

IN THE MATTER OF THE APPLICATION OF  
**FGLJ PROPERTIES, OWNER OF RECORD,**  
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT  
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A  
**VARIATION**

)  
)  
) LEGAL NOTICE OF PUBLIC HEARING  
) Z25-0038  
)  
)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Hearing Officer**, in connection with this Ordinance, which would result in a **VARIATION** for the following described real estate:

LOT 24 IN COLBY POINT SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1920 AS DOCUMENT NO. 49274, IN BOOK 4 OF PLATS, PAGE 24, IN MCHENRY COUNTY, ILLINOIS.

**PIN 14-13-227-024**

The subject property is located approximately one hundred forty-five (145) feet from the intersection of Colby Drive and Colby Point Road **with a common address of 2216 Colby Drive, McHenry, Illinois in Nunda Township.**

The subject property is presently zoned **“R-1” Single Family Residential and consists of approximately thirty-two hundredths (0.32) acres with “R-1” Single Family Residential zoning to the North, South and West and the Fox River to the East.**

The Applicant is requesting **a VARIATION of the subject property to allow for a setback of three and six tenths (3.6) feet from the required five (5) feet from the North lot line.**

Pat Kalamatas, owner of FGLJ Properties, the Applicant, can be reached at **90 Berkshire Dr, Crystal Lake, Illinois.**

A hearing on this Zoning Application will be held on the 13<sup>th</sup> day of May 2025 at 11:00 A.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, 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 14<sup>th</sup> DAY OF APRIL 2025.

By: Michael McNerney, MCHO  
McHenry County Hearing Officer  
2200 N. Seminary Avenue  
Woodstock, IL 60098

*Petitions for all Zoning hearings can be accessed at the following link:*  
[www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the “Agenda” link for the specific meeting date.

*Live audio streams of all Zoning hearings can be accessed at the following link:*  
[www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the “Video” link for the specific meeting date.