

IN THE MATTER OF THE APPLICATION OF
PETE'S PROPERTIES, LLC, OWNER OF RECORD,
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
VARIATION

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)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0055
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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 Hearing Officer**, in connection with this Ordinance, which would result in a **VARIATION** for the following described real estate:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SOUTH HALF; THENCE WESTWARD ALONG THE NORTH LINE OF SAID SOUTH HALF, SOUTH 89 DEGREES, 00 MINUTES, 30 SECONDS WEST, 413.67 FEET; THENCE SOUTH 0 DEGREES, 59 MINUTES, 30 SECONDS EAST, 458.29 FEET; THENCE SOUTH 54 DEGREES, 00 MINUTES, 46 SECONDS EAST, 177.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHWEST OF 408.65 FEET IN RADIUS, FOR AN ARC LENGTH OF 167.61 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 25.00 FEET IN RADIUS, FOR AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 12 DEGREES, 29 MINUTES, 14 SECONDS EAST, 155.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 2000.00 FEET IN RADIUS, FOR AN ARC LENGTH OF 471.09 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

PIN 19-03-401-020

The subject property is located approximately eight hundred thirty-five feet northeast of the intersection of Sands Road and Smitana Road **with a common address of 6711 Sands Road, Crystal Lake, Illinois in Algonquin Township.**

The subject property is presently zoned **"I-1" Light Industrial District and consists of approximately 5.0447 acres with "R-1" Single Family Residential and "A-1" Agriculture District zoning to the North, "E-1" Estate and "I-2" Heavy Industrial District to the East, and the City of Crystal Lake to the South and West.**

The Applicant is requesting a **VARIATION of the subject property to allow for an increase in the total impervious surface coverage of the lot from the Sensitive Aquifer Recharge Area maximum of fifty (50) percent to a maximum of seventy-five (75) percent.**

Donald A. Wetzel, President, and Lori B. Wetzel, Vice President, of Pete's Properties, LLC, the Owner and Applicant, can be reached at **15633 East Big Mound Road, Lindenwood, Illinois.**

A hearing on this Zoning Application will be held on the 8th day of July 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 16TH DAY OF JUNE 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.