



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

September 18, 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 Z25-0051 James, B1-B3, Nunda Twp 2
 - 3.2 Z25-0041 Zange, I1 - R1, Greenwood Twp 10
4. OLD BUSINESS
5. PUBLIC COMMENT
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

Z25-0051

Project Name: Store More 365

Project Description: Request to have the property rezoned from B-1 to B-3.

Permit Type: MAP AMENDMENT

Site Address (Parcel) Owner Name: 7625 U.S. Hwy 14

Parcel Identification Number: 14-31-177-017

Site (Parcel) Address: 7625 US HWY 14 CRYSTAL LAKE, IL 60012

Number of Acres: 10.36

Site Address (Parcel) Owner Phone Number:

Site Address (Parcel) Owner Email Address:

Applicant Name (if other than owner): James, Timothy

Primary Contact: James, Timothy

Applicant Address: 7625 U.S. Hwy 14

Applicant Phone Number: 8476505671

Applicant Email Address: flowerwoodcl@gmail.com

May 16, 2025

McHenry County Dept. of Planning and Zoning
667 Ware Rd.
Woodstock, IL 60098

RE: Proposed Map Amendment
7625 U.S. Hwy 14
Crystal Lake IL 60012

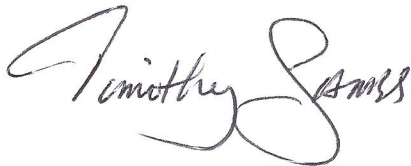
Pin# 14-31-177-012 and 14-31-177-017

To Whom It May Concern,

Please accept this letter as the Narrative portion of the Map Amendment Application for the above-listed parcel(s).

The property widely recognized as "Flowerwood" originally encompassed 27 acres located at the intersection of Route 14 and Route 176. In 2004, this land was divided, resulting in the sale of 10 acres at the southeast corner. The 10-acre plot continued to operate as a garden center, while the remaining 17 acres were left vacant. Both the 10 acres and the 17 acres were zoned B-1 until recently, when McHenry County approved a request to rezone the 17-acre parcel to B-3. We believe that since these two properties were initially part of a single parcel and are situated in the same area of unincorporated McHenry County, it makes sense for them to share the same zoning classification for consistency and continuity at that corner.

We are seeking a zoning change from B-1 to B-3 to align with the 17-acre property situated to the northwest. This adjustment aims to create uniformity, ensuring that the corner is maximally beneficial for all property owners. We aim to transform the old Flowerwood property into a more user-friendly space consistent with the previously mentioned 17 acres. We are exploring several options, all of which align with the B-3 zoning regulations, including self-storage.

A handwritten signature in black ink, appearing to read "Timothy James". The signature is stylized with a large, looping initial 'T' and a cursive 'James'.

Timothy James

847-650-5671

Flowerwoodcl@gmail.com

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?

Yes the proposed zoning designation is compatible; the adjoining property (17-acres, Pin # 14-31-151-004) was recently changed to B-3 zoning.

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

The existing zoning B-1 will not allow us to develop the property into a self-storage facility, A change to B-3 is needed to allow self-storage.

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

No, there is not a health, safety and welfare benefit of the public with the current zoning. The property buildings are currently being razed so the property will be vacant.

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

Yes, the property was suitable for the former garden center use, however, that business was closed down in 2020 and has remained non-operational for approximately 5 years.

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

Buildings are currently being removed so it will be vacant soon.

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

Absolutely there is a public need for the proposed use, self-storage continues to grow year after year with 11% of households now using self-storage. Also boat and RV parking is prohibited per most HOA's so storage is needed for those reasons as well.

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, we feel it is consistent and obviously McHenry County must feel the same way because the adjoining property, Pin # 14-31-151-004 was approved to change to B-3 zoning.

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?

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

May 7, 2025

Timothy James
7625 U.S. Hwy 14
Crystal Lake, IL 60012

Re: Parcel # 14-31-177-012 and 14-31-177-017
Common Location: 7625 U.S. Highway 14, Crystal Lake, IL
NRI# L25-030-4691
Zoning Change: B-1 to B-3

Dear Mr. James:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Timothy James property as applied for in Report #25-030-4691. Due to the amount of previously disturbed soils 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.

No floodplain or wetlands were found on the site from office maps. 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,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development

IN THE MATTER OF THE APPLICATION OF
TIMOTHY P. JAMES, OWNER
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RECLASSIFICATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0051
)

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:

Parcel 1

That part of the Northwest Quarter of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the centerline of U.S. Route #14 and the East and West Quarter Section line, said point being 164.59 feet West of the center of said Section 31; thence South 89° 36' 54" West along said East and West Quarter Section line, 439.21 feet to a point on the monumented West line of lands described in Document #96R0058147 as recorded November 13, 1996 in McHenry County, Illinois; thence North 0° 02' 41" West along said monumented West line, 22.06 feet to a point on the North right—of—way line of State Route #176 for a point of beginning; thence North 89° 59' 28" West along said North right—of—way line, 618.37 feet, thence North 0° 00' 32" East, 651.73 feet; thence South 89° 59' 28" East, 250.47 feet to the most Southerly corner of lands described in Document #92R0043212 as recorded August 1, 1992 in McHenry County, Illinois; thence North 53° 01' 21" East along the Southeasterly line of said lands described in Document #92R0043212, for a distance of 211.16 feet to a point on the Southwesterly right—of—way line of U.S. Route #14, thence South 36° 58' 39" East along said Southwesterly right—of way line, 126.44 feet; thence South 53° 01' 21" West along said Southwesterly right—of—way line, 20.00 feet; thence South 36° 58' 39" East along said Southwesterly right—of—way line, 568.28 feet to a point on the monumented North line of said lands described in Document #96R0058147; thence North 89° 59' 55" West along said North line, 202.95 feet to the monumented Northwest corner of said lands described in Document #96R0058147; thence South 0° 02' 41" East along said monumented West line of lands described in Document #96R0058147, for a distance of 211.78' to the point of beginning. All containing 10.0000 acres, more or less, in McHenry County, Illinois.

Parcel 3

That part of the Northwest Quarter of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the centerline of U.S. Route #14 and the East and West Quarter Section line, said point being 164.59 feet West of the center of said Section 31; thence South 89° 36' 54" West along said East and West Quarter Section line, 1057.62 feet; thence North 0° 00' 32" East, 678.04 feet for a point of beginning; thence North 40°

28' 35" East, 194.72 feet to the most Westerly corner of lands described in Document #92R0043212 as recorded August 1, 1992 in McHenry County, Illinois: thence South 39° 56' 37" East along the Southwesterly line of said lands described in Document #92R0043212, for a distance of 193.25 feet to the most Southerly corner of said lands described in Document #92R0043212; thence North 89° 59' 28" West, 250.47 feet to the point of beginning. All containing 0.3851 acres, more or less, in McHenry County, Illinois.

PINs 14-31-177-017 and 14-31-177-012

The subject properties are located on the west side of U.S. Route 14 approximately two hundred and forty (240) feet from the intersection of U.S. Highway 14 and Illinois Route 176, ***with a common address of 7625 U.S. Highway 14, Crystal Lake, Illinois in Nunda Township.***

The subject properties are presently zoned ***“B-1” Neighborhood Business District*** and consist of approximately ***ten and three hundred eighty-six tenths (10.386) acres with “B-1” Neighborhood Business District zoning to the North, the city of Crystal Lake to the East and South, and “B-3” General Business District zoning to the West.***

The Applicant is requesting ***a reclassification from “B-1” Neighborhood Business District to “B-3” General Business District.***

The Applicant and Owner of Record, Timothy P. James, can be reached at 7625 U.S. Highway 14, Crystal Lake, Illinois.

A hearing on this Petition will be held on the 18th day of September 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 21ST DAY OF AUGUST 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.

Z25-0041

Project Name: Zange Zoning

Project Description: Combine parcels, change to residential zoning, eliminate the nonconformities.

Permit Type: MAP AMENDMENT WITH ZONING VARIATION

Site Address (Parcel) Owner Name: 11416 Allendale Road

Parcel Identification Number: 08/31/0376

Site (Parcel) Address: WASHINGTON ST WOODSTOCK, IL 60098

Number of Acres: 3

Site Address (Parcel) Owner Phone Number:

Site Address (Parcel) Owner Email Address:

Applicant Name (if other than owner): Shaw, Jeremy

Primary Contact: Shaw, Jeremy

Applicant Address: 11416 Allendale Road

Applicant Phone Number: 8155299792

Applicant Email Address: jeremy@capstonelegal.net

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

The subject property consists of two primary parcels that were zoned I-1 - McHenry County, several decades ago before Petitioner's purchase. The two smaller parcels adjacent to the subject property were annexed into the City of Woodstock prior to Petitioner's ownership. The subject property itself contains a residential dwelling and a larger building located behind the residence which was historically used as rental units for contractors.

Petitioner is proposing to consolidate the two subject property parcels, eliminate the rental units in the larger building, and make the primary a single family residential use property. Without the change in zoning, no traditional purchaser will be able to obtain bank financing as a result of the nonconforming residential component.

In order to rectify the outstanding nonconforming issues and allow such property to function at its highest and best use, Petitioner is requesting:

1. Reclassification to R-1 Residential District, McHenry County;
2. A variation of the frontage from 100' to 73.9'.

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

Print Name

Signature

Print Name

SUBSCRIBED and SWORN to before me
this 25th day of Feb, 2025.

NOTARY PUBLIC

OFFICIAL SEAL
BRYANNA SIMMONS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 975826
MY COMMISSION EXPIRES JULY 31, 2027

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. While the property is currently zoned I-1 in the County, there are residential uses west, south and east.
2. To what extend is the value of the subject property diminished by the **existing zoning designation**?
Greatly, as conventional financing is unavailable due to the nonconformity of the residential use in the I-1 zoning district.
3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?
None that Petitioner is aware of.
4. Is this property suitable for uses allowed under the **current zoning designation**?
The primary use of the property is, and has always been residential, not industrial. The building formerly used for contractor rental is more suitable for private use.
5. How long has the property been vacant under the **current zoning designation**?
The property is not vacant, but the residential use is occurring as a nonconformity.
6. Is there a public need for the **proposed use** of the property?
Affordable housing is a benefit to communities.
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 subject property is surrounded on two side by compatable uses and sites at the edge of the current I-1 zoning district.

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.

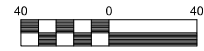
1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?
The owner is unable to rebuild the residence if the residence is destroyed and cannot sell the subject property to any buyer needing conventional financing.
2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?
Many of the properties in the I-1 district have dedicated I-1 uses. The subject property has always been used primarily for residential and the Petitioner did not rezone the property.
3. Other than increased monetary gain, what is the purpose of the variation?
To allow the primary use to continue, eliminate the nonconformity, and remove the restraint on alienation of the property.
4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?
Past owners created the hardship.
5. Will the variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood?
No. The variations will have no detrimental impact to the area.
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?
The variation will confer no additional rights on the owners, so no.
7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?
The variation addresses the existing residential structure and does not convey a special privilege on the owners.

PLAT OF SURVEY

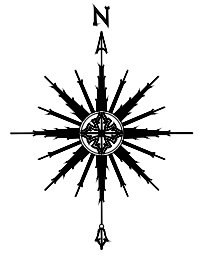
LEGAL DESCRIPTION

ALL THAT PART OF EAST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 45 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF THE PUBLIC HIGHWAY KNOWN AS WASHINGTON STREET, 50 LINKS NORTHWESTERLY FROM ITS INTERSECTION WITH TOWNSHIP LINE BETWEEN TOWNSHIPS 44 AND 45, SAID POINT BEING THE SOUTHERLY CORNER OF LAND CONVEYED TO PETER NESTER BY DEED RECORDED IN BOOK 90 OF DEEDS, PAGE 188;
THENCE NORTH 37 1/2 DEGREES EAST ALONG THE SOUTHEASTERLY LINE OF SAND CONVEYED TO PETER NESTER, 10 CHAINS AND 26 LINKS, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY;
THENCE SOUTH 46 1/2 DEGREES EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 3 CHAINS, MORE OR LESS, TO THE LAND CONVEYED TO ANTON BAUER BY DEED RECORDED IN BOOK 90 OF DEEDS, PAGE 270;
THENCE SOUTH 37 1/2 DEGREES WEST ALONG THE NORTHWESTERLY LINE OF ANTON BAUER'S LAND, 10 CHAINS AND 10 LINKS, MORE OR LESS, TO THE CENTERLINE OF WASHINGTON STREET;
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WASHINGTON STREET, 2 CHAINS AND 95 LINKS, MORE OR LESS, TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THOSE PREMISES CONVEYED TO DOUGLAS R. MCKIM AND ROBERT P. MCKIM BY DEED RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, AS DOCUMENT NO. 88R013353),
FURTHER EXCEPTING THEREFROM THAT PARY LYING SOUTHERLY OF THE TOWNSHIP LINE, IN MCHENRY COUNTY, ILLINOIS.

860 WASHINGTON STREET, WOODSTOCK, ILLINOIS.

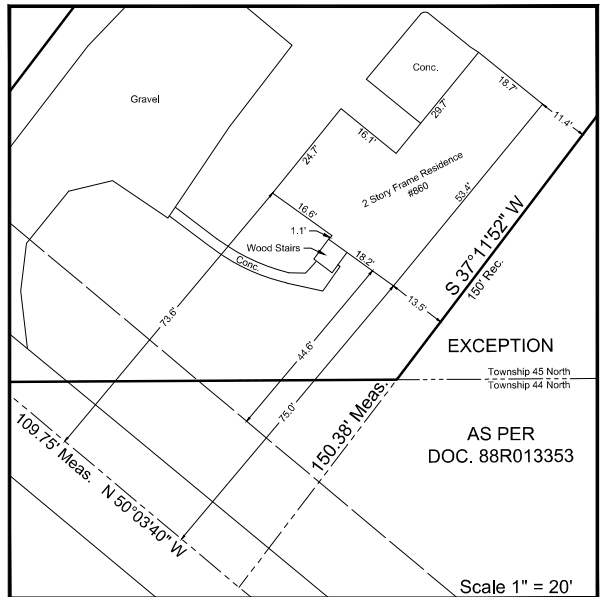


Scale 1" = 40'



**CHICAGO
AND
NORTHWESTERN
RAILWAY**

Part of
Lot 2



BAXTER & WOODMAN
Consulting Engineers

8678 RIDGEFIELD ROAD • CRYSTAL LAKE, IL 60012
PHONE: 815-459-1260 • FAX: 815-455-0450

STATE OF ILLINOIS)
COUNTY OF MCHENRY)

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE REFERENCED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

BAXTER & WOODMAN CONSULTING ENGINEERS

DATE: May 13, 2025

BY:

ANTHONY BIANCHINI, P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003603



1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BAXTER & WOODMAN CONSULTING ENGINEERS BY THE CLIENT;
2. THE SURVEYOR WAS NOT PROVIDED WITH A CURRENT TITLE COMMITMENT;
3. FOR EACH PLAT, THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK'S OFFICE FOR RECORDS OF THE SURVEYOR'S PREVIOUS SURVEYS AND RECORDS OF THE COUNTY CLERK'S OFFICE FOR RECORDS OF THE SURVEYOR'S PREVIOUS SURVEYS;
4. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

DRAWN BY: AEB	FIELD WORK: 02-07-2025	DATE	REVISIONS
CHECKED BY: AEB			
S-T-R : 31-45-7	SCALE: 1" = 40'	JOB NO:	
CLIENT: Kevin & Brenda Zange, Owner			

2501000



McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

April 7, 2025

Jeremy Shaw
Capstone Legal, LLC
11416 Allendale Rd.
Woodstock, IL 60098
Email: jeremy@capstonelegal.net

Re: Parcel # 08-31-376-012, 08-31-376-006
Common Location: 860 Washington St., Woodstock, IL 60098
NRI# L25-023-4684
Zoning Change: I-1 to R-1

Dear Mr. Shaw:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Kevin Zange property as applied for in Report #25-023-4684. Due to the amount of previously disturbed soils 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.

According to our office maps, no floodplain or wetlands were found on the site. 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
KEVIN A. ZANGE AND BRENDA J. ZANGE, OWNERS
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RECLASSIFICATION AND VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0041
)

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 and VARIATION** for the following described real estate:

ALL THAT PART OF EAST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 45 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE PUBLIC HIGHWAY KNOWN AS WASHINGTON STREET, 50 LINKS NORTHWESTERLY FROM ITS INTERSECTION WITH TOWNSHIP LINE BETWEEN TOWNSHIPS 44 AND 45, SAID POINT BEING THE SOUTHERLY CORNER OF LAND CONVEYED TO PETER NESTER BY DEED RECORDED IN BOOK 90 OF DEEDS, PAGE 188; THENCE NORTH 37 1/2 DEGREES EAST ALONG THE SOUTHEASTERLY LINE OF LAND CONVEYED TO PETER NESTER, 10 CHAINS AND 26 LINKS, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTH 46 1/2 DEGREES EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 3 CHAINS, MORE OR LESS, TO THE LAND CONVEYED TO ANTON BAUER BY DEED RECORDED IN BOOK 90 OF DEEDS, PAGE 270; THENCE SOUTH 37 1/2 DEGREES WEST ALONG THE NORTHWESTERLY LINE OF ANTON BAUER'S LAND, 10 CHAINS AND 10 LINKS, MORE OR LESS, TO THE CENTERLINE OF WASHINGTON STREET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WASHINGTON STREET, 2 CHAINS AND 95 LINKS, MORE OR LESS, TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THOSE PREMISES CONVEYED TO DOUGLAS R. MCKIM AND ROBERT P. MCKIM BY DEED RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, AS DOCUMENT NO. 88R013353), FURTHER EXCEPTING THEREFROM THAT PART LYING SOUTHERLY OF THE TOWNSHIP LINE, IN MCHENRY COUNTY, ILLINOIS.

PINs 08-31-376-006 AND 08-31-376-012

The subject property is located on the north side of Washington Street approximately sixty (60) feet from the intersection of Washington Street and Sunset Ridge Drive, ***with a common address of 860 Washington Street, Woodstock, Illinois in Greenwood Township.***

The subject property is presently zoned "I-1" Light Industrial District and consists of approximately **2.7 acres** with **"A-1" Agriculture District zoning to the North, the City of Woodstock to the East and South and "I-1" Light Industrial District" to the West.**

The Applicants are requesting **a reclassification from "I-1 Light Industrial District to "R-1" Single Family Residential District with a variation of seventy-three and nine tenths (73.9) feet of road frontage from the minimum one hundred (100) feet of road frontage required.**

The Applicants and Owners of Record, Kevin A. Zange and Brenda J. Zange, can be reached at 860 Washington Street, Woodstock, Illinois.

A hearing on this Petition will be held on the 18th day of September 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 22ND DAY OF AUGUST 2025.

By: Linnea Kooistra, Chair
McHenry County Zoning Board of Appeals
2200 N. Seminary Avenue
Woodstock, IL 60098

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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.