



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

April 24, 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 Z25-0036 Huemann, Alden Twp, A1 & A2 - E5
- 4. OLD BUSINESS**
- 5. PUBLIC COMMENT**

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

2

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

Requesting to rezone parcel from A-1 to E-5 to allow the construction of a single family residence.

Additionally, we are requesting a variance to the minimum lot frontage of 330' as outlined in 16.36.040. The frontage provided is 223.13'. Due to previous lot splits by previous owners, sufficient lot frontage cannot be provided.

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

Jeffrey J. Huemann
Owner's Signature

Jeffrey J. Huemann

Print Name

Lisa M. Huemann
Signature

Lisa M. Huemann

Print Name

SUBSCRIBED and SWORN to before me
this 6th day of March, 2025

Jenifer A Hopp
NOTARY PUBLIC

OFFICIAL SEAL
JENIFER A HOPP

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 9/22/2025

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

This form must be completed for requests for rezoning. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

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

Yes, the parcel is contiguous to A-1, A-2 & E-5 zoning.

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

The existing A-1 zoning does not allow single family residence to be constructed.

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

There is no public benefit under the current A-1 Zoning District. The property is heavily wooded and unable to be farmed. The general public would benefit from additional tax dollars generated from the proposed zoning change.

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

No, the extensive tree cover prohibits farming.

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

The property has been vacant under this zoning since at least 1996.

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

Yes, there is a desire for single family residences in heavy agricultural areas.

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?

Yes, 2030 plan shows agriculture and environmental resource uses.

Approval Standards for Variation
(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?

Due to previous land splits, the required frontage was not provided for this parcel to conform to the 330' minimum frontage. All other zoning district requirements are met for this parcel, therefore if the frontage variance is not granted, the parcel is unbuildable for residential use.

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

The frontage exists on other parcels.

3. Other than increased monetary gain, what is the purpose of the variation?

To create a lot for a single family residence in a rural area of the county.

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

Past parcel splits by others have created reduced frontage.

5. Will the variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood?

No, the variation will allow one single family residence to be constructed on a very large lot.

6. Will the variation: impair an adequate supply of light and air to adjacent property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

No, one single family residence will not impair the surrounding properties.

7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

No, the variance allows the parcel to be rezoned appropriately.

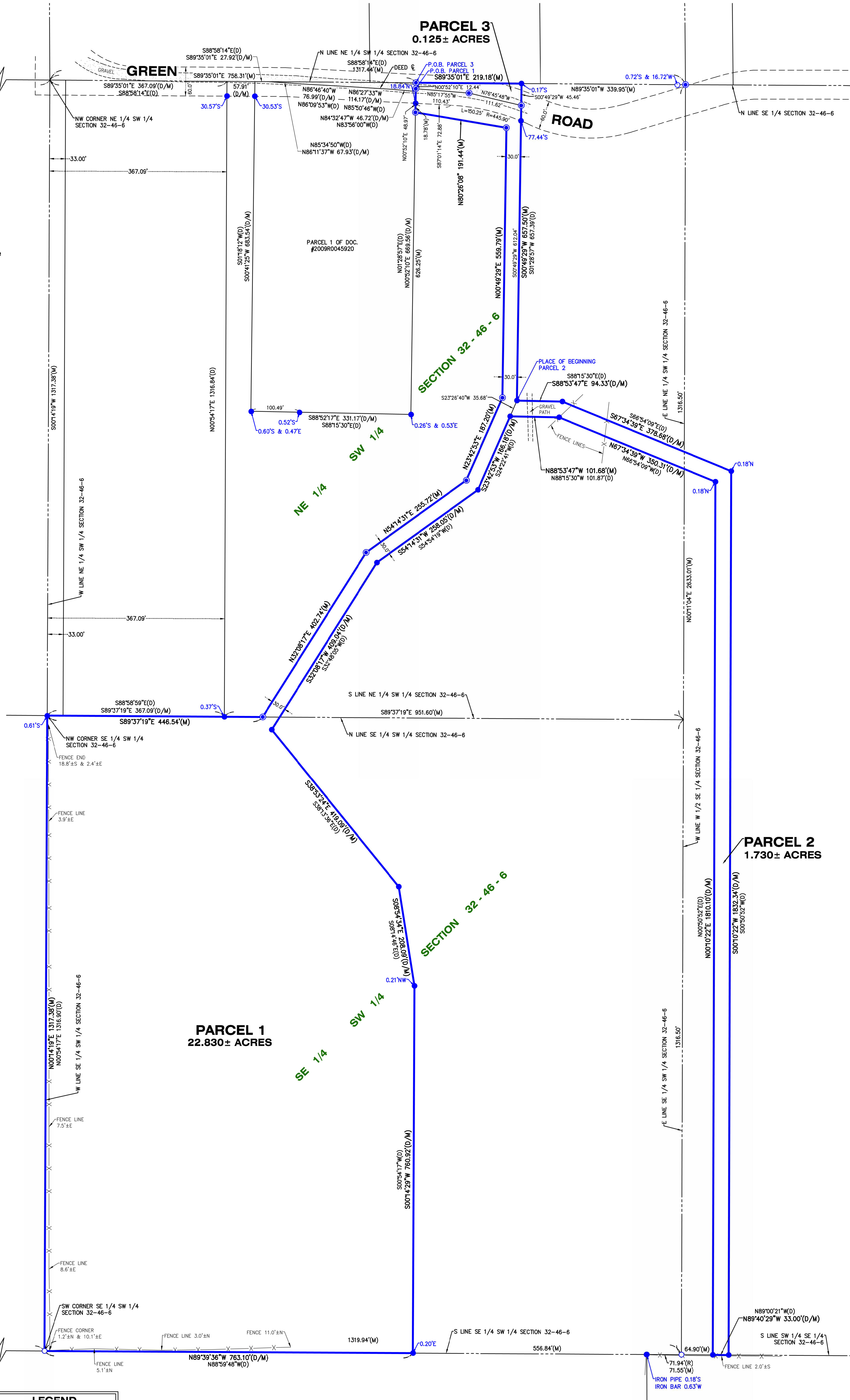
PLAT OF SURVEY

LEGAL DESCRIPTION:

PARCEL 1:
Part of the Northeast Quarter of the Southwest Quarter of Section 32 and part of the Southeast Quarter of the Southwest Quarter of Section 32, in Township 46 North, Range 6, East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 32; thence South 89 degrees 35 minutes 01 seconds East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 32, a distance of 758.31 feet to the intersection of said North line and the East line of Parcel 1 described in Document No. 2009R0045920; thence South 00 degrees 52 minutes 10 seconds West along said East line, 12.44 feet to the centerline of Green Road and the Place of Beginning; thence South 85 degrees 17 minutes 55 seconds East along said centerline, 110.43 feet; thence South 76 degrees 45 minutes 48 seconds East along said centerline, 111.62 feet to the East line of Parcel 2 described in Document No. 2009R0045920; thence South 00 degrees 49 minutes 29 seconds West along said East line, 612.04 feet to an angle point in the Easterly line thereof; thence South 23 degrees 26 minutes 40 seconds West, 35.68 feet to an angle point in the Southerly line of said lands; thence the following 9 calls are along the Southerly, Easterly and Westerly lines of said Parcel 2 described in Document No. 2009R0045920; 1) thence South 23 degrees 42 minutes 53 seconds West, 166.18 feet; 2) thence South 54 degrees 14 minutes 31 seconds West, 258.05 feet; 3) thence South 32 degrees 08 minutes 17 seconds West, 409.04 feet; 4) thence South 38 degrees 53 minutes 24 seconds East, 419.09 feet; 5) thence South 08 degrees 54 minutes 34 seconds East, 208.09 feet; 6) thence South 00 degrees 14 minutes 29 seconds West, 760.92 feet to the South line of the Southeast Quarter of the Southwest Quarter of said Section 32; 7) thence North 89 degrees 39 minutes 36 seconds West along said South line, 763.10 feet to the Southwest corner of said Southeast Quarter of the Southwest Quarter; 8) thence North 00 degrees 14 minutes 19 seconds East along the West line thereof, 1,317.38 feet to the Northwest corner of said Southeast Quarter of the Southwest Quarter; 9) thence South 89 degrees 37 minutes 19 seconds East along the North line thereof, 448.54 feet; thence North 32 degrees 08 minutes 17 seconds East, 402.74 feet; thence North 54 degrees 14 minutes 31 seconds East, 255.72 feet; thence North 23 degrees 42 minutes 53 seconds East, 187.20 feet; thence North 00 degrees 49 minutes 29 seconds East, 559.79 feet; thence North 80 degrees 26 minutes 08 seconds West, 191.44 feet to the East line of Parcel 1 as described in Document No. 2009R0045920; thence North 00 degrees 52 minutes 10 seconds East along said East line and said line extended North, 48.97 feet to the Place of Beginning, in McHenry County, Illinois.

PARCEL 2:
Part of the Northeast Quarter of the Southwest Quarter of Section 32 and part of the West Half of the Southeast Quarter of Section 32, in Township 46 North, Range 6, East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of the East Half of the Southwest Quarter of said Section 32; thence South 89 degrees 35 minutes 01 seconds East along the North line of the South Half of said Section 32, a distance of 758.31 feet to the intersection of said North line and the East line of Parcel 1 described in Document No. 2009R0045920; thence continuing South 89 degrees 35 minutes 01 seconds East along said North line, 219.18 feet to the Northeast corner of the Parcel 2 described in Document No. 2009R0045920; thence South 00 degrees 49 minutes 29 seconds West along said East line, 612.04 feet to an angle point in the Easterly line thereof and the Place of Beginning; thence the following 7 calls are along the Easterly, Southerly and Westerly lines of said Parcel 2 described in Document No. 2009R0045920; 1) thence South 88 degrees 53 minutes 47 seconds East, 94.33 feet; 2) thence South 67 degrees 34 minutes 39 seconds East, 378.68 feet; 3) thence South 00 degrees 10 minutes 22 seconds West, 1,832.34 feet to the South line of the Southwest Quarter of the Southeast Quarter of Section 32; 4) thence North 89 degrees 40 minutes 29 seconds West along said South line, 33.00 feet; 5) thence North 00 degrees 10 minutes 22 seconds East, 1,810.10 feet; 6) thence North 67 degrees 34 minutes 39 seconds West, 350.31 feet; 7) thence North 88 degrees 53 minutes 47 seconds West, 101.68 feet; thence North 23 degrees 26 minutes 40 seconds East, 35.68 feet to the Place of Beginning, in McHenry County, Illinois.

PARCEL 3:
Part of the Northeast Quarter of the Southwest Quarter of Section 32, in Township 46 North, Range 6, East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 32; thence South 89 degrees 35 minutes 01 seconds East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 32, a distance of 758.31 feet to the intersection of said North line and the East line of Parcel 1 described in Document No. 2009R0045920 and the Place of Beginning; thence continuing South 89 degrees 35 minutes 01 seconds East along said North line, 219.18 feet to the Northeast corner of the Parcel 2 described in Document No. 2009R0045920; thence South 00 degrees 49 minutes 29 seconds West along the East line of said lands described in Document No. 2009R0045920, a distance of 45.46 feet to the centerline of Green Road; thence North 76 degrees 45 minutes 48 seconds West along said centerline, 111.62 feet; thence North 85 degrees 17 minutes 55 seconds West along said centerline, 110.43 feet to the East line of Parcel 1 as described in Document No. 2009R0045920; thence North 00 degrees 52 minutes 10 seconds East along said East line and said line extended North, 12.44 feet to the Place of Beginning, in McHenry County, Illinois.



LEGEND	
•	DOWN GUY
◇	FOUND ANGLE IRON
✱	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊠	FOUND MONUMENT
□	FOUND ROW MARKER
⦿	FOUND RR SPIKE
⊙	SEPTIC LID
⦿	SET IRON BAR
⦿	SET MAG NAIL
+	SIGN
○SPOT	SPIGOT
○	UTILITY POLE
●	WELL
(D)	DEED
(R)	RECORD
(M)	MEASURE

100' 0' 100' 200'
SCALE: 1" = 100'

CLIENT: JEFF HUEMANN
DRAWN BY: SES CHECKED BY: APG
SCALE: 1"=100' SEC. 32 T. 46 R. 6 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 02-32-300-008
JOB NO.: 240948-A I.D. MBV
FIELDWORK COMP.: 11/14/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF. 010205-4
PARTS THEREOF CORRECTED TO 68° F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description observed to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

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

2/26/2025 APG - ADDED RIGHT-OF-WAY FRONTAGE
2/12/2025 SES - DIVIDED TRACT INTO 3 PARCELS

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Dated at Woodstock, McHenry County, Illinois 12/06 A.D., 20 24.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792
By: *Arthur P. Grumwacker*
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 24, 2025

Jeff Huemann
18719 Green Road
Harvard, IL 60033

<u>Re:</u>	Parcel # 02-32-300-008
<u>Common Location:</u>	18719 Green Road Harvard, IL 60033
<u>NRI#</u>	L25-014-4675
<u>Zoning Change:</u>	A1 & A2 to E1

Dear Mr. Huemann:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Jeff Huemann property as applied for in Report #L25-014-4675. Due to minimal new construction on the site, 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, but we would like to highlight a few resources on the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the McHenry County Department of Planning & Development. The McHenry County ADID Wetland Inventory indicates the presence of multiple wetlands on the eastern perimeter of the southwest section of the parcel (see attached ADID Wetland Locations Map). The Natural Resource Conservation Service inventory indicates the presence of Non-Inventoried Hydric Soil in multiple areas on the eastern perimeter of the southwest section of the parcel and adjacent to the parcel to the north (see attached NRCS Wetland Locations Map). It is recommended that a jurisdictional wetland delineation be performed on this parcel before any additional construction occurs. Please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Office maps also indicate the presence of hydric soils on the eastern perimeter of southwest area of the parcel and adjacent to the parcel to the east (see attached Hydric Soil Locations Map). Our wetland inventory is 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,

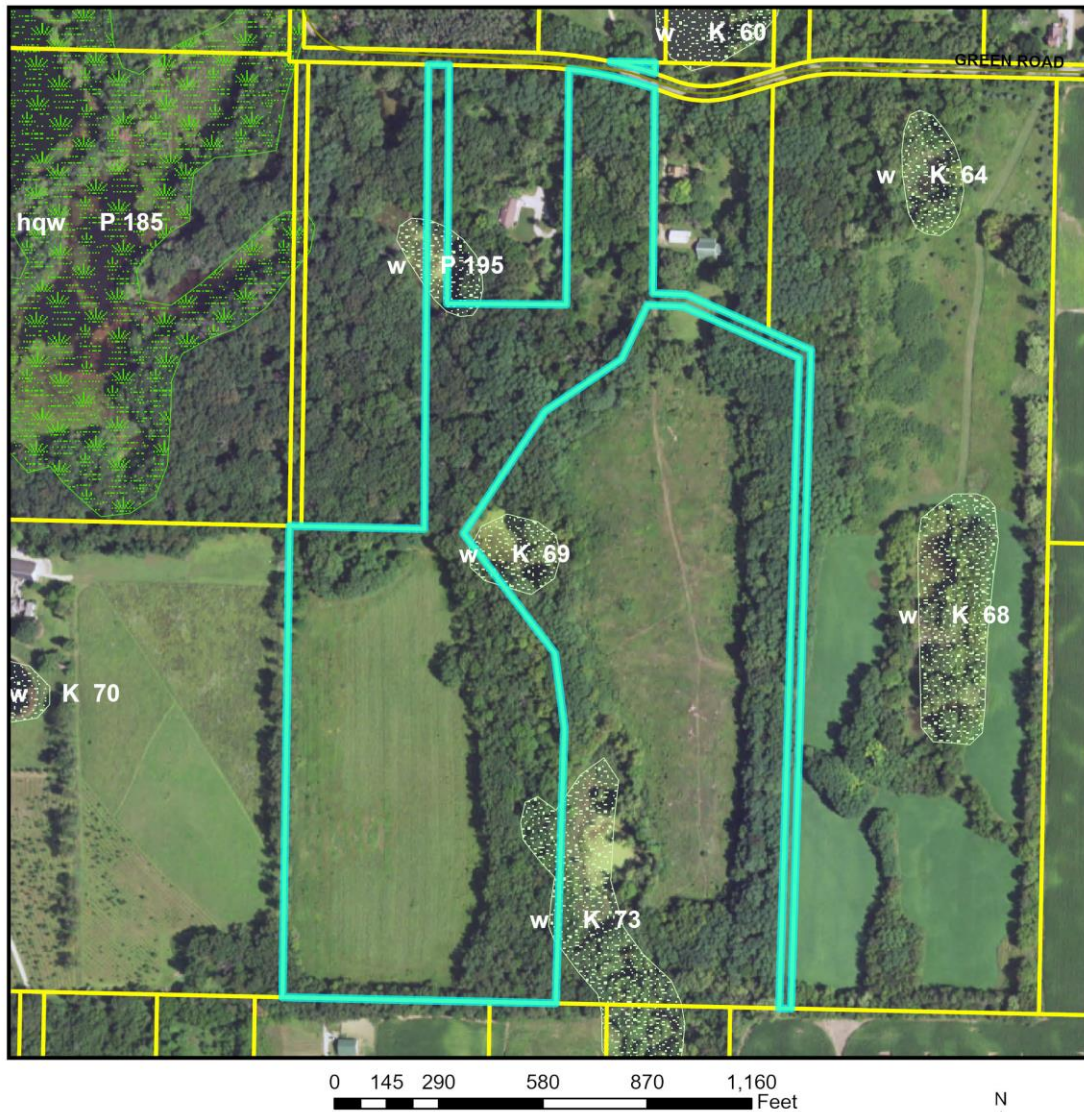


Ryan Bieber
Urban Conservation Specialist

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

Resources for the Future



ADID Wetland Locations



2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District

Legend

ADID Wetlands

-  farmed wetland
-  high functional wetland

-  high quality lake
-  high quality wetland
-  lake
-  wetland

Resources for the Future

NRCS Wetland Locations



0 145 290 580 870 1,160 Feet
2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District

Legend

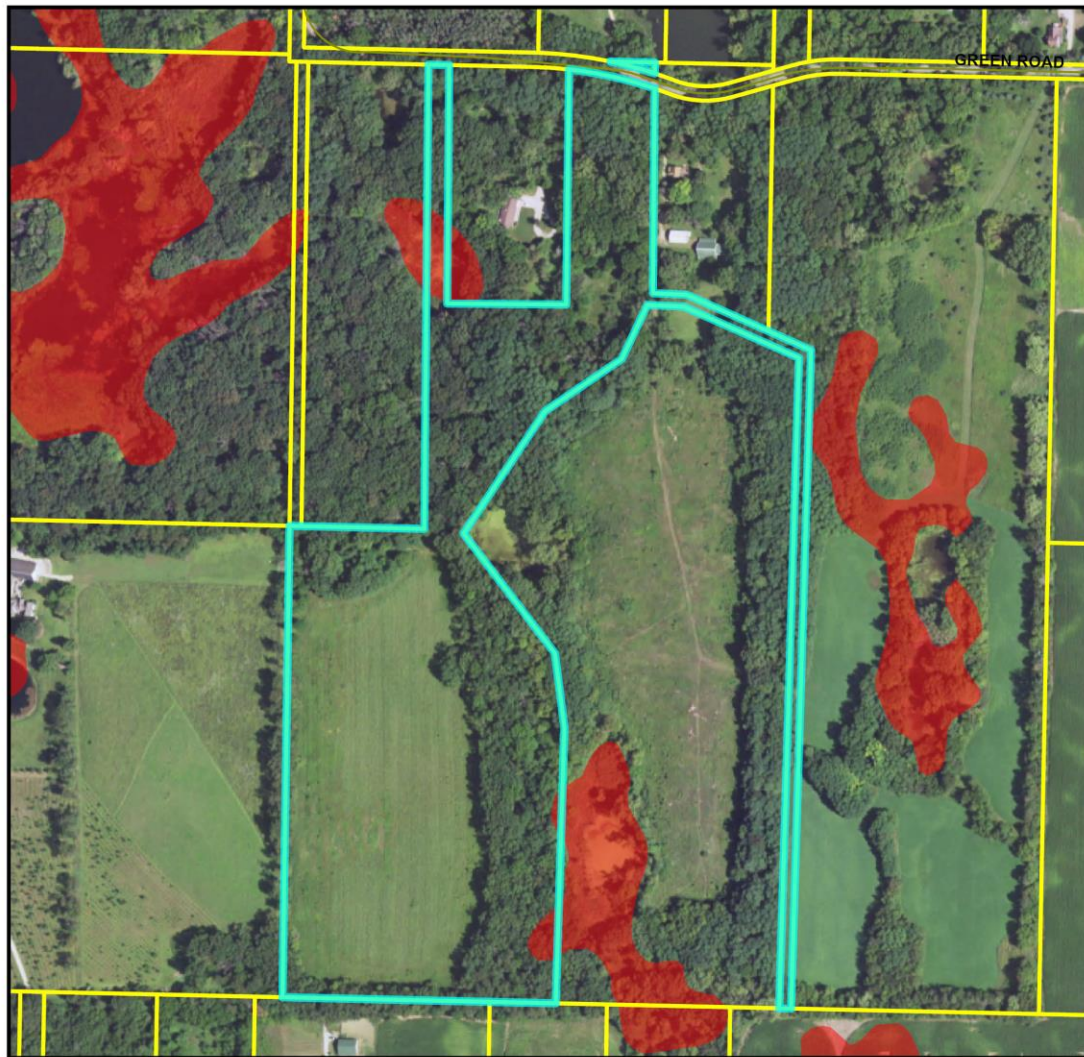
NRCS Wetlands

- Farmed Wetland
- Farmed Wetland Pasture
- Non-inventoried Hydric Soil

- Non-inventoried Soil With Hydric Inclusions
- Prior Converted
- Wetland

Resources for the Future

Hydric Soil Locations



2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District

Legend

 Hydric Soil

Resources for the Future

IN THE MATTER OF THE APPLICATION OF
JEFFREY J HUEMANN AND LISA M HUEMANN, OWNERS
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RECLASSIFICATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0036
)

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:

Part of the Northeast Quarter of the Southwest Quarter of Section 32 and part of the Southeast Quarter of the Southwest Quarter of Section 32, in Township 46 North, Range 6, East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 32; thence South 89 degrees 35 minutes 01 seconds East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 32, a distance of 758.31 feet to the intersection of said North line and the East line of Parcel 1 described in Document No. 2009R0045920; thence South 00 degrees 52 minutes 10 seconds West along said East line, 12.44 feet to the centerline of Green Road and the Place of Beginning; thence South 85 degrees 17 minutes 55 seconds East along said centerline, 110.43 feet; thence South 76 degrees 45 minutes 48 seconds East along said centerline, 111.62 feet to the East line of Parcel 2 described in Document No. 2009R0045920; thence South 00 degrees 49 minutes 29 seconds West along said East line, 612.04 feet to an angle point in the Easterly line thereof; thence South 23 degrees 26 minutes 40 seconds West, 35.68 feet to an angle point in the Southerly line of said lands; thence the following 9 calls are along the Southerly, Easterly and Westerly lines of said Parcel 2 described in Document No. 2009R0045920; 1) thence South 23 degrees 42 minutes 53 seconds West, 166.18 feet; 2) thence South 54 degrees 14 minutes 31 seconds West, 258.05 feet; 3) thence South 32 degrees 08 minutes 17 seconds West, 409.04 feet; 4) thence South 38 degrees 53 minutes 24 seconds East, 419.09 feet; 5) thence South 08 degrees 54 minutes 34 seconds East, 208.09 feet; 6) thence South 00 degrees 14 minutes 29 seconds West, 760.92 feet to the South line of the Southeast Quarter of the Southwest Quarter of said Section 32; 7) thence North 89 degrees 39 minutes 36 seconds West along said South line, 763.10 feet to the Southwest corner of said Southeast Quarter of the Southwest Quarter; 8) thence North 00 degrees 14 minutes 19 seconds East along the West line thereof, 1,317.38 feet to the Northwest corner of said Southeast Quarter of the Southwest Quarter; 9) thence South 89 degrees 37 minutes 19 seconds East along the North line thereof, 446.54 feet; thence North 32 degrees 08 minutes 17 seconds East, 402.74 feet; thence North 54 degrees 14 minutes 31 seconds East, 255.72 feet; thence North 23 degrees 42 minutes 53 seconds East, 187.20 feet; thence North 00 degrees 49 minutes 29 seconds East, 559.79 feet; thence North 80 degrees 26 minutes 08 seconds West, 191.44 feet to the East line of Parcel 1 as

described in Document No. 2009R0045920; thence North 00 degrees 52 minutes 10 seconds East along said East line and said line extended North, 48.97 feet to the Place of Beginning, in McHenry County, Illinois.

Part of PIN 02-32-300-008

The subject property is located approximately four thousand three hundred feet (4,300) west of the intersection of Green and Shields Roads, ***with a common address of Green Road, Harvard, Illinois in Alden Township.***

The subject property is presently zoned ***“A-1” Agriculture District*** and ***“A-2” Agriculture District*** and consists of approximately **23 acres** with ***“A-1” Agriculture and “A-2” Agriculture zoning to the North, “A-1” Agriculture and “A-2” Agriculture zoning to the East and West and “A-1” Agriculture and “E-5” Estate zoning to the South.***

The Applicants are requesting a **reclassification from “A-1” Agriculture District and “A-2” Agriculture District to “E-5” Estate District.**

The Applicants and Owners of Record, can be reached at 18719 Green Road, Harvard, Illinois.

A hearing on this Petition will be held on the 24th 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 28TH 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.