

IN THE MATTER OF THE APPLICATION OF )  
**HECTOR VALENCIA RODRIGUEZ**, OWNER OF RECORD )  
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT ) LEGAL NOTICE OF PUBLIC HEARING  
 ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR ) Z25-0009  
**A CONDITIONAL USE** )

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

***Part of Block 29, and part of The West Half of that part of Delaware Street lying South of Kasper Avenue as Vacated by Final Order and Memorandum of Decision recorded November 3, 2009 as Document No. 2009R0055328 all in Westmoor Gardens, a Subdivision of Lot 1 of the Northeast Quarter and of the Northwest Quarter of the Southeast Quarter of Section 2, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded June 20, 1931 as Document No. 97824, in Book 8 of Plats, page 46, being described as follows: Beginning at the Southeast corner of said Block 29; thence North 89 degrees 58 minutes 46 seconds East along the South line of said Westmoor Gardens Subdivision, 30.00 feet to the East line of the West Half of said vacated Delaware Street; thence North 00 degrees 21 minutes 13 seconds West along said East line, 289.00 feet; thence South 89 degrees 58 minutes 46 seconds West parallel with said South line of Westmoor Gardens Subdivision, 45.00 feet to a line 15.00 feet West of and parallel with the East line of said Block 29; thence South 00 degrees 21 minutes 13 seconds East along said parallel line, 44.00 feet; thence South 79 degrees 06 minutes 26 seconds West, 27.36 feet; thence North 85 degrees 26 minutes 20 seconds West, 89.86 feet; thence South 78 degrees 27 minutes 28 seconds West, 75.67 feet; thence South 10 degrees 44 minutes 16 seconds East, 141.02 feet; thence South 53 degrees 52 minutes 04 seconds East, 82.29 feet; thence South 05 degrees 33 minutes 25 seconds East, 45.00 feet to the South line of said Block 29; thence North 89 degrees 58 minutes 46 seconds East along said South line, 110.00 feet to the Place of Beginning, in McHenry County, Illinois.***

***PIN 18-02-409-002***

The subject property is located ***on the south side of Kasper Avenue at the southwest corner of the intersection of Delaware Street and Kasper Avenue with a common address of 9401 Kasper Ave, Crystal Lake, Illinois, in Grafton Township.***

The subject property is presently zoned ***“A-1” Agriculture District*** and consists of approximately ***1.155 acres*** with the ***“R-1” Residential zoning*** to the North and ***“A-1” Agriculture zoning to the South, East, and West.***

The Applicant is requesting a ***CONDITIONAL USE of the subject property to allow for a landscape business with outdoor storage.***

The Applicant and Owner of Record, Hector Valencia Rodriguez, can be reached at 54 Seebert Street, Cary, Illinois.

A hearing on this Petition will be held on the 7th day of May 2026 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 14<sup>th</sup> DAY OF APRIL 2026.

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](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 Board of Appeals 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.