



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

April 3, 2025, 1:30 PM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS / PUBLIC HEARING
 - 3.1 Z25-0029 Prairieview Investments LLC, A1-R1, Nunda Twp 2
4. OLD BUSINESS
5. PUBLIC COMMENT

Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0029

PIN: 14-17-480-021

Address: 3004 Walkup Road, Crystal Lake

Request: A-1 Agriculture District to R-1 Residential District

Hearing: April 3, 2025

Applicant: Prairieview Investments LLC

Location: The subject property is just over two (2) acres and is located on the east side of Walkup Road, approximately two hundred ten (210) feet south of running Iron Drive, in Nunda Townships.

Aerial Map



Elevation

(feet above sea level)

- 10-foot contours
- 2-foot contours

ADID Wetland Map 2005

- High Functional Value Wetland (hfw)
- High Quality Wetland (hqw)
- Wetland (w)
- Farmed Wetland (fw)

FEMA Flood Hazard Areas

- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Feet 20 10 0 20 40
1 inch equals 48.5 feet



Staff Report for the McHenry County Zoning Board of Appeals

STAFF COMMENTS

The following comments and conclusions are based upon staff analysis and review prior to this hearing and are to be considered viable unless evidence is established to the contrary. Staff may have additional comments based upon the testimony presented during the public hearing.

BACKGROUND & REQUEST SUMMARY

The applicant is requesting a map amendment from the A-1 Agriculture District to the R-1 Residential District on a two (2) acre parcel. According to the plat of survey, the subject property contains: a foundation from a frame single-family residence, a detached garage and a greenhouse.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

- The Applicant must meet the Approval Standards for Map Amendment, listed in §16.20.010.E.1 of the *McHenry County Unified Development Ordinance*.

STAFF ANALYSIS

Current Land Use & Zoning

The property is currently zoned A-1 Agriculture and has been used as a Single-Family Residence. Properties to the west and northeast of the subject property are zoned R-1 Residential. The property to the south is zoned E-1 Estate and the property to the east is zoned E-3 Estate. Other than the property to the east (which is vacant) the properties in the immediate vicinity are used for single-family residences.

2030 Comprehensive Plan Future Land Use map

The proposed reclassification is consistent with the future land use designation of **Residential**

2030 Comprehensive Plan & 2030 and Beyond Analysis

The 2030 Comprehensive Plan and 2030 and Beyond Plan support the reclassification to the R-1 Residential District. There is minimal impact to the agricultural, natural, and water resources on the site (*See comments below*).

McHenry County 2030 and Beyond, Adopted October 18, 2016—

Big Idea #1 Let's make our communities healthy, active, and green

"We can make it happen by promoting development that is compact, contiguous to, or located within municipalities in order to preserve rural landscapes while providing greater mobility choices for all residents." (p.12)

- The subject property is located within one and a half (1.5) miles of three (3) municipalities – Bull Valley, Crystal Lake and Island Lake. The predominate use within one-quarter (0.25) miles of the subject property is residential.

Big Idea #2 Let's build on our strengths

"We can make it happen by preserving our wide array of housing choices and lot sizes – from rural to urban." (p. 14)

- The proposed reclassification is a mechanism which could allow for slightly increased density on this parcel.

Big Idea #3 Let's grow smarter

"We can make it happen by focusing development that is compact, contiguous to, or located within municipalities, and away from areas designated for agriculture and lacking infrastructure and services." (p. 16)

- While the subject property has had some agricultural usage (as indicated by the presence of the greenhouse), the area has developed residentially. The reclassification to R-1 Residential District would be consistent with this trend.

Big Idea #4 Let's expand our economy

No applicable text.

Community Character & Housing

"Promote increased density and compact contiguous development." (p. 15)

- As noted previously, the subject property is located within one and a half (1.5) miles from three (3) municipalities and the area within a quarter mile has developed with residential uses.

Agricultural Resources

"Maintain and protect the most productive agricultural lands, where appropriate, by discouraging nonagricultural growth in these areas." (p. 29)

- While the property has had some agricultural use, given the size of the property and the proximity to residential developments it is unlikely that it would be classified as "most productive agricultural lands".

Greenways, Open Space & Natural Resources

Objective: *"Promote land uses that minimize the impact on land, water, energy, and other natural resources" ...* (p. 43)

- The McHenry-Lake County Soil and Water Conservation District *Natural Resources Inventory* was received. The letter indicates that a full report isn't necessary as no wetlands, floodplain or hydric soils were identified as being located on this parcel. Please refer to attached NRI Letter #L25-009-4670 for details.

Water Resources

Objective: *"Preserve, improve, and replenish the quality and quantity of existing groundwater resources."* (p. 63)

- The proposed reclassification does not include any new improvements that would increase impervious surface area.

Economic Development

No applicable text.

Infrastructure

No applicable text.

STAFF ASSESSMENT

The applicant is requesting a map amendment from the A-1 Agriculture District to the R-1 Residential District on two (2) acres. The request is consistent with the existing Single-Family Residential land uses of the area. The request is also consistent with the recommendations provided in the 2030 and Beyond Plan and the 2030 Comprehensive Plan text. The reclassification is consistent with the future land use map designations of **Residential**. The subject property is not located in a sensitive aquifer recharge area (SARA). Staff has no objection to the applicant's request for reclassification.

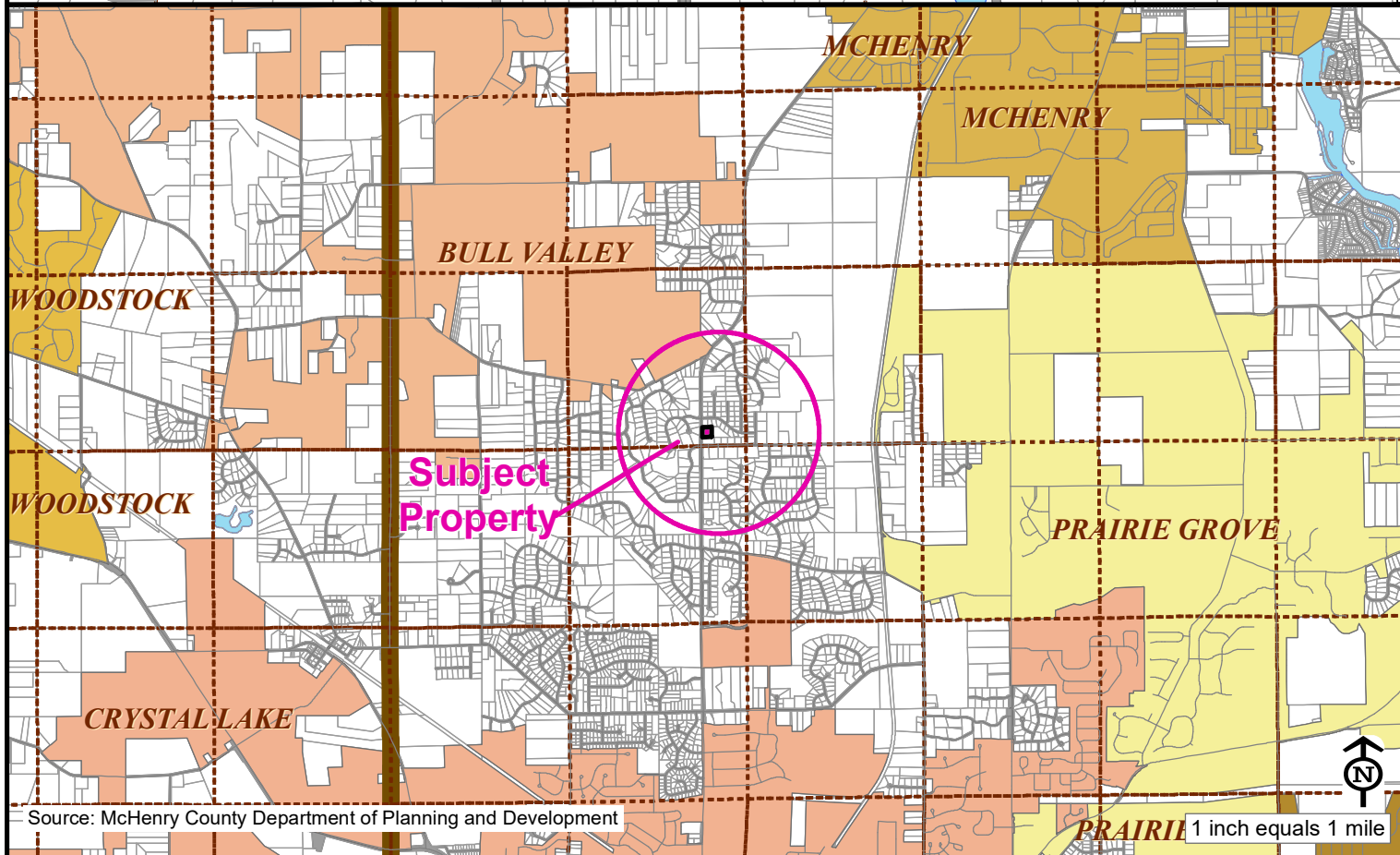
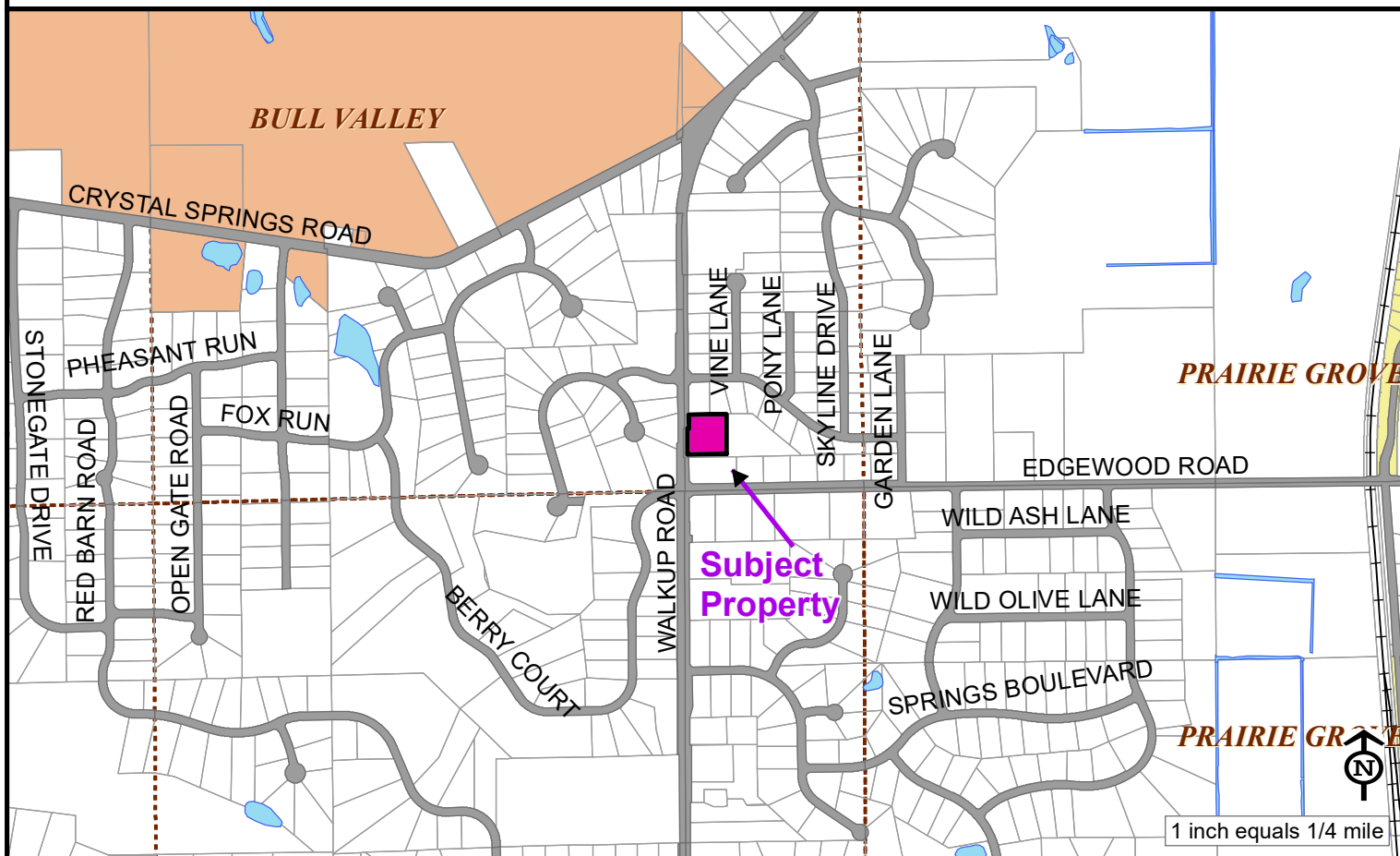
Report prepared the March 4, 2025, by Anna Kurtzman, Senior Planner - McHenry County Department of Planning & Development.

Section 16.20.010.E.1 of the McHenry County Unified Development Ordinance

Approval Standards for Zoning Amendments. The Zoning Board of Appeals recommendation and the County Board decision shall consider the following standards. However, the Zoning Board of Appeals' recommendation and the County Board's decision on any zoning text or map amendment is not controlled by any one factor under the following standards, but rather the approval of amendments is based on a balancing of the factors under each standard.

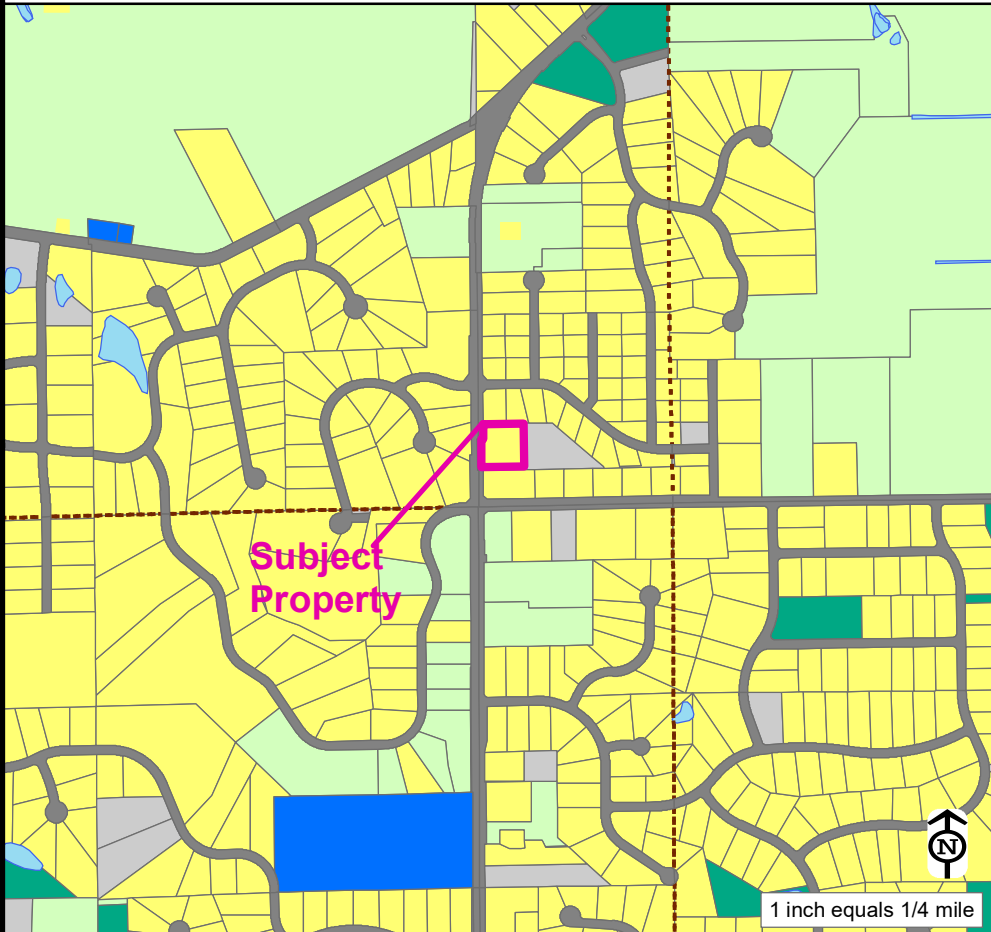
1. *Approval Standards for Map Amendments.*

- a. The compatibility of the proposed zoning with the existing use and zoning of nearby property.
- b. The extent to which property values of the subject property are diminished by the existing zoning.
- c. The extent to which the public health, safety, and welfare of the public are promoted by the existing zoning.
- d. The relative gain to the public, as compared to the hardship imposed upon the applicant, if the proposed zoning is denied.
- e. The suitability of the property for the purposes for which it is presently zoned.
- f. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.
- g. The community need for the proposed use.
- h. The consistency of the proposed amendment with the adopted comprehensive plan and the appropriateness of the comprehensive plan to the subject property.



Source: McHenry County Department of Planning and Development

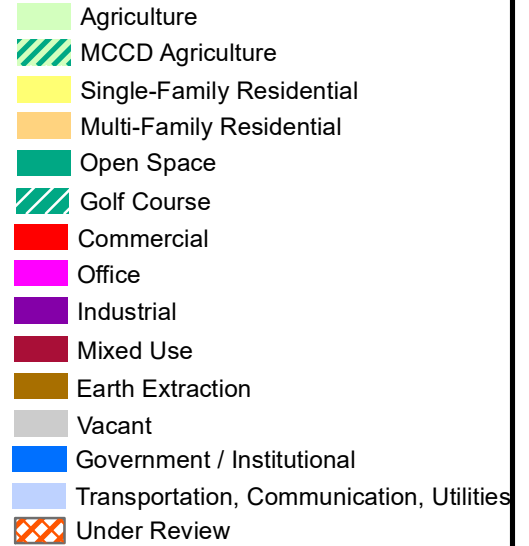
Current Land Use Map



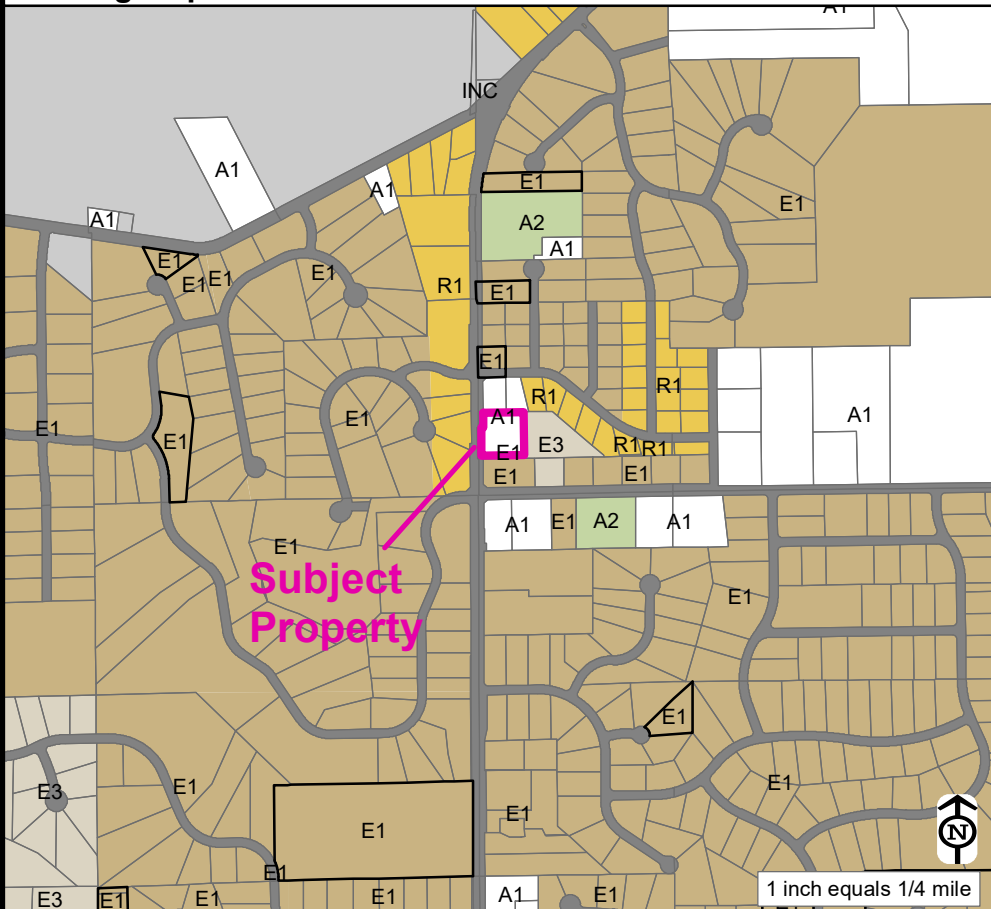
Current Land Use
Single-Family Residential

Adjacent Land Use(s)

North: Single-Family Residential
South: Single-Family Residential
East: Vacant
West: Single-Family Residential



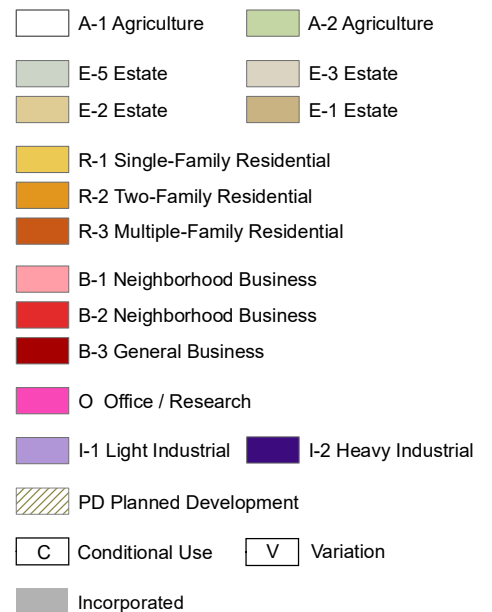
Zoning Map



Current Zoning
A-1 Agriculture

Adjacent Zoning

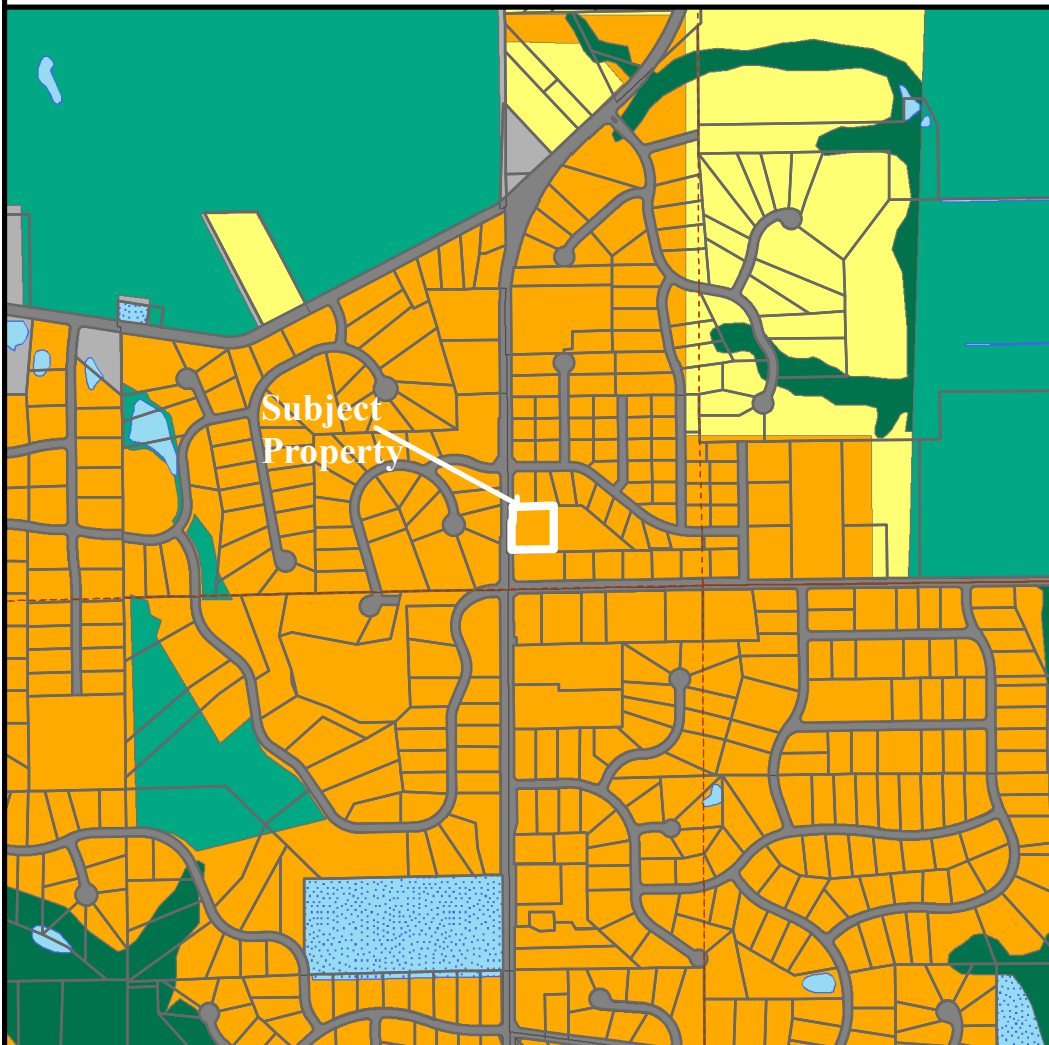
North: A-1 Agriculture
South: E-1 Estate
East: E-3 Estate
West: R-1 Residential



McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Residential



- Agricultural
 - Open Space
 - Environmentally Sensitive Area
 - Estate
 - Isolated Estate
 - Residential
 - Isolated Residential
 - Retail
 - Mixed Use
 - Office, Research, Industrial
 - Gov't, Institutional, Utilities
 - T TOD Existing Rail Station
 - T TOD Future Rail Station
 - X Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 1/4 mile



Municipal / Township Plan Designations

<u>Nunda Township:</u>	Existing Development	
<u>Bull Valley:</u>	2 to 2.99 Acres	<u>Crystal Lake:</u> Estate Residential
<u>Island Lake:</u>	N/A	

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

RESIDENTIAL - includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit. Within the Residential district, development densities should consider nearby land uses and zoning, and the availability of transportation, infrastructure, water supply, and other public services, environmental limitations, and other factors required by County ordinances, state statutes, and case law.

Sensitive Aquifer Recharge Areas

The site IS NOT located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



- Sensitive Recharge Area

Z25-0029

Project Name: Praireview

Project Description: Rezoning Property from A-1 to R-1

Permit Type: MAP AMENDMENT

Site Address (Parcel) Owner Name: PRAIRIEVIEW INVSTMNTS LLC

Parcel Identification Number: 14-17-480-021

Site (Parcel) Address: 3004 WALKUP RD CRYSTAL LAKE, IL 60012

Number of Acres: 2.04

Site Address (Parcel) Owner Phone Number:

Site Address (Parcel) Owner Email Address:

Applicant Name (if other than owner): Prairiewest Investments LLC

Primary Contact: Prairiewest Investments LLC

Applicant Address: 2918 Walnut Manor Ct

Applicant Phone Number: 6085091789

Applicant Email Address: adrianwower@yahoo.com

NARRATIVE: Please use this space to explain your request in detail.

This project revitalizes a long-neglected area, turning an eyesore into a vibrant space that strengthens the community. By blending seamlessly with the existing landscape and architecture, it enhances both neighborhood's character and economic vitality.

CONSENT

I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Owner's Signature

Adrian Owen

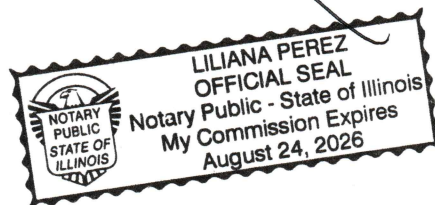
Print Name

Signature

Print Name

SUBSCRIBED and SWORN to before me
this 10th day of February, 2025.

NOTARY PUBLIC



Approval Standards for Map Amendments
(McHenry County Unified Development Ordinance §16.20.010E.1)

This form must be completed for requests for map amendment(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties?

The proposed R1 zoning designation is consistent with the surrounding area, as it aligns with the existing zoning on the west side of the property and encompasses most of the neighborhood. Additionally, the property across Walkup Road is also zoned R1, further supporting the compatibility of the proposed zoning with nearby properties.

2. To what extent is the value of the subject property diminished by the **existing zoning designation**?

The current A1 zoning received a Determination of Buildability on May 28, 2024, after the previous house was demolished. However, under the current zoning, the property is not considered buildable and can only be used as farmland or remain in its current state—a dilapidated property generating minimal tax revenue for the township and serving as an eyesore for the neighborhood.

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

Under the current zoning, no house can be built on the property. As a result, it remains in a dilapidated state, requiring cleanup. With no residential presence, the property is vulnerable to trespassing, illegal camping, and theft, posing safety concerns for the community.

4. Is the property suitable for uses allowed under the **current zoning designation**?

The property is located in the center of a residential area but lacks a residential home, making it unsuitable for proper maintenance and care under the current zoning designation.

5. How long has the property been vacant under the **current zoning designation**?

The property has been poorly maintained for the past seven years. Over the last four, it has fallen into disrepair, suffering from dilapidation and fire damage before being demolished. It is now in the process of cleanup but remains vacant and an eyesore to the surrounding area.

6. Is there a public need for the **proposed use** of the property?

There is a public need for the development of homes that align with the character of the existing community, both in size and design. The proposed development would offer proximity to the school system and bus transportation, fostering a neighborly atmosphere. Additionally, the property would provide ample yard space, trees, and gardens, creating an environment that both children and adults can enjoy.

7. Is the proposed use consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

The proposed use aligns fully with the 2030 McHenry County Comprehensive Plan, as it enhances access to both the old and new areas of Crystal Lake. The development would integrate these areas cohesively, while maintaining the plan's intent to preserve the landscape. Since the 2030 plan doesn't advocate for significant changes to the area's character, the proposed use complements the county's vision for sustainable and thoughtful growth.

If the requested zoning classification is A-2 Agriculture District, then address the following (From McHenry County Unified Development Ordinance §16.36.020)

1. What is the current zoning of the subject property (note: only properties which are currently zoned A-1 Agriculture may be considered for A-2 Agriculture zoning)?

A-1 Agriculture District

2. Excluding mobile homes, agricultural trailers, and agriculture employee housing, is there a residence on the property?

☐

Yes

☒

No

3. Is the area being reclassified part of more than one parcel?

☐

Yes

☒

No

4. Which exemption from the Illinois Plat Act (765 ILCS 205/ et seq.) applies to this request?

☐

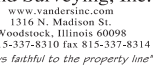
a. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access?

☐











b. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access?

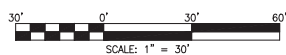
☐

c. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of property?



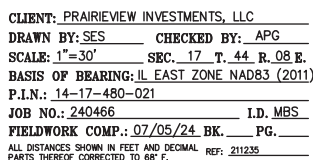
That part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 44 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 44 North, Range 8, East of the Third Principal Meridian, aforesaid and running South along the West line thereof 750.0 feet to a Place of Beginning; thence East parallel with the North line of this said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 322.0 feet to a point; thence South parallel to the West line of said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 314.4 feet to a point on the North line of the Edgewood Acres Subdivision, according to the Plat thereof recorded July 23, 1954, in Book 11 of Plats, page 119, as Document No. 280915, then West along said North line and parallel with the South line of said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 322.0 feet to a point on the West line of said Southeast Quarter of the Southeast Quarter of Section 17, which point is 311.1 feet South of the Place of Beginning; thence North along said West line 311.1 feet to the Place of Beginning, (except the South 21.1 feet), and (except that part conveyed to the County of McHenry by Warranty Deed recorded July 28, 2009 as Document No. 2009RG03878), in McHenry County, Illinois.

LEGEND	
	CATCH BASIN
	DOWN GUY
	FLARED END SECTION
	FOUND IRON BAR
	FOUND IRON PIPE
	FOUND MAG NAIL
	SIGN
	TELEPHONE RISER
	UTILITY POLE
	WELL
(D)	DEED
(M)	MEASURE
(R)	RECORD



Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

By: Robert Lutzmark
Illinois Professional Land Surveyor No. 3857



**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

February 10, 2025

Adrian Owen
2918 Walnut Manor Court
Crystal Lake, IL 60012

<u>Re:</u>	Parcel # 14-17-480-021
<u>Common Location:</u>	3004 Walkup Road, Crystal Lake, IL 60012
<u>NRI#</u>	L25-009-4670
<u>Zoning Change:</u>	A1 to R1

Dear Mr. Owen:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Prairieview Investments, LLC property as applied for in Report #L25-009-4670. Due to the size of the parcel and minimal new construction, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

No wetlands, hydric soils, or floodplains were found on the site from office maps. Our inventories are for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Ryan Bieber
Urban Conservation Specialist

cc. Kim Charlow, McHenry County Department of Planning and Development,
KBScharlow@mchenrycountyil.gov

IN THE MATTER OF THE APPLICATION OF
PRAIRIEVIEW INVESTMENTS LLC, OWNER
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RECLASSIFICATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0029
)

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 **RECLASSIFICATION** for the following described real estate:

That part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 44 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 44 North, Range 8, East of the Third Principal Meridian, aforesaid and running South along the West line thereof 750.0 feet to a Place of Beginning; thence East parallel with the North line of this said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 322.0 feet to a point; thence South parallel to the West line of said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 314.4 feet to a point on the North line of the Edgewood Acres Subdivision, according to the Plat thereof recorded July 23, 1954, in Book 11 of Plats, page 119, as Document No. 280915, then West along said North line and parallel with the South line of said Southeast Quarter of the Southeast Quarter of Section 17, a distance of 322.0 feet to a point on the West line of said Southeast Quarter of the Southeast Quarter of Section 17, which point is 311.1 feet South of the Place of Beginning; thence North along said West line 311.1 feet to the Place of Beginning, (except the South 21.1 feet), and (except that part conveyed to the County of McHenry by Warranty Deed recorded July 28, 2009 as Document No. 2009R038878), in McHenry County, Illinois.

PIN 14-17-480-021

The subject property is located about 240 feet north of the intersection of Walkup and Edgewood Roads, **with a common address of 3004 Walkup Road, Crystal Lake, Illinois in Nunda Township.**

The subject property is presently zoned **“A-1” Agriculture District** and consists of approximately **2.058 acres** with **“A-1” Agriculture District zoning to the North, “E-3” Estate zoning to the East, “E-1” Estate zoning to the South and “R-1” Single Family Zoning to the West.**

The Applicants are requesting a **reclassification from “A-1” Agriculture District to “R-1” Single Family Residential District.**

Adrian Owen as President and Owner of, Prairieview Investments LLC, the Applicant and Owner of Record, can be reached at 2918 Wanut Manor Ct, Crystal Lake, Illinois.

A hearing on this Petition will be held on the 3rd day of April 2025 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 4TH DAY OF MARCH 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.