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PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF NVA Prop Il LLC and Ivan Nartsev LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Ivan Nartsev representing NVA Prop Il LLC for approval of Rezoning, a Special Use Permit and a Variation at the following real estate known as 7013 Sands Road, Crystal Lake, Illinois 60014, PIN: 19-03-453-003, 19-03-401-021, 19-03-453-001. The property is generally located between Route 31 and Sands road north of the intersection of Sands Road and the Union Pacific rail line. This application is filed for the purpose of seeking Rezoning from M Manufacturing and M-L Manufacturing Limited to M PUD with a Special Use Permit for a Freight Terminal and Outside storage along with a variation to allow a fence height up to 12 feet, and a variation to allow the reduction of the commercial landscape buffer between commercial and manufacturing districts, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance pursuant to Article 1, Article 2, Article 4, and Article 5. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, July 19, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald June 29, 2023) 2090514

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