

IN THE MATTER OF THE APPLICATION OF
JOSE GAONA, OWNER
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RECLASSIFICATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0031
)

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:

Parcel 1:

The North 160 feet of the South 255 feet of the East 230 feet of the North 20 acres of the Southeast Quarter of the Southeast Quarter of Section 29, Township 46 North, Range 9 East of the Third Principal Meridian, in McHenry County, Illinois.

Parcel 2:

The South 350 feet of the East 480.0 feet of the North 20 acres of the Southeast Quarter of the Southeast Quarter of Section 29, Township 46 North, Range 9 East of the Third Principal Meridian, (excepting therefrom the North 160 feet of the South 255.0 feet of the East 230.0 feet thereof) in McHenry County, Illinois.

PINs: 05-29-476-004, 05-29-476-006 and 05-29-476-013

The subject property is located at the northwest corner of the intersection of State Park Road and Country Club Hills Drive, **with a common address of 7233 State Park Road, Spring Grove, Illinois in Burton Township.**

The subject property is presently zoned **“B-2” Neighborhood Business and “B-2” Neighborhood Business with Variation** and consists of approximately three and nine tenths (3.9) acres with **“R-1” Single Family Residential to the North and “A-1” Agricultural to the West, Lake County to the East and the Village of Fox Lake to the South.**

The Applicant is requesting a reclassification from “B-2” Neighborhood Business and “B-2” Neighborhood Business with Variation to “R-3” Multifamily Residential.

The Applicant and Owner of Record, Jose Gaona, can be reached at 7020 McHenry, Illinois.

A hearing on this Petition will be held on the 8th 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 11TH 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.