

IN THE MATTER OF THE APPLICATION OF
JEFFREY J HUEMANN AND LISA M HUEMANN, OWNERS
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RECLASSIFICATION AND VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0036
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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 **RECLASSIFICATION AND VARIATION** for the following described real estate:

Part of the Northeast Quarter of the Southwest Quarter of Section 32 and part of the Southeast Quarter of the Southwest Quarter of Section 32, in Township 46 North, Range 6, East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 32; thence South 89 degrees 35 minutes 01 seconds East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 32, a distance of 758.31 feet to the intersection of said North line and the East line of Parcel 1 described in Document No. 2009R0045920; thence South 00 degrees 52 minutes 10 seconds West along said East line, 12.44 feet to the centerline of Green Road and the Place of Beginning; thence South 85 degrees 17 minutes 55 seconds East along said centerline, 110.43 feet; thence South 76 degrees 45 minutes 48 seconds East along said centerline, 111.62 feet to the East line of Parcel 2 described in Document No. 2009R0045920; thence South 00 degrees 49 minutes 29 seconds West along said East line, 612.04 feet to an angle point in the Easterly line thereof; thence South 23 degrees 26 minutes 40 seconds West, 35.68 feet to an angle point in the Southerly line of said lands; thence the following 9 calls are along the Southerly, Easterly and Westerly lines of said Parcel 2 described in Document No. 2009R0045920; 1) thence South 23 degrees 42 minutes 53 seconds West, 166.18 feet; 2) thence South 54 degrees 14 minutes 31 seconds West, 258.05 feet; 3) thence South 32 degrees 08 minutes 17 seconds West, 409.04 feet; 4) thence South 38 degrees 53 minutes 24 seconds East, 419.09 feet; 5) thence South 08 degrees 54 minutes 34 seconds East, 208.09 feet; 6) thence South 00 degrees 14 minutes 29 seconds West, 760.92 feet to the South line of the Southeast Quarter of the Southwest Quarter of said Section 32; 7) thence North 89 degrees 39 minutes 36 seconds West along said South line, 763.10 feet to the Southwest corner of said Southeast Quarter of the Southwest Quarter; 8) thence North 00 degrees 14 minutes 19 seconds East along the West line thereof, 1,317.38 feet to the Northwest corner of said Southeast Quarter of the Southwest Quarter; 9) thence South 89 degrees 37 minutes 19 seconds East along the North line thereof, 446.54 feet; thence North 32 degrees 08 minutes 17 seconds East, 402.74 feet; thence North 54 degrees 14 minutes 31 seconds East, 255.72 feet; thence North 23 degrees 42 minutes 53 seconds East, 187.20 feet; thence North 00 degrees 49 minutes 29 seconds East, 559.79 feet; thence North 80 degrees 26 minutes 08 seconds West, 191.44 feet to the East line of Parcel 1 as

described in Document No. 2009R0045920; thence North 00 degrees 52 minutes 10 seconds East along said East line and said line extended North, 48.97 feet to the Place of Beginning, in McHenry County, Illinois.

Part of PIN 02-32-300-008

The subject property is located approximately four thousand three hundred feet (4,300) west of the intersection of Green and Shields Roads, ***with a common address of Green Road, Harvard, Illinois in Alden Township.***

The subject property is presently zoned ***“A-1” Agriculture District*** and ***“A-2” Agriculture District*** and consists of approximately **23 acres** with ***“A-1” Agriculture and “A-2” Agriculture zoning to the North, “A-1” Agriculture and “A-2” Agriculture zoning to the East and West and “A-1” Agriculture and “E-5” Estate zoning to the South.***

The Applicants are requesting a **reclassification from “A-1” Agriculture District and “A-2” Agriculture District to “E-5” Estate District and a Variation of two hundred twenty-two and five hundredths (222.05) feet from the minimum three hundred thirty (330) feet of required road frontage.**

The Applicants and Owners of Record, can be reached at 18719 Green Road, Harvard, Illinois.

A hearing on this Petition will be held on the 7th 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 15TH 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.