

IN THE MATTER OF THE APPLICATION OF
RYAN NIKOLICH AND MICHALEEN NIKOLICH, OWNERS
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RECLASSIFICATION

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)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0050
)

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:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 465 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 30 FEET TO THE EAST LINE OF ROSE FARM ROAD AND THE PLACE OF BEGINNING; THENCE NORTHERLY ON AN ASSUMED BEARING OF NORTH 00°19'48" EAST, PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 236.38 FEET; THENCE SOUTH 89°58'06" EAST, 425.00 FEET; THENCE SOUTH 00°19'48" WEST PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 236.52 FEET; THENCE N 89°56'59" WEST, 425.00 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

Part of PIN 07-36-100-013

The subject property is located on the East side of Rose Farm Road, approximately six hundred ninety (690) feet south of the intersection of U.S. Route 14 and Rose Farm Road, **with a common address of 704 North Rose Farm Road, Woodstock, Illinois in Hartland Township.**

The subject property is presently zoned **"A-1" Agriculture District** and consists of approximately **2.31 acres** with **"A-1" Agriculture District zoning to the North, East, South and "E-2" Estate District Zoning to the West.**

The Applicants are requesting a reclassification from **"A-1" Agriculture District to "E-2" Estate District.**

The Applicants and Owners of Record, Ryan Nikolich and Michaleen Nikolich, presently can be reached at 708 Indian Trce, Woodstock, Illinois.

A hearing on this Petition will be held on the 10th day of July 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 20TH DAY OF JUNE 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.