



McHenry County
Zoning - McHenry County Hearing Officer - Public Hearing
AGENDA

August 12, 2025, 11:00 AM
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 Z25-0055 Pete's Properties LLC, Algonquin, I1-I1V
4. **OLD BUSINESS**
5. **PUBLIC COMMENT**

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

2

Algonquin Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z25-0055

Hearing Date: July 8, 2025

Applicant: Pete's Properties, LLC, Owner of Record

Request: **Variation** within the **I-1 Light Industrial** district to allow for an increase in the total impervious surface coverage of the lot from the Sensitive Aquifer Recharge Area maximum of fifty (50) percent to a maximum of seventy-five (75) percent. (*McHenry County Unified Development Ordinance §16.52.030.E*)

Location: The subject property consists of approximately 5.0447 acres and is located approximately eight hundred thirty-five (835) feet northeast of the intersection of Sands Road and Smitana Road in Algonquin Township, Illinois.
Common address: 6711 Sands Road, Crystal Lake, Illinois
PIN: 19-03-401-020

Current Land Use: The property is designated **INDUSTRIAL** on the Current Land Use map.

Adjacent Land Use: North: *SINGLE-FAMILY RESIDENTIAL* East: *SINGLE-FAMILY RESIDENTIAL/VACANT*
South: *VACANT* West: *VACANT*

Current Zoning: The property is currently zoned **I-1 Light Industrial District**

Adjacent Zoning: North: *R-1 Single-Family Residential/A-1 Agriculture* East: *E-1 Estate/I-2 Heavy Industrial*
South: *City of Crystal Lake* West: *City of Crystal Lake*

2030 Plan: The property is designated **OFFICE/RESEARCH/INDUSTRIAL AND RESIDENTIAL** on the *McHenry County Land Use Plan Map*.

Improvements: The subject property is improved with 2-story precast masonry building, an asphalt parking lot, and areas of concrete and gravel, according to the Plat of Survey.

Natural Resources: No wetlands were found on the site. Impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L25-028-4689.

Flood Hazard Areas: No floodplain was found in the proposed shed area.

Flood-of-Record: No floods-of-record were found in the proposed shed area.

SARA: The site is located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

Comments/ Conclusion:

- The applicants propose an addition of 29,148 square feet to the south side of the building to allow for additional warehouse space and loading docks. The original structure was built around 1986.
- The applicant should be aware that under **Section 16.20.020 (F)** of the **McHenry County Unified Development Ordinance**, several standards are cited, all of which must be met in order for a Variation to be granted. These standards include hardship in relation to the site conditions, that the request is unique to the property, that the purpose of the request is not based on any monetary gain, that the petitioners did not cause or create the hardship, that the request is not detrimental to the public welfare and safety, that the request will not impair adequate light and air to adjacent property, or increase congestion in the public streets, or increase danger of fire, and that the request not confer any special privilege to the applicant that is denied to others of the same zoning district.
- An Illinois Department of Natural Resources (IDNR) report was not required for this project.

Aerial Photo

6711 Sands Road, Crystal Lake, Illinois

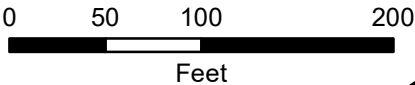


Photo: 2022

Any parcel lines depicted on the aerial photograph are for general reference only. Please refer to the plat of survey for the location of lot or parcel lines.

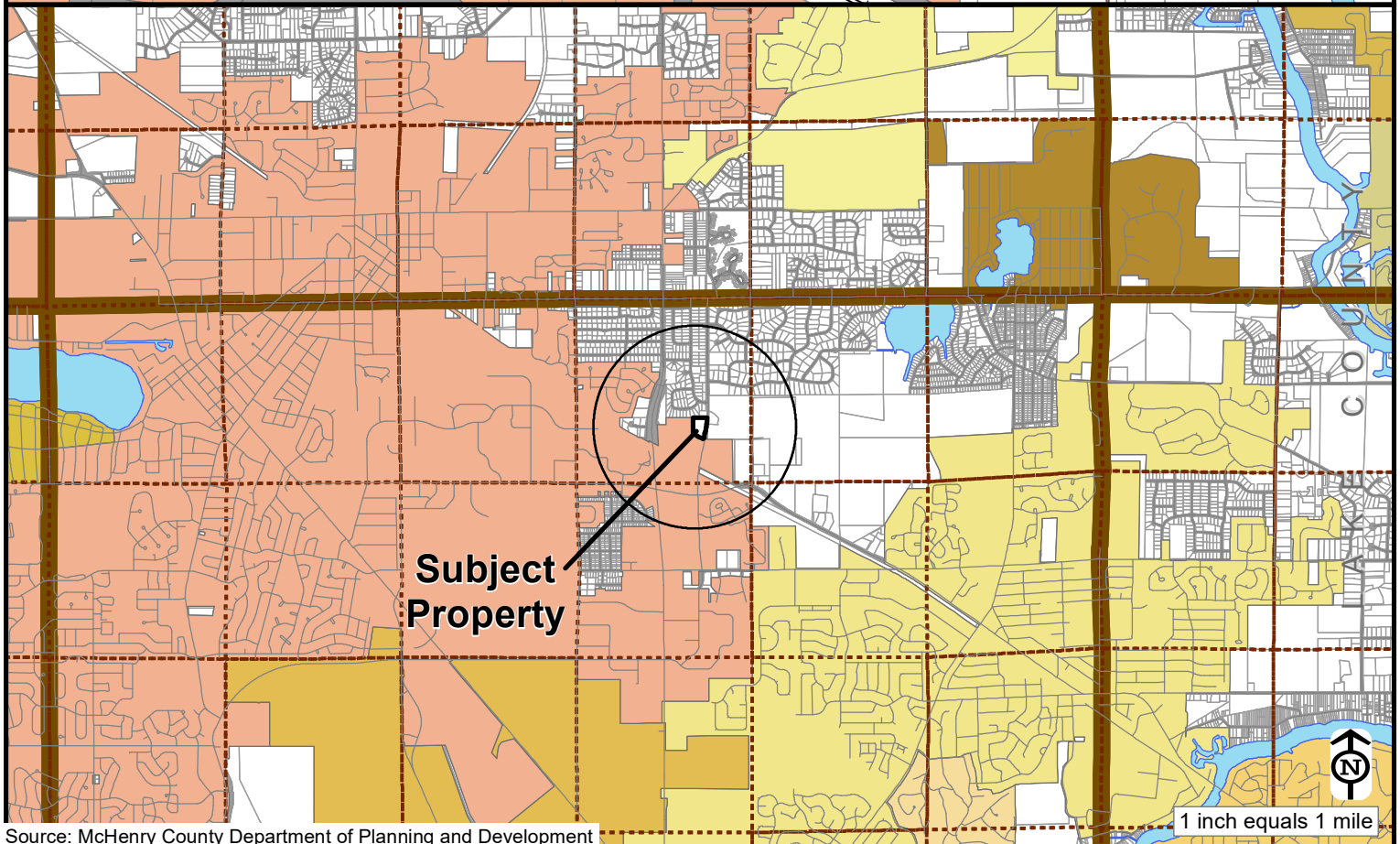
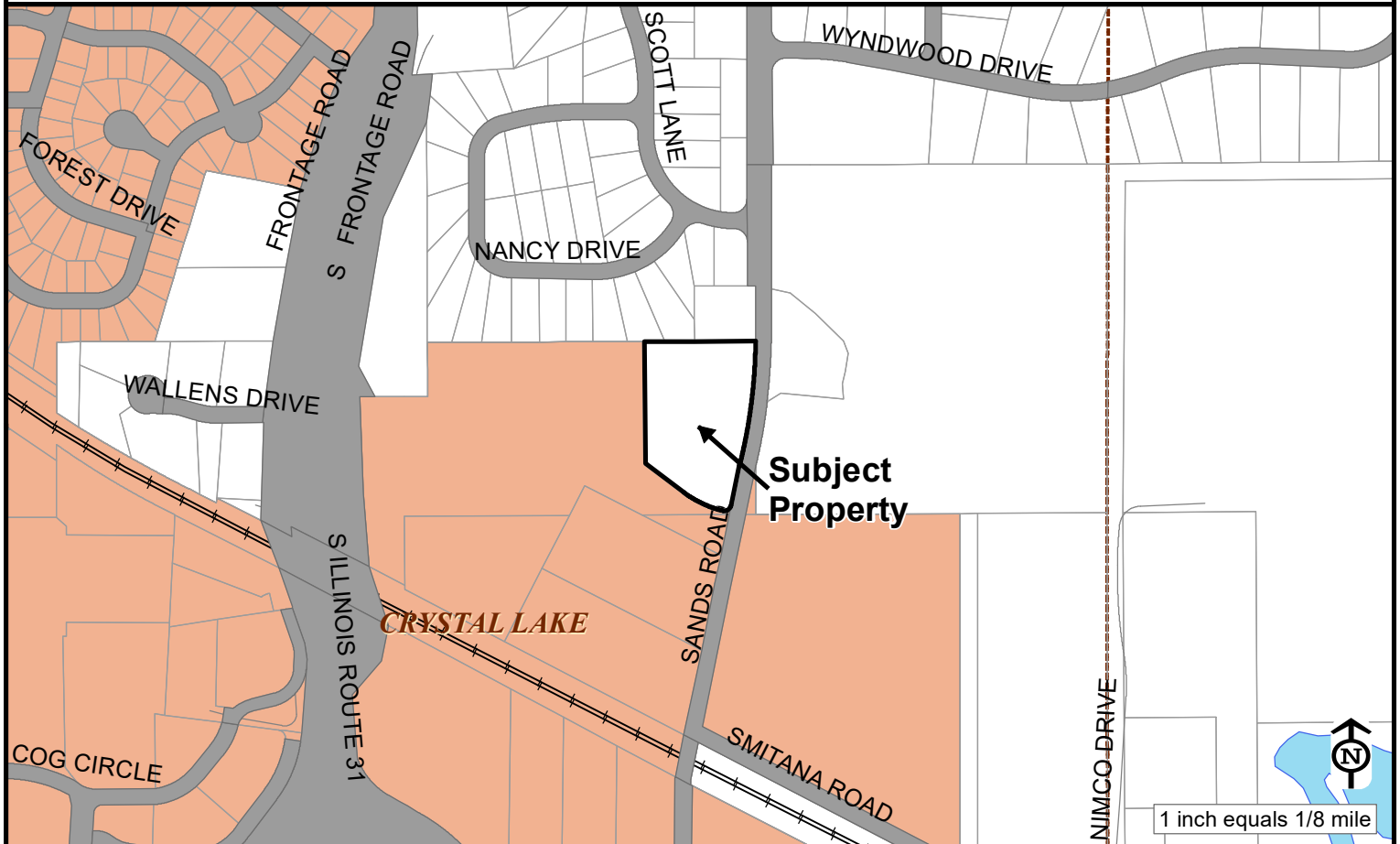
Elevation (feet above sea level)

— Contours

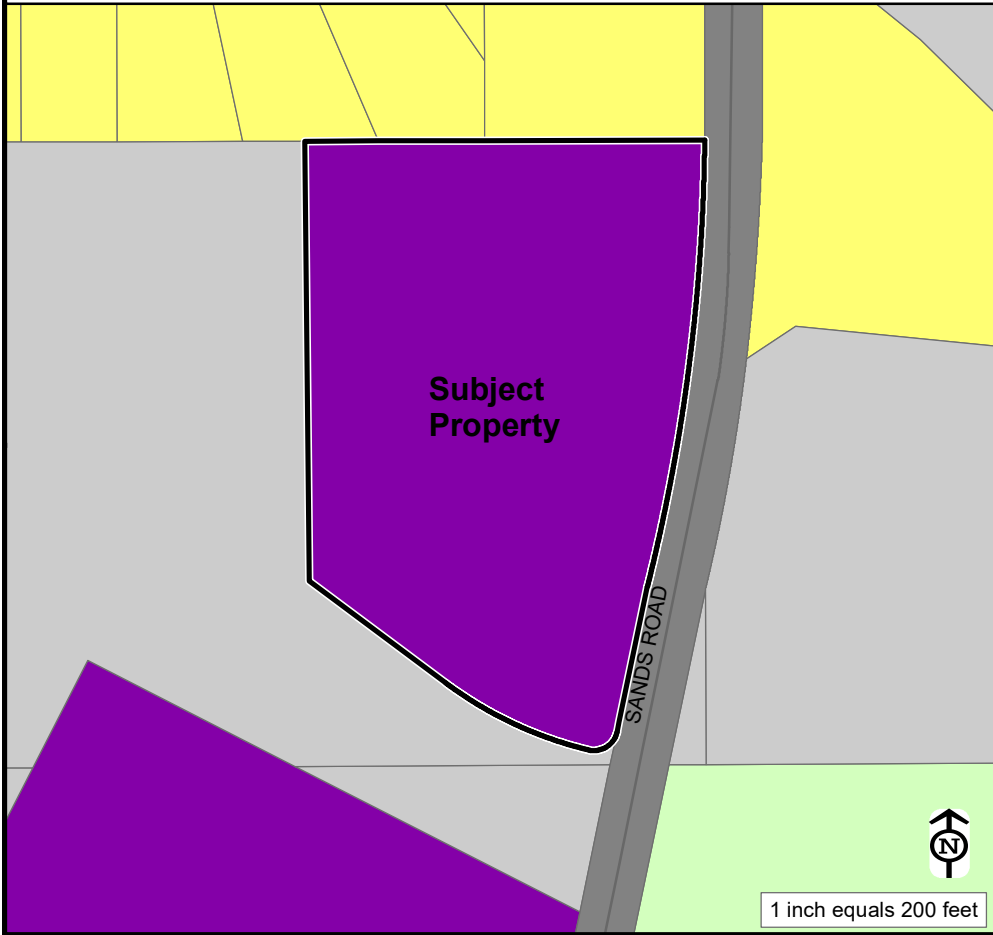


Prepared by the McHenry County
Department of Planning and Development





Current Land Use Map



Current Land Use

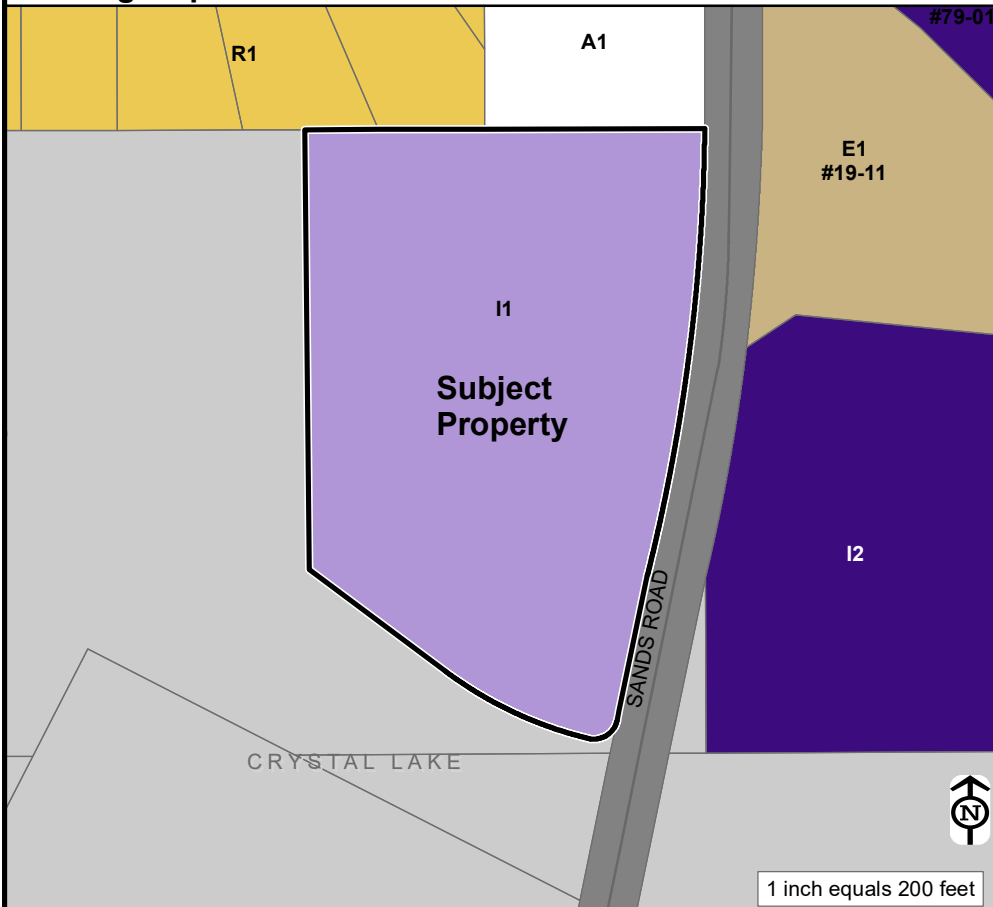
Industrial

Land Use Adjacent to the PIQ

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

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

Zoning Map



Current Zoning

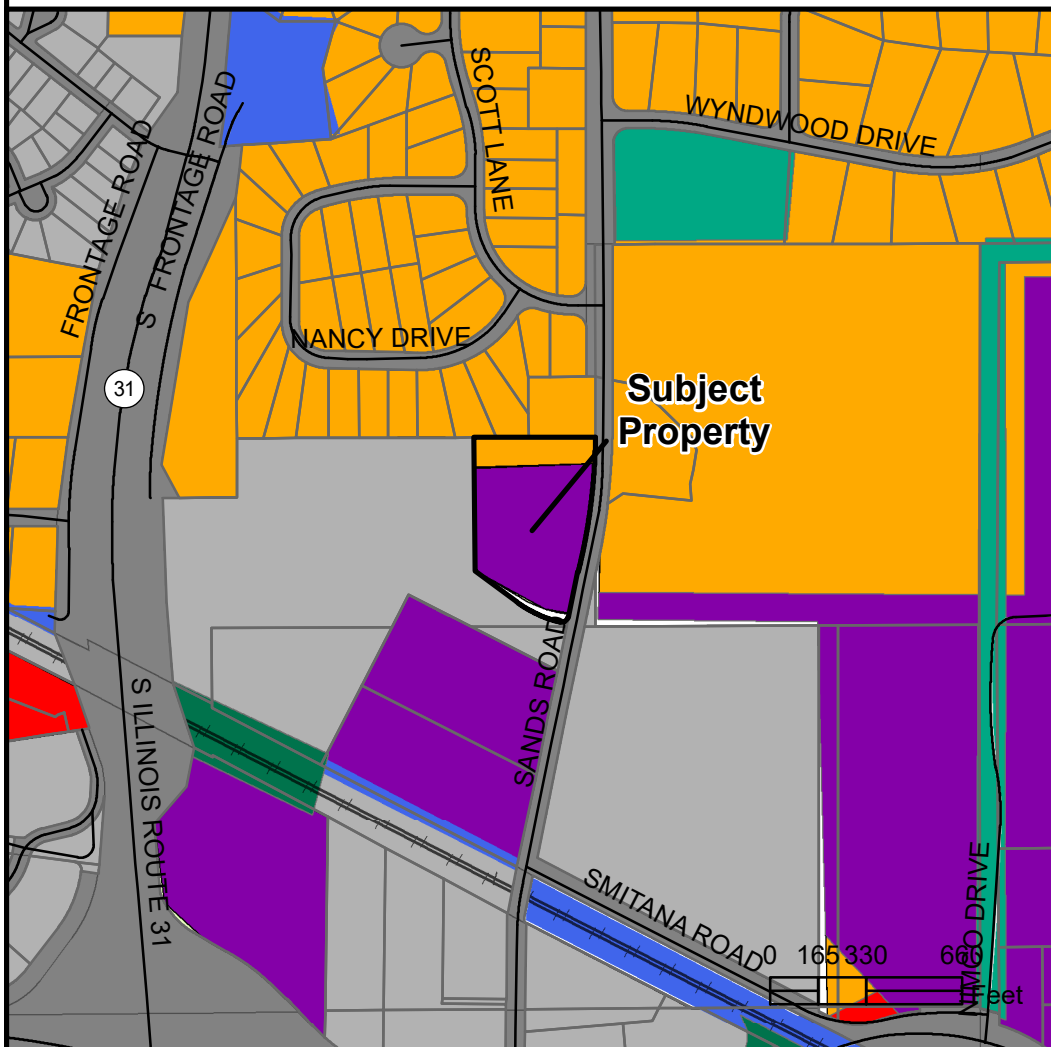
I-1 Light Industrial

Adjacent Zoning

North: R-1 Single-Family Residential/
 A-1 Agriculture
 South: City of Crystal Lake
 East: E-1 Estate/I-2 Heavy Industrial
 West: City of Crystal Lake

- A-1 Agriculture
- A-2 Agriculture
- E-5 Estate
- E-3 Estate
- E-2 Estate
- E-1 Estate
- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- B-1 Neighborhood Business
- B-2 Liquor Business
- B-3 General Business
- O Office / Research
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development
- C Conditional Use
- V Variation
- Incorporated
- Legacy Neighborhood

McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation

Office/Research/Industrial/
Residential

- Agricultural
 - Open Space
 - Environmentally Sensitive Area
 - Estate
 - Isolated Estate
 - Residential
 - Isolated Residential
 - Retail
 - Mixed Use
 - Office, Research, Industrial
 - Gov't, Institutional, Utilities
 - Municipality
 - TOD Existing Rail Station
 - TOD Future Rail Station
 - Active Earth Extraction Site
- Scale: 1 inch = 1/8 mile

Municipal/Township Plan Designations

Algonquin Township: Office/Research/Industrial/Residential

Cary: Industry & Employment

Crystal Lake: Industry

Lake in the Hills: No Designation

Prairie Grove: No Designation

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

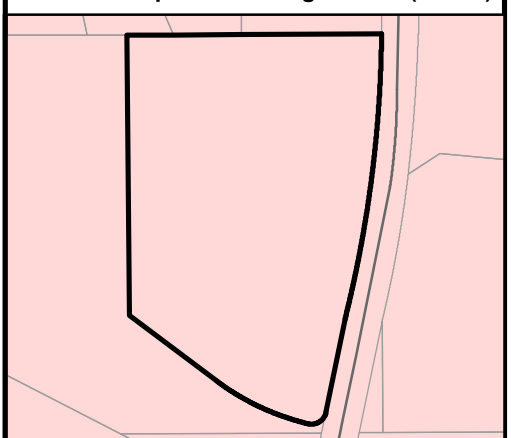
Office/Research/Industrial - includes existing and proposed areas for office, research, industrial, warehousing, and wholesale trade uses. The Office/Research/Industrial district is generally designated in close proximity to major arterial roadways and railroads.

Residential - includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit.

Sensitive Aquifer Recharge Areas

The site is located in a zone with elevated contamination potential.

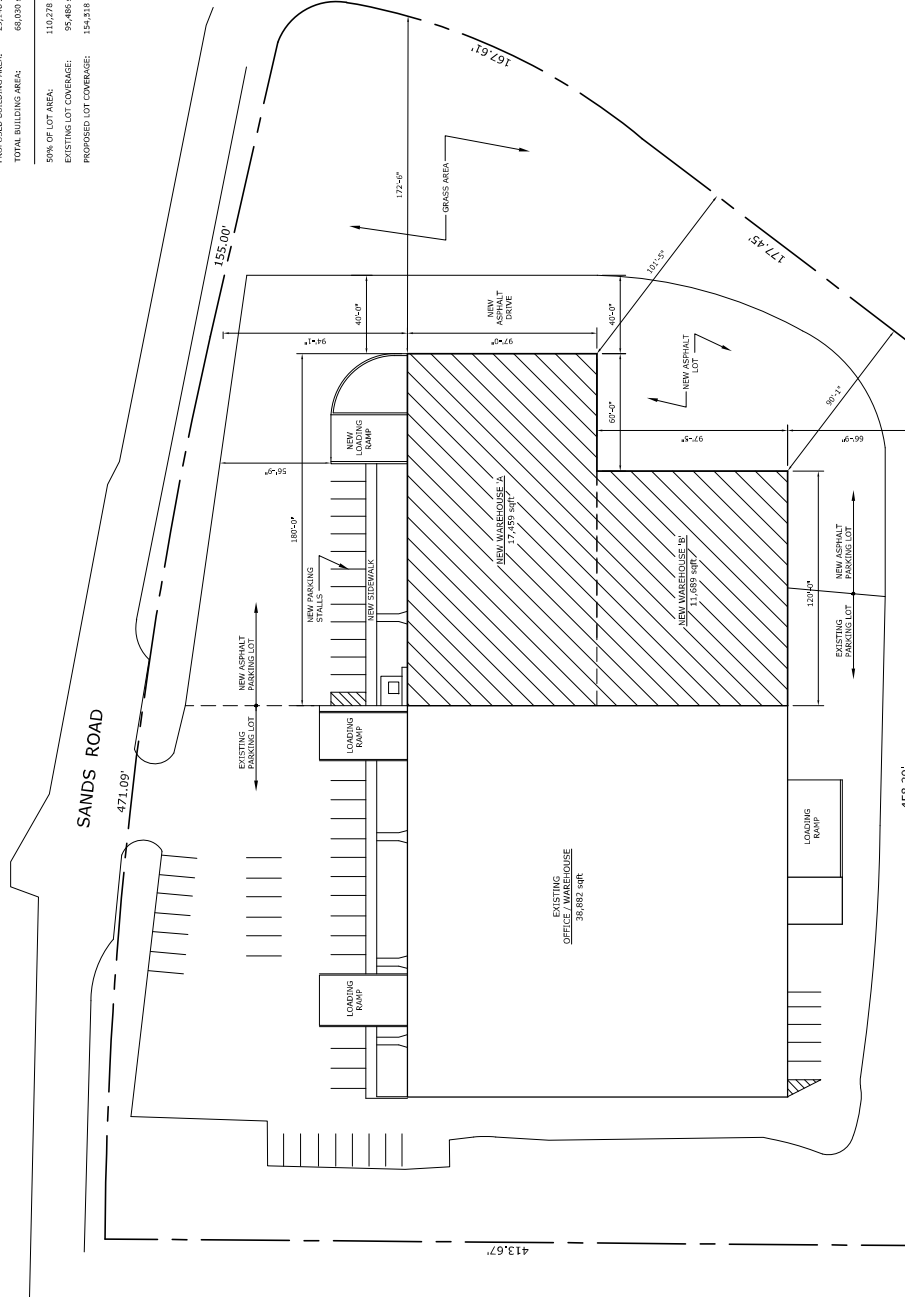
Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area

422 N. Hough Street
Barrington, Illinois 60010
Tele : (847) 209-1125

50% OF LOT AREA:	110,278 sq.ft.
EXISTING LOT COVERAGE:	95,486 sq.ft.
PROPOSED LOT COVERAGE:	154,318 sq.ft.



1 SITE PLAN
1" = 30'-0"

Sheet Title:

PROPOSED SITE PLAN

Sheet No: **A1.0**

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

April 24, 2025

Pete Wetzel
15633 E. Big Mound Rd.
Lindenwood, IL 61049
Email: plproperties90@gmail.com

Re: Parcel # 19-03-401-020
Common Location: 6711 Sands Rd, Crystal Lake, IL
NRI# L25-028-4689
Zoning Change: Variance for Lot Coverage

Dear Mr. Wetzel:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Pete's Properties LLC property as applied for in Report #25-028-4689. 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 floodplain or wetlands were found on the site from office maps. Our wetland 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,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development

Z25-0055

Project Name: 6711 Sands Road

Project Description: Applying for a variance to increase the Lot Coverage from 50% to 75%
Lot Coverage

Permit Type: VARIATION (ZONING)

Site Address (Parcel) Owner Name: 422 N. Hough ST

Parcel Identification Number: 19-03-401-020

Site (Parcel) Address: 6711 SANDS RD CRYSTAL LAKE, IL 60014

Number of Acres:

Site Address (Parcel) Owner Phone Number:

Site Address (Parcel) Owner Email Address: plproperties90@gmail.com

Applicant Name (if other than owner): Berta, John

Primary Contact: Berta, John

Applicant Address: 422 N. Hough ST

Applicant Phone Number: 8472091125

Applicant Email Address: jberta@comcast.net

Capital Architects, LLC

422 N. Hough Street
Barrington, IL 60010
847-209-1125 Phone

Petition

April 22, 2025

McHenry-Lake County Soil and Water Conservation District
1648 S. Eastwood Drive
Woodstock, IL 60098

**Re: 6711 Sands Road
Crystal Lake, IL**

To Whom it May Concern,

We are filling a petition for the existing commercial property located at 6711 Sands Road in Crystal Lake, Illinois. The current property is a 5-acre parcel that totals approximately 219,748 sq.ft. in size. A single-story office/warehouse building is currently located on the property with recessed docks and paved parking areas. The existing building structure totals 38,882 sq.ft.

The proposed scope of work is to construct an addition to the south side of the building. The new addition will be a total of 29,148 sq.ft. The new addition will provide additional warehouse space and drive in docks. The total building area to be 68,030 sq.ft.

The current zoning code for this property allows for a 50% lot coverage. The existing lot coverage totals 95,486 sq.ft. The proposed lot coverage with the building addition and parking will total 154,518 sq.ft. The proposed lot coverage exceeds the 50% allowable lot coverage. A variance will be applied to increase the lot coverage to 75%.

Should you have any questions or comments regarding this project, please feel free to call or contact us.

Thank you

John Berta
Capital Architects, LLC

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

This form must be completed for requests for variation(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. 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?

If the 50% hard surface limit is enforced, we will not have the capacity to provide sufficient warehousing space to meet the growing needs of the businesses operating within our building. As these businesses expand, they require more functional space for inventory, storage, and logistics. Without the ability to increase the hard surface area, we risk limiting their growth or losing them altogether. This creates a hardship not only for us as the property owner, but also for the businesses working to stay and thrive in McHenry County.

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

This property is uniquely positioned as a multi-tenant commercial building where several businesses are growing simultaneously and require expanded warehousing space to support operations. Unlike other properties in the district that may serve a single, less space-intensive use, this site must accommodate a broader range of logistical needs within a limited footprint. The current hard surface limitation does not reflect the functional demands placed on this property due to its specific use and the scale of the businesses operating within it.

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

The purpose of the variation is to provide the necessary space for warehousing operations that support the businesses currently occupying the building. As these businesses grow, so does the need for accessible, organized storage and inventory management. The additional hard surface will allow for safer, more efficient warehousing functions and will help prevent the disruption that could occur if storage becomes inadequate. This change supports business sustainability, job retention, and local economic development—not personal financial gain.

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

No. The hardship is not the result of any action taken by the current or past property owners. The need for increased hard surface area has emerged as a result of natural business growth and the evolving operational needs of our tenants. As warehousing demands increase, the existing surface area no longer adequately supports efficient use of the site. This is a response to success and expansion—not poor planning or neglect.

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

No. The proposed increase in hard surface area is intended to support warehousing operations for growing businesses on the property. It will not introduce excessive noise, traffic, or disruptions to the surrounding area. The hard surface addition is planned with respect to the surrounding properties and is consistent with maintaining a clean, organized, and professionally operated site. This variation will actually support local economic stability by helping businesses remain viable within McHenry County.

6. Will the variation: impair an adequate supply of light and air to adjoining 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. The proposed increase in hard surface area to support warehousing will not impact the supply of light or air to neighboring properties. The additional surface is planned within the existing footprint of the site and will not encroach on adjacent lots or obstruct visibility. Because the purpose is warehousing—not public traffic or retail activity—it will not increase congestion on public streets. Fire safety standards will continue to be met, and the change will not pose any added risk to adjacent properties. In fact, this improvement may help maintain or even enhance surrounding property values by supporting well-managed businesses.

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. This variation does not grant a special privilege but rather responds to a legitimate and growing operational need for expanded warehousing space to support the businesses within the building. The increased hard surface area is necessary to accommodate these warehousing functions—allowing tenants to store inventory efficiently and meet increased demand without relocating. This request supports economic growth and job retention in McHenry County. Denying the request could force businesses to consider leaving the county in search of more flexible space, potentially impacting the local economy.

CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative may inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

CONSENT


I/We hereby authorize that the applicant, attorney, or agent to 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

Donald A. WETZEL
Print Name


Signature

LORI B. WETZEL
Print Name

SUBSCRIBED and SWORN to before me

this 27 day of May, 2025.

Kathleen Elaine Niemczyk
NOTARY PUBLIC



Office Use Only
Petition #/Permit # _____

CORPORATE DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by a corporation or partnership for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify the names and addresses of all officers and directors and all shareholders/stockholders owning an interest in excess of seven and one-half percent (7.5%)

If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

Name of Entity: <i>Petes Properties</i>			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
<i>Doreen W. Wetzel</i>	<i>President</i>	<i>15633 EAST BIG MOUND ROAD LAWRENCEVILLE IL</i>	<i>50%</i>
<i>Lori B Wetzel</i>	<i>VP</i>	<i>15633 EAST BIG MOUND ROAD LAWRENCEVILLE IL</i>	<i>50%</i>

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

Warehouse Addition

CAPITAL
ARCHITECTS, LLC

Tele : (847) 209-1125



50% OF LOT AREA:	110,278 sq.ft
EXISTING LOT COVERAGE:	95,486 sq.ft. (Building, Sidewalk & Parking)
PROPOSED LOT COVERAGE:	154,518 sq.ft. (Total Building, Sidewalk & Parking)

Project No.: 2535		
	ISSUED FOR REVIEW	3-31-2025
No:	Description:	Date:

Sheet Title:

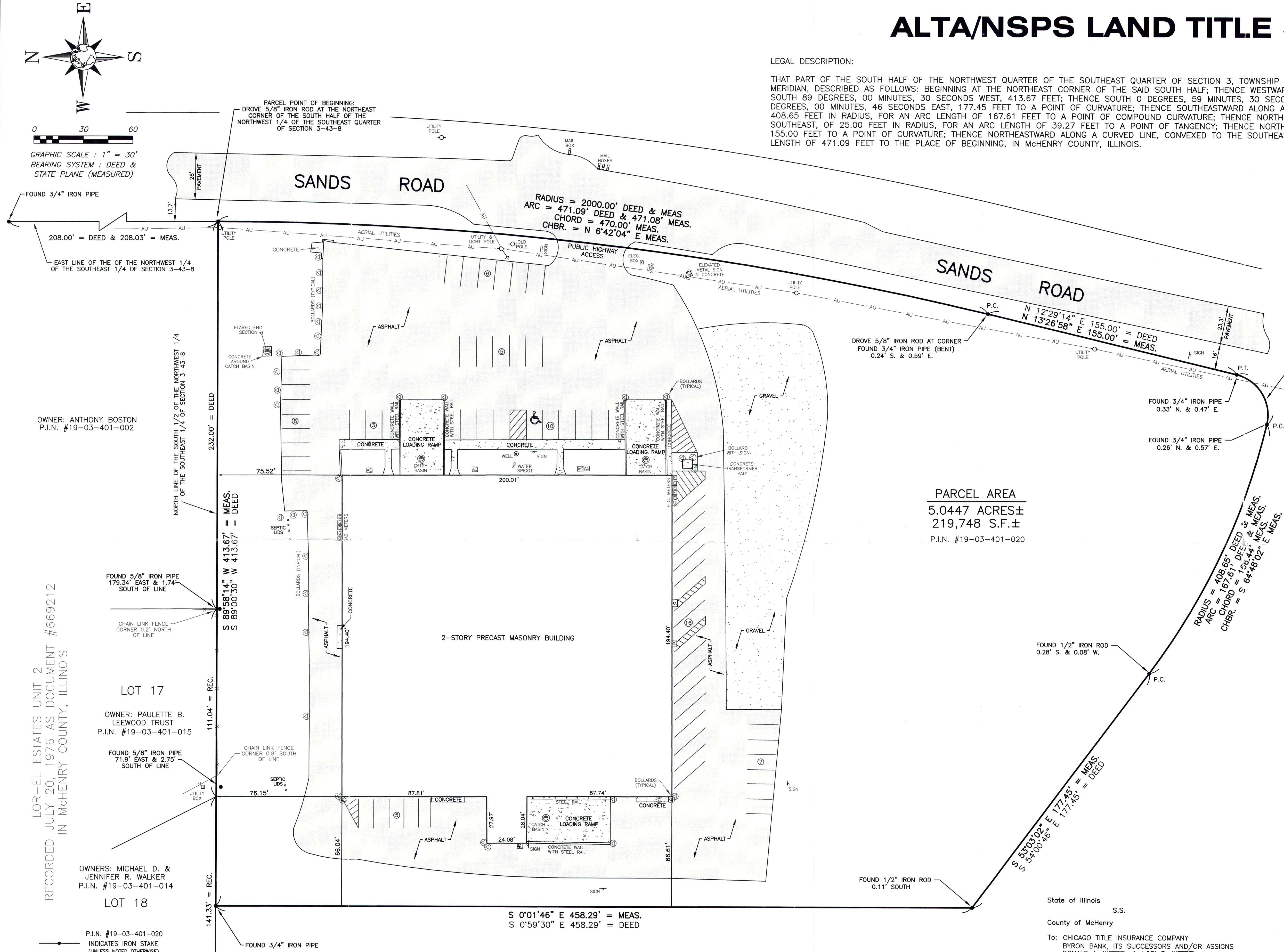
PROPOSED SITE PLAN

Sheet No: **A1.0**

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SOUTH HALF; THENCE WESTWARD ALONG THE NORTH LINE OF SAID SOUTH HALF, SOUTH 89 DEGREES, 00 MINUTES, 30 SECONDS WEST, 413.67 FEET; THENCE SOUTH 0 DEGREES, 59 MINUTES, 30 SECONDS EAST, 458.29 FEET; THENCE SOUTH 54 DEGREES, 00 MINUTES, 46 SECONDS EAST, 177.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTWARD ALONG A CURVED LINE, CONVEX TO THE SOUTHWEST OF 408.65 FEET IN RADIUS, FOR AN ARC LENGTH OF 167.61 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEX TO THE SOUTHEAST, OF 25.00 FEET IN RADIUS, FOR AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 12 DEGREES, 29 MINUTES, 14 SECONDS EAST, 155.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEX TO THE SOUTHEAST, OF 2000.00 FEET IN RADIUS, FOR AN ARC LENGTH OF 471.09 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.



PARCEL AREA
5.0447 ACRES±
219,748 S.F.±
P.I.N. #19-03-401-020

RADIUS = 25.00' DEED & MEAS.
ARC = 39.27' DEED & MEAS.
CHORD = 35.36' MEAS.
CHBR. = N 58°26'57" E MEAS.

OWNERS: JOHN H. & EUNICE L. FUHLER TRUST
P.I.N. #19-03-401-021

- ALTA TABLE "A" NOTES:
- ITEM 1: MONUMENTS FOUND, PLACED AND/OR REFERENCED AT ALL MAJOR PROPERTY CORNERS, AS SHOWN AND PLATTED HEREON.
 - ITEM 2: PROPERTY ADDRESS 6711 SANDS ROAD AS OBSERVED WHILE CONDUCTING FIELD WORK, AS SHOWN AND PLATTED HEREON.
 - ITEM 3: PER FLOOD INSURANCE RATE MAP OF McHENRY COUNTY, ILLINOIS PANEL NUMBER 335 OF 365, MAP NUMBER 17111C0335J WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006 INDICATES SUBJECT PROPERTY TO FALL WITHIN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING.
 - ITEM 4: GROSS AREA OF SUBJECT PROPERTY CONTAINING 5.0447 ACRES, MORE OR LESS.
 - ITEM 7a: BUILDING MEASUREMENTS ARE AT GROUND LEVEL, AS SHOWN AND PLATTED HEREON.
 - ITEM 8: SUBSTANTIAL PHYSICAL FEATURES OBSERVED WHILE CONDUCTING FIELD WORK, AS SHOWN AND PLATTED HEREON.
 - ITEM 9: 60 PAINTED PARKING SPACE, 1 OF WHICH IS A HANDICAP SPACE, AS SHOWN AND PLATTED HEREON.
 - ITEM 11: OBSERVABLE UTILITIES LOCATED AS PART OF THIS SURVEY, AS SHOWN AND PLATTED HEREON.
 - ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, AS SHOWN AND PLATTED HEREON.
 - ITEM 14: SOUTHEAST CORNER OF SUBJECT PROPERTY IS 1700± FEET NORTH OF THE INTERSECTION OF SANDS ROAD AND U.S. ROUTE #14 (NORTHWEST HIGHWAY).
 - ITEM 16: NO OBSERVABLE EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
 - ITEM 17: NO KNOWN CHANGES TO ROAD RIGHT-OF-WAYS AND/OR STREET OR SIDEWALK REPAIRS OBSERVED AT THE TIME OF THE SURVEY.
 - ITEM 19: NO KNOWN OFFSITE EASEMENTS OR SERVITUDES DISCLOSED TO THE SURVEYOR AS PART OF THE DOCUMENTATION AND/OR TITLE COMMITMENT PROVIDED BY CLIENT.

State of Illinois
County of McHenry

To: CHICAGO TITLE INSURANCE COMPANY
BYRON BANK, ITS SUCCESSORS AND/OR ASSIGNS
DONALD A. WETZEL & LORI B. WETZEL

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11 Observable, 13, 14, 16, 17, 19 of Table A thereof. Field work was completed on November 21st., 2018.

Dated this 28th. day of November, 2018, at McHenry, Illinois.

Mark T. Bernhardt
Illinois Professional Land Surveyor No. 35-3028
License renewal date : 11-30-2020

ALTA/NSPS LAND TITLE SURVEY

SCALE : 1" = 30'	REVISIONS
DATE : 11-28-2018	
DATE OF FIELD WORK: 11-21-2018	
DISK: 181126 FILE NM: 18279 ALTA	
DISK: 18279 PAC. NO. 18279P	
PREPARED FOR: JEFF HOLZ	PROPERTY ADDRESS: 6711 SANDS ROAD CRYSTAL LAKE, ILLINOIS
DRAWN BY: TVA	CHECKED BY: MTB
	JOB NO. 2018-279 ALTA

HERITAGE LAND CONSULTANTS LLC
HLC SURVEYING
738 RIDGEVIEW DRIVE
McHENRY, ILLINOIS 60050
(815) 344-3262

REFER TO CHICAGO TITLE INSURANCE COMMITMENT NUMBER 18000109CL WITH A COMMITMENT DATE OF JUNE 6, 2018 FOR ITEMS RELATED TO THIS SURVEY.
SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCLOSED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDE, BUILDING ORDINANCES, ZONING, AND OTHER ENCUMBRANCE THAT MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBRANCES THAT MAY BE ATTACHED TO ANY PROPERTY.
REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
BUILDING THE DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS.
HLC SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.
ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184-004955 EXPIRES : 04/30/2019

ABBREVIATIONS
= R. DISTANCE ON RECORDED PLAT OF SUBDIVISION
= REC. DISTANCE ON RECORDED PLAT OF SUBDIVISION
= M. MEASURED OR CALCULATED DISTANCE
= MEAS. MEASURED OR CALCULATED DISTANCE
= RADIUS
= ARC= ARC LENGTH
= CH= CHORD LENGTH
= CONC= CONCRETE
= P.O.B.= POINT OF BEGINNING
= P.O.C.= POINT OF COMMENCEMENT
= P.C.= POINT OF CURVATURE
= P.C.C.= POINT OF COMPOUND CURVATURE
= P.T.= POINT OF TANGENCY

OWNERS: JOHN H. & EUNICE L. FUHLER TRUST
P.I.N. #19-03-401-021

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

April 24, 2025

Pete Wetzel
15633 E. Big Mound Rd.
Lindenwood, IL 61049
Email: plproperties90@gmail.com

Re: Parcel # 19-03-401-020
Common Location: 6711 Sands Rd, Crystal Lake, IL
NRI# L25-028-4689
Zoning Change: Variance for Lot Coverage

Dear Mr. Wetzel:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Pete's Properties LLC property as applied for in Report #25-028-4689. 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 floodplain or wetlands were found on the site from office maps. Our wetland 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,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development

IN THE MATTER OF THE APPLICATION OF
PETE’S PROPERTIES, LLC, OWNER OF RECORD,
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0055
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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 Hearing Officer**, in connection with this Ordinance, which would result in a **VARIATION** for the following described real estate:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID SOUTH HALF; THENCE WESTWARD ALONG THE NORTH LINE OF SAID SOUTH HALF, SOUTH 89 DEGREES, 00 MINUTES, 30 SECONDS WEST, 413.67 FEET; THENCE SOUTH 0 DEGREES, 59 MINUTES, 30 SECONDS EAST, 458.29 FEET; THENCE SOUTH 54 DEGREES, 00 MINUTES, 46 SECONDS EAST, 177.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHWEST OF 408.65 FEET IN RADIUS, FOR AN ARC LENGTH OF 167.61 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 25.00 FEET IN RADIUS, FOR AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 12 DEGREES, 29 MINUTES, 14 SECONDS EAST, 155.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 2000.00 FEET IN RADIUS, FOR AN ARC LENGTH OF 471.09 FEET TO THE PLACE OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

PIN 19-03-401-020

The subject property is located approximately eight hundred thirty-five feet northeast of the intersection of Sands Road and Smitana Road **with a common address of 6711 Sands Road, Crystal Lake, Illinois in Algonquin Township.**

The subject property is presently zoned **“I-1” Light Industrial District and consists of approximately 5.0447 acres with “R-1” Single Family Residential and “A-1” Agriculture District zoning to the North, “E-1” Estate and “I-2” Heavy Industrial District to the East, and the City of Crystal Lake to the South and West.**

The Applicant is requesting a **VARIATION of the subject property to allow for an increase in the total impervious surface coverage of the lot from the Sensitive Aquifer Recharge Area maximum of fifty (50) percent to a maximum of seventy-five (75) percent.**

Donald A. Wetzel, President, and Lori B. Wetzel, Vice President, of Pete’s Properties, LLC, the Owner and Applicant, can be reached at **15633 East Big Mound Road, Lindenwood, Illinois.**

A hearing on this Zoning Application will be held on the 8th day of July 2025 at 11:00 A.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 16TH DAY OF JUNE 2025.

By: Michael McNerney, MCHO
McHenry County Hearing Officer
2200 N. Seminary Avenue
Woodstock, IL 60098

Petitions for all Zoning 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 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.