

IN THE MATTER OF THE APPLICATION OF
SERGIY BAZYLYUK, APPLICANT
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A CONDITIONAL USE AND VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0011
) (formerly 2024-052)
)

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 AND VARIATION** for the following described real estate:

Part of the South 742.00 feet of the East Half of the Northwest Quarter of Section 14, Township 45 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said East Half; thence North 89 degrees 21 minutes 59 seconds East along the South line thereof, 220.00 feet; thence North 00 degrees 21 minutes 01 seconds West along the East line of lands described in Document No. 2019R0028460, a distance of 539.89 feet to the Place of Beginning; thence continuing North 00 degrees 21 minutes 01 seconds West along said East line, 202.12 feet; thence North 89 degrees 21 minutes 59 seconds East along the North line of said South 742.00 feet of the East Half of the Northwest Quarter, 225.00 feet; thence South 00 degrees 21 minutes 01 seconds East, 202.12 feet; thence South 89 degrees 21 minutes 59 seconds West, 225.00 feet to the Place of Beginning, in McHenry County, Illinois.

Part of PIN 08-14-300-002

The subject property is located approximately **one thousand five hundred (1,500) feet east of Greenwood Road, with access to the site approximately seven hundred forty (740) feet north of the intersection of Aavang and Greenwood Roads, with a common address of Greenwood Road, Woodstock, Illinois, in Greenwood Township.**

The subject property is presently zoned **"A-1" Agriculture District** and consists of approximately **1.044 acres** with the **"A-1" zoning to East and South, and the Village of Greenwood to the North and West.**

The Applicant is requesting a **CONDITIONAL USE of the subject property to allow for Food Processing with Animal Slaughter and a VARIATION of zero (0) feet from the minimum three hundred thirty (330) feet of road frontage required.**

The Applicant is Sergiy Bazylyuk. The Owners of Record, Sergiy Bazylyuk, Tetyana Bazylyuk and Hryhoriy Kovalchuk, can be reached at 1222 Eric Lane, Lake Zurich, Illinois.

A hearing on this Petition will be held on the 22nd day of May 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 22ND DAY OF APRIL 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.*