

IN THE MATTER OF THE APPLICATION OF
SKYSTONE SOLAR, LLC, APPLICANT
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
CONDITIONAL USE

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0064
)

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 **CONDITIONAL USE** for the following described real estate:

THE EAST HALF OF GOVERNMENT LOT 1 IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE NORTH 484.0 FEET OF THE EAST 360.0 FEET THEREOF, AND ALSO EXCEPTING THEREFROM THE WEST 280.5 FEET THEREOF, IN MCHENRY COUNTY, ILLINOIS.
PIN: 18-04-200-005

The subject property is located on the south side of Ballard Road approximately one thousand five hundred fifty (1,550) feet east of the intersection of Ballard Road and Illinois Route 47, **with a common address of 11305 Ballard Road, Woodstock, in Grafton Township, Illinois.**

The subject property is presently zoned **“A-1” Agriculture District** and consists of approximately **27 acres** with **the Village of Lakewood to the North and Southeast and “A-1” Agriculture District zoning to the East, South and West.**

The Applicant is requesting a **CONDITIONAL USE of the subject property to allow for a commercial solar energy facility.**

The Applicant, Skystone Solar, LLC is wholly owned by Cultivate Power, LLC. The officers of Cultivate Power, LLC and Skystone Solar, LLC are: Noah Hyte and Brian Matthay. Mr. Hyte can be reached at 2412 Pier Avenue, Santa Monica, California. Mr. Matthay can be reached at 2819 Buchanan Street, San Francisco, California. The property owners, Ansar A. Mohammed and Elyas Mohammed, can be reached at 11305 Ballard Road, Woodstock, Illinois.

A hearing on this Petition will be held on the 27th day of August 2025 at 1:30 P.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 5TH DAY OF AUGUST 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.