

IN THE MATTER OF THE APPLICATION OF
PHILLIP E. DAVIS, OWNER OF RECORD,
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0044
)

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 16 IN BLOCK 1 IN MINERAL SPRINGS PARK, A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1911 AS DOCUMENT NO.18627, IN BOOK 3 OF PLATS, PAGE 37, IN McHENRY COUNTY, ILLINOIS.

PIN 09-36-329-008

The subject property is located approximately seven hundred thirty (730) feet south of the intersection of N. River Road and Mineral Springs Drive **with a common address of 505 Mineral Springs Drive, McHenry, Illinois in McHenry Township.**

The subject property is presently zoned **“R-1” Single Family Residential and consists of approximately 0.25 acres with “R-1” Single Family Residential zoning to the North and South, “R-1V” Single Family Residential with Variation zoning to the East and the Fox River to the West.**

The Applicant is requesting **VARIATIONS of the subject property to allow for 1) a setback of one (1) foot six (6) inches from the required five (5) feet from the South lot line, 2) a setback of one (1) foot four (4) inches from the required five (5) feet from the North lot line, and 3) a minimum combined side setback of nine (9) feet instead of the minimum fifteen (15) feet required.**

The Owner and Applicant, Phillip E. Davis, can be reached at 505 Mineral Springs Drive, McHenry, Illinois.

A hearing on this Zoning Application will be held on the 13th 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 23rd 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 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 and choosing the “Video” link for the specific meeting date.