” Estate zoning to the East, “E-1” Estate zoning to the South and “R-1” Single Family Zoning to the West.**

The Applicants are requesting a **reclassification from “A-1” Agriculture District to “R-1” Single Family Residential District.**

Adrian Owen as President and Owner of, Prairieview Investments LLC, the Applicant and Owner of Record, can be reached at 2918 Wanut Manor Ct, Crystal Lake, Illinois.

A hearing on this Petition will be held on the 3rd day of April 2025 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 4TH DAY OF MARCH 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.