

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

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0097
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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 Zoning Board of Appeals**, in connection with this Ordinance, which would result in a **CONDITIONAL USE** for the following described real estate:

TRUSTEE'S DEED #2024R0002929: RECORDED MCHENRY COUNTY, ILLINOIS ON FEBRUARY 7, 2024.
THAT PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°48'05" WEST; 497.64 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 66°50'02" WEST, 1,524.85 FEET TO THE CENTERLINE OF RIDGEFIELD ROAD; THENCE SOUTH 28°31'06" EAST, ALONG THE CENTERLINE OF RIDGEFIELD ROAD, 765.68 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ANDREA SUBDIVISION; THENCE NORTH 87°37'17" EAST ALONG THE EXTENSION AND THE NORTH LINE OF ANDREA SUBDIVISION, 1,466.53 FEET TO THE NORTHEAST CORNER OF ANDREA SUBDIVISION; THENCE NORTH 3°15'00" EAST, 1,212.00 FEET TO THE PLACE OF BEGINNING, EXCEPT THE NORTH 190.00 FEET THEREOF, IN MCHENRY COUNTY, ILLINOIS; EXCEPT THAT PART THEREOF TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE NO. 12ED36, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE ON AN ASSUMED BEARING OF SOUTH 89°33'49" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 497.64 FEET; THENCE SOUTH 66°11'35" WEST, A DISTANCE OF 1525.24 FEET (1524.85 FEET, RECORDED) TO THE CENTER LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13), BEING ALSO THE MOST WESTERLY CORNER OF THE GRANTOR; THENCE SOUTH 29°08'53" EAST ALONG THE SAID CENTER LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13), BEING ALSO THE WESTERLY LINE OF THE GRANTOR, A DISTANCE OF 76.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°51'07" EAST, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13) RECORDED JUNE 10, 1937.AS DOCUMENT NUMBER 127151; THENCE NORTH 60°46'09" EAST, A DISTANCE OF 19.67 FEET; THENCE SOUTH 29°13'51" EAST, A DISTANCE OF 289.30 FEET; THENCE NORTH 60°46'09" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTHERLY 171.54 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 18°59'33" EAST, 170.63 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13) ; THENCE SOUTH 60°51'07" WEST, A DISTANCE OF 30.00 FEET TO THE SAID CENTER LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13); THENCE NORTH 29°08'53" WEST ALONG THE SAID CENTER LINE OF RIDGEFIELD ROAD (COUNTY HIGHWAY 13), A DISTANCE OF 457.22 FEET TO THE POINT OF BEGINNING.

PIN 14-31-126-003

The subject property is located on the east side of Ridgefield Road at the intersection of Ridgefield Road and U.S. Route 14, **with a common address 7716 U.S. Highway 14, Crystal Lake, Illinois, in Nunda Township.**

The subject property is presently zoned **"A-1" Agriculture District** and consists of approximately **37.295 acres** with the **City of Crystal Lake** to the North, East and West; **"B-2" Neighborhood Business District** zoning to the North; **"R-1" Single Family Residential** zoning, **"B-1V" and "B-2V" Neighborhood Business Districts with Variation** zoning and **"B-3" General Business District** zoning to the South; and **"B-1" Neighborhood Business District** zoning to the West.

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

The Applicant, Korver Solar, LLC is wholly owned by Cultivate Power, LLC. The officers of both companies are Noah HYTE and Brian Matthay. They can be reached at 30 W Hubbard St, Ste 400, Chicago, Illinois 60654. William Gruber, property owner, can be reached at 1303 Williams Way, Arlington Heights, Illinois 60004.

A hearing on this Petition will be held on the 1st day of April 2026 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 MARCH 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 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.