



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 20
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: #Z25-0051

PIN: 14-31-177-012, 14-31-177-017

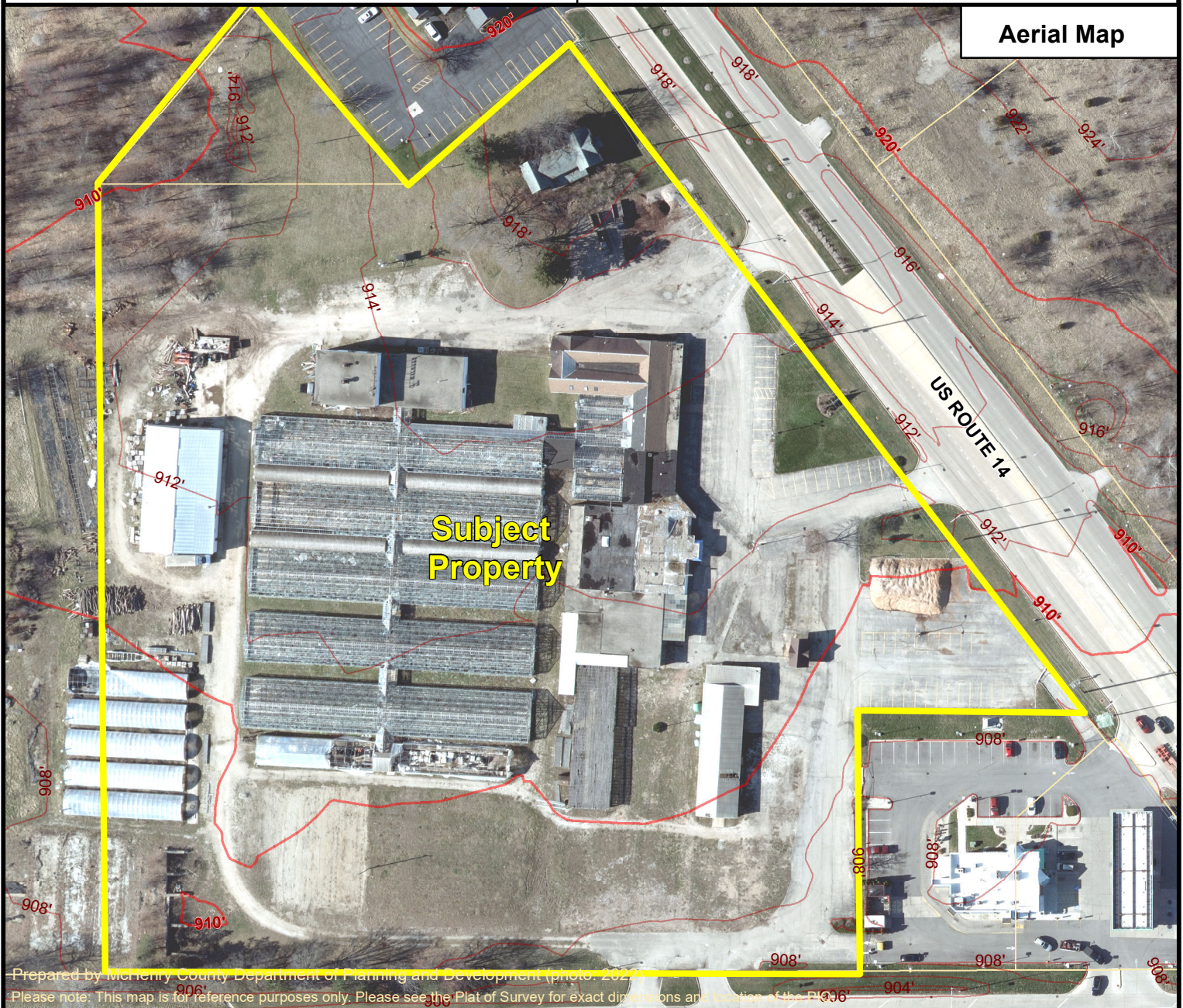
Address: 7625 US HWY 14, Crystal Lake

Request: Reclassification from B-1 Neighborhood Business District to B-3 General Business District.

Hearing: September 18, 2025

Applicant: Timothy James

Location: The ten point four (10.4) acre subject property is located on the North side of IL Route 176 about three hundred (300) feet West of US HWY 14 and abuts US HWY 14, approximately seven hundred (700) feet south of Ridgefield Road, in Nunda Township.



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 60 30 0 60 120
1 inch equals 121.9 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

According to the plat of survey, the 0.4-acre parcel is currently vacant, while the 10-acre parcel contains a two-story, brick-framed house and a non-operational garden retail center, including several greenhouses, some of which have already been demolished, located on the western portion of the site. A demolition permit was recently issued for both the greenhouse structures and the single-family residence. Additionally, the County's Historic Preservation Commission has been notified regarding the potential landmark designation of the house, which was originally constructed in the early 20th century.

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 subject properties are located adjacent to the City of Crystal Lake. Although their current land use is designated agriculture and single-family residential, both parcels are zoned B-1 Neighborhood Business District and were most recently used as a garden retail center. To the north, the adjacent property is also zoned B-1. To the west, the neighboring property is zoned B-3 General Business District. Properties to the east and south are incorporated into the City of Crystal Lake.

2030 Comprehensive Plan Future Land Use map

The proposed reclassification of these two (2) parcels is consistent with the future land use designation of **Mixed Use**.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The 2030 Comprehensive Plan and 2030 and Beyond Plan support the reclassification to the B-3 General Business 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 properties are located within an established, developed area, bordered by Crystal Lake on all three (3) sides. They are located within approximately one and a half (1.5) miles of both the municipalities of Crystal Lake and Lakewood. The immediate area within a quarter (0.25) mile radius. Features a mix of commercial and residential land uses.

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 will not alter the density of the two (2) parcels in question.

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)

- As noted above, the subject properties are located within an established, developed area within one and a half (1.5) miles of two (2) municipalities and the areas within one-quarter (0.25) miles have developed with commercial and residential uses.

Big Idea #4 Let's expand our economy

"We can make it happen by facilitating new business and the expansion of existing businesses." (p. 21)

- The proposed reclassification to B-3 General Business District, if granted, could help promote the establishment and future growth of new businesses in the area by encouraging redevelopment opportunities, and supporting a more integrated commercial development pattern.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010—

Community Character & Housing

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

- As noted above, the subject properties are in an already established, relatively dense area located adjacent to the City of Crystal Lake.
- The proposed reclassification of these parcels has the potential to promote future business growth in the area and support a more cohesive and integrated pattern of commercial development.

Agricultural Resources

No applicable text.

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 due to previously disturbed soils. No wetlands or floodplains were identified as being located on this parcel. Please refer to attached NRI Letter #L25-030-4691 for more 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.
- The subject property is located within the Sensitive Aquifer Recharge Area (SARA).

Economic Development

Objective: *"Commercial centers and large-format retailers should be encouraged to locate in areas where services can be readily provided and where goods and services these centers offer can be readily consumed by a local population. These areas would typically be located within the County's municipalities or in areas within close proximity to areas of dense population and rooftops."* (p. 94)

- As noted above, the subject properties are in an already established, relatively dense area located adjacent to the City of Crystal Lake.

Infrastructure

No applicable text.

Land Use

Objective: *"Encourage future development in the County to locate adjacent to existing infrastructure and maximize use and efficiency of existing facilities."* (p. 125)

- As previously stated, the subject properties are adjacent to the City of Crystal Lake and their proposed reclassification has the potential to promote future business growth in the area and support a more integrated pattern of commercial development.

STAFF ASSESSMENT

The applicant is requesting a map amendment to rezone two (2) adjacent parcels totaling approximately ten point four (10.4) acres from the B-1 Neighborhood Business District to the B-3 General Business District. The request is consistent with the existing commercial and residential land uses in the surrounding area, as well as the adjacent B-3 zoning to the west. Additionally, the proposed reclassification aligns with the land use recommendations outlined in both the 2030 and Beyond Plan and the 2030 Comprehensive Plan text. The reclassification is consistent with the future land use map designations of **Mixed Use** which supports the integration of commercial and residential uses.

It is noted that the subject property is located within a Sensitive Aquifer Recharge Area (SARA). However, staff finds no objection to the applicant's request for reclassification

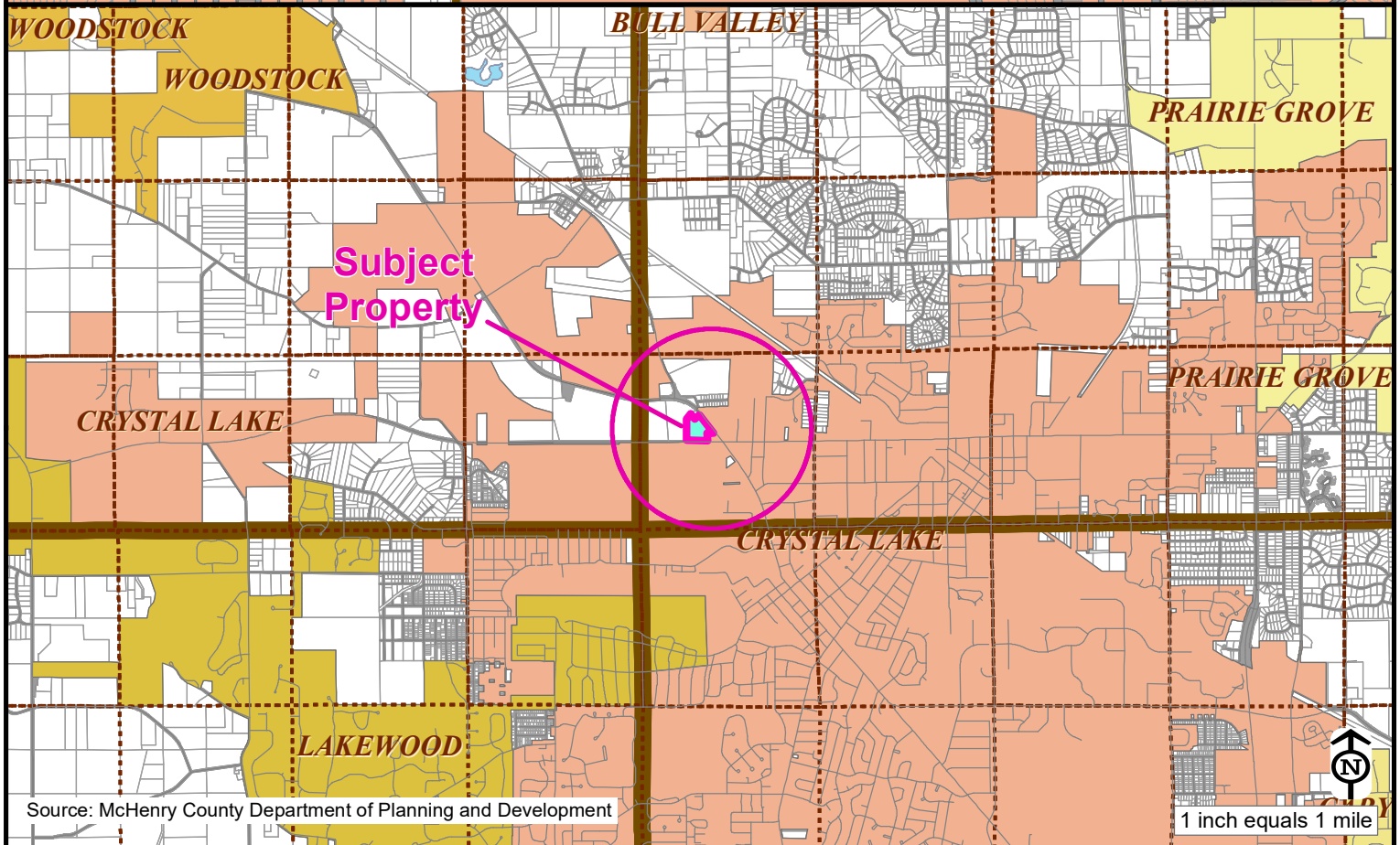
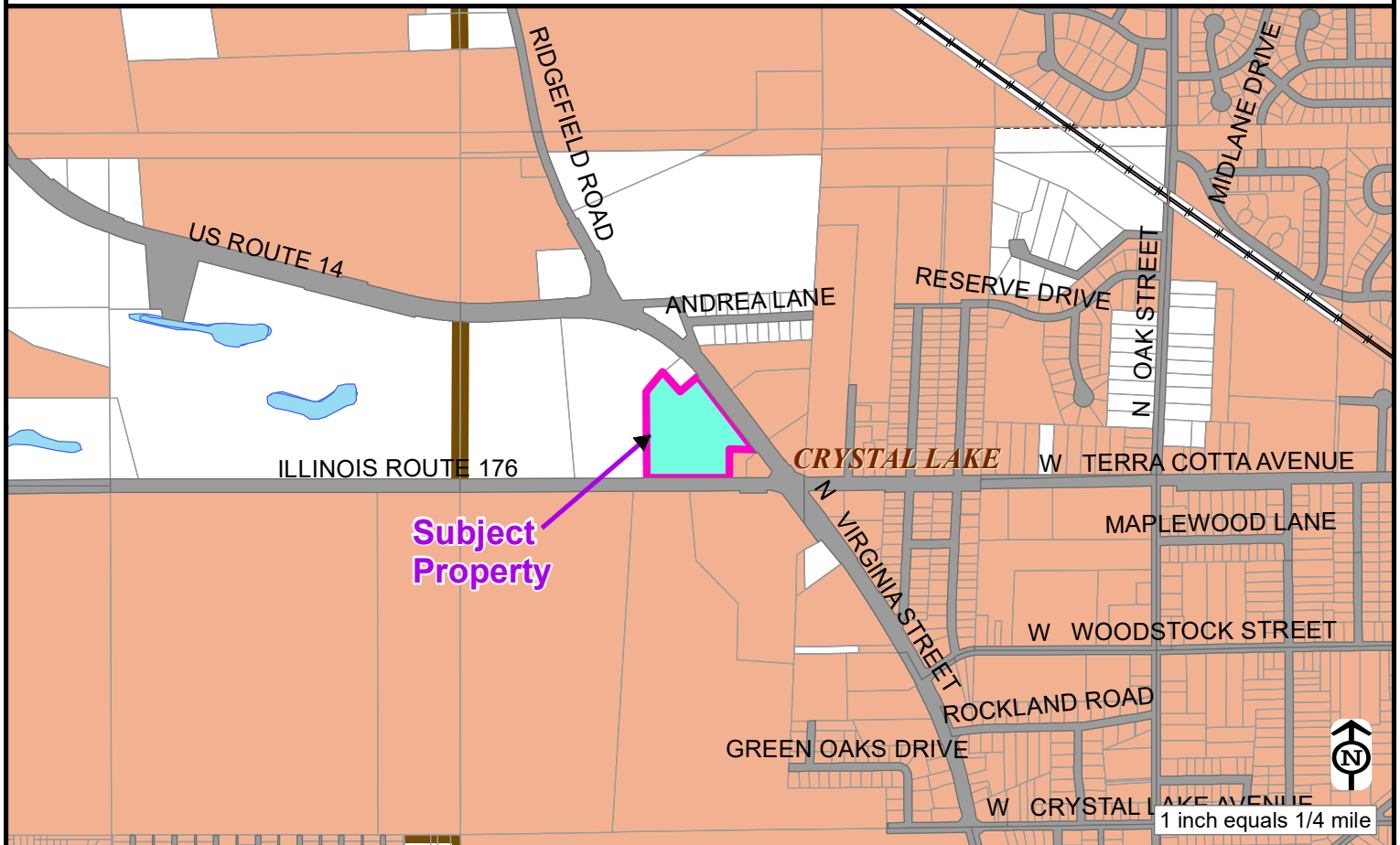
Report prepared the July 24, 2025, by Melody Jacobson, Planner - McHenry County Department of Planning & Development.

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

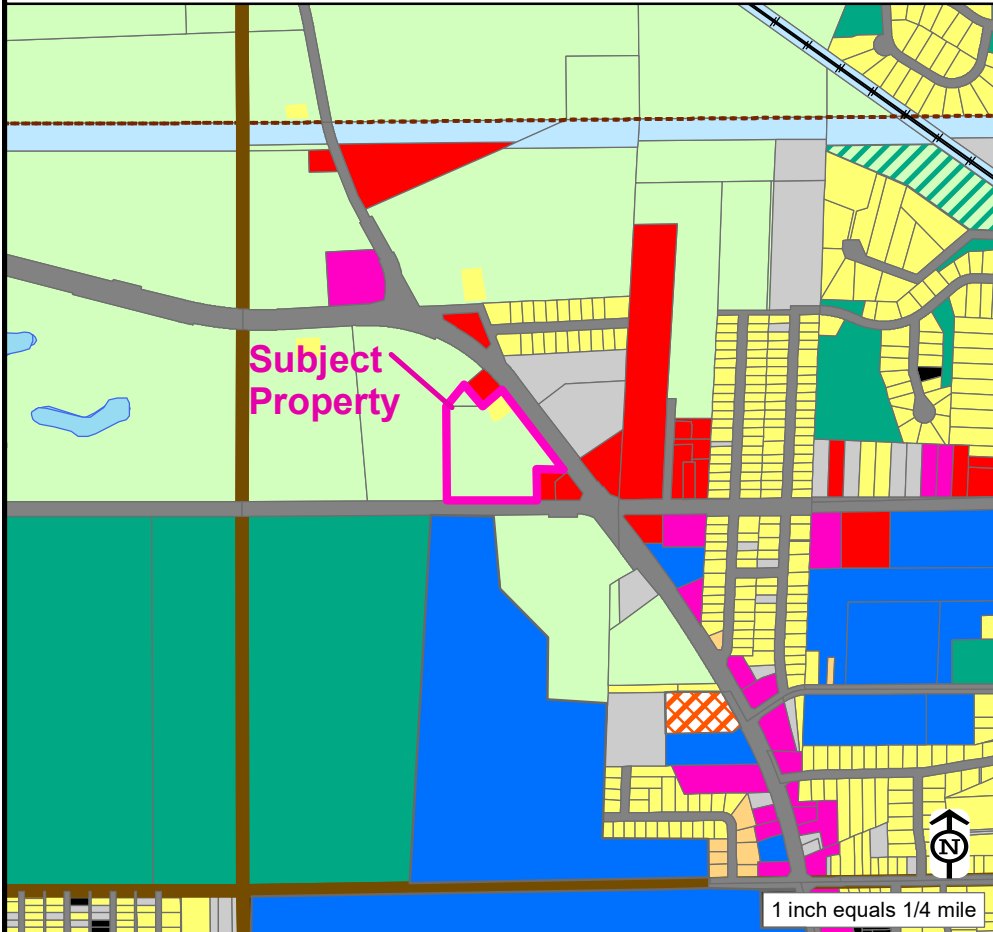
Approval Standards for Zoning Amendments. The Zoning Board of Appeals recommendation and the County Board decision shall consider the following standards. However, the Zoning Board of Appeals' recommendation and the County Board's decision on any zoning text or map amendment is not controlled by any 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.



Current Land Use Map



Current Land Use

Agriculture / Single-Family Residential

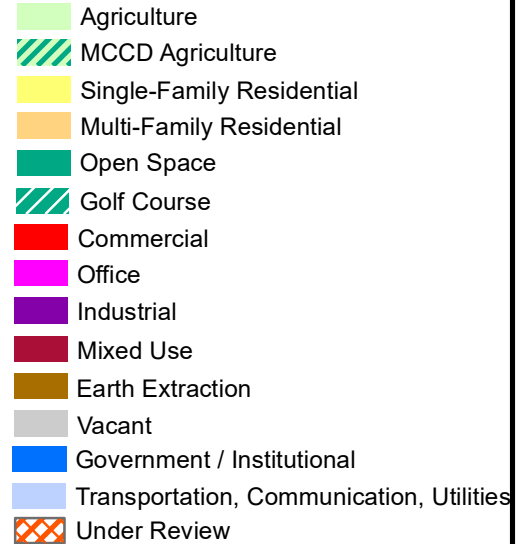
Adjacent Land Use(s)

North: Agriculture/ Commercial

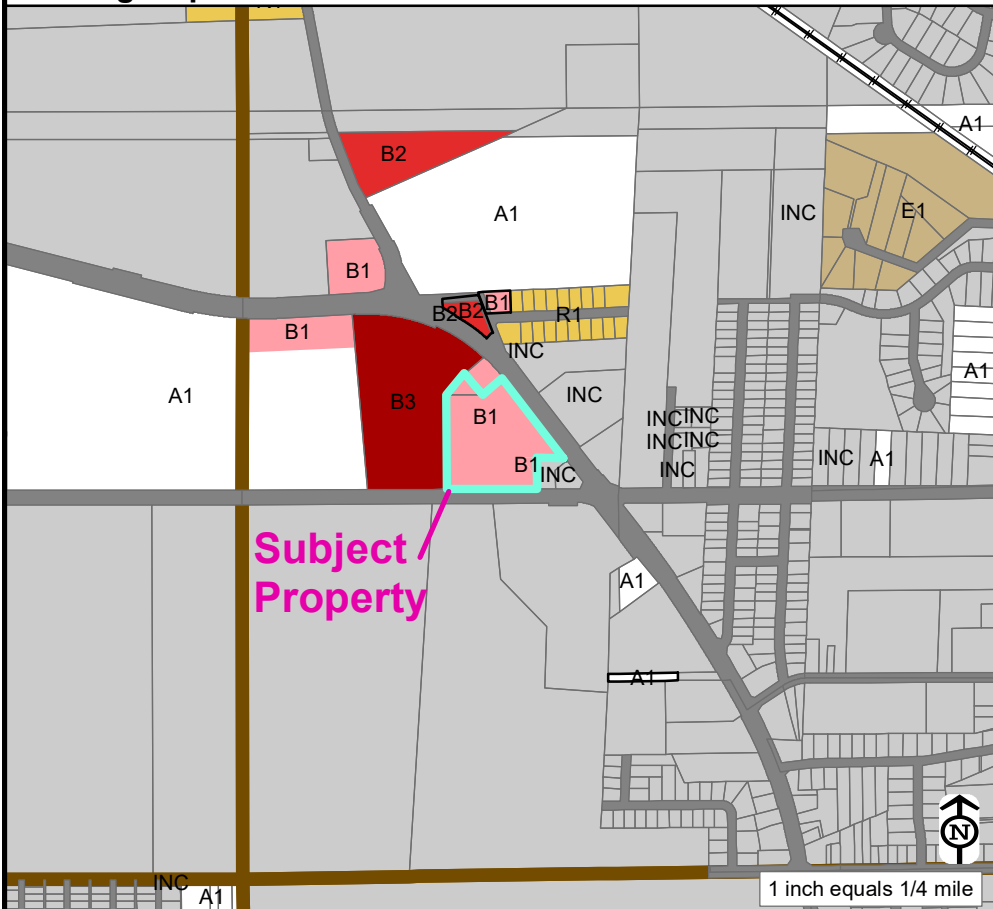
South: Government/ Institutional/ Agriculture

East: Vacant/ Commercial

West: Agriculture



Zoning Map



Current Zoning

B-1 Neighborhood Business

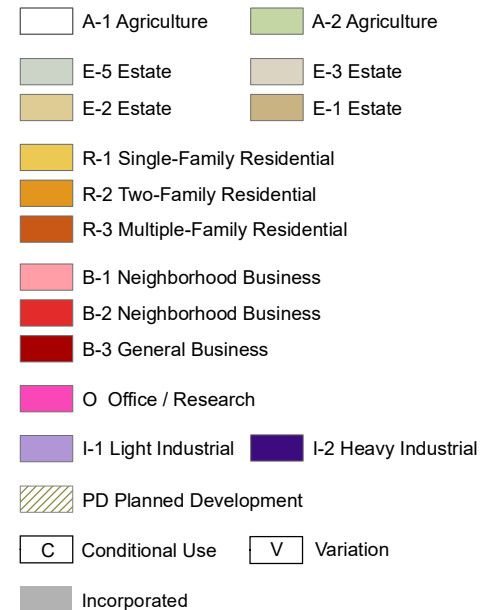
Adjacent Zoning

North: Neighborhood Business/
Incorporated

South: Incorporated

East: Incorporated

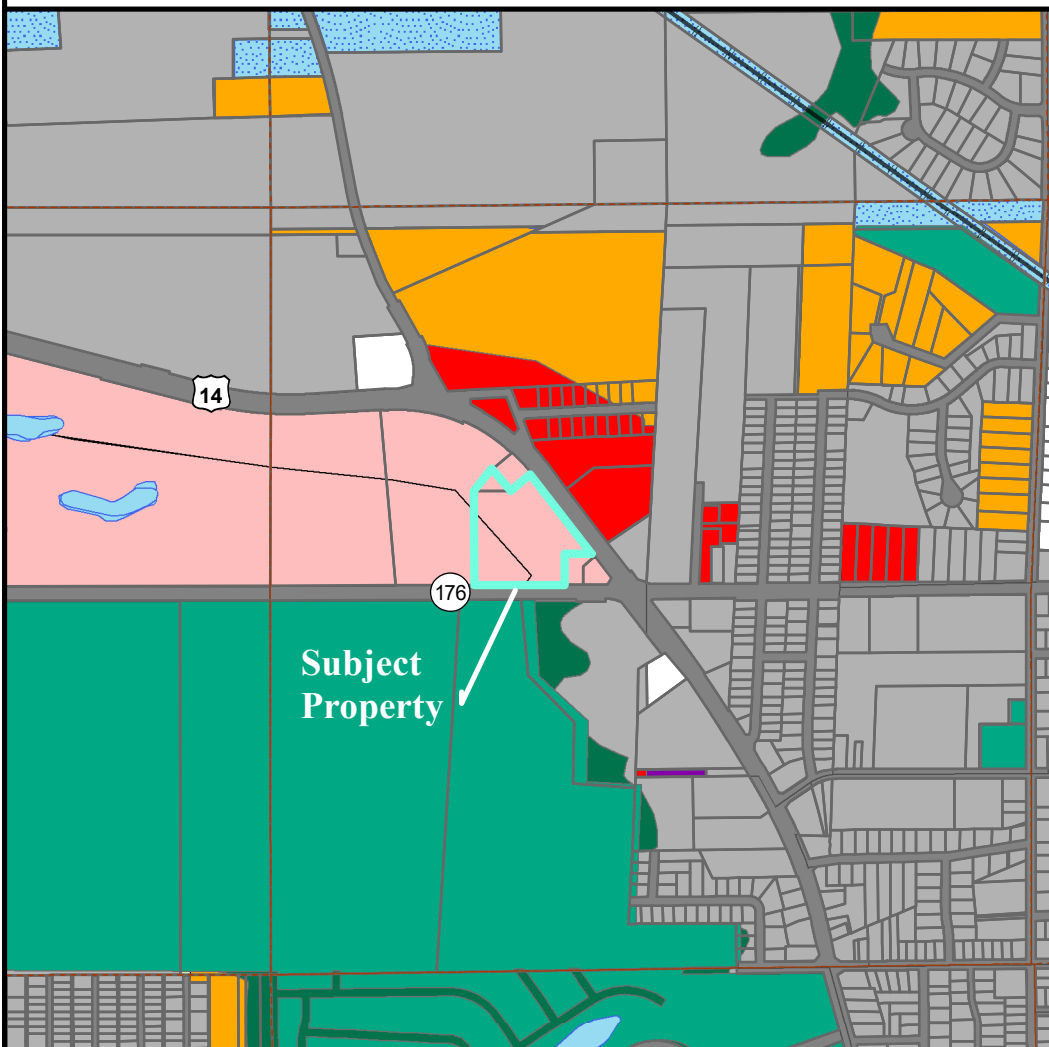
West: General Business



McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Mixed Use



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

Municipal / Township Plan Designations

<u>Nunda Township:</u>	Existing Development
<u>Crystal Lake:</u>	Commerce
<u>Lakewood:</u>	N/A

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

MIXED USE - includes existing and proposed areas for development of retail or office uses in combination with residential uses. Mixed Use is primarily designated near existing community centers and near existing or potential future Metra stations. In addition to being designated as a primary future land use, mixed use development is also appropriate within the Transit-Oriented Development Overlay district.

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area

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

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

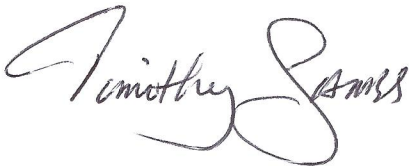
Pin# 14-31-177-012 and 14-31-177-017

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 'J'.

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

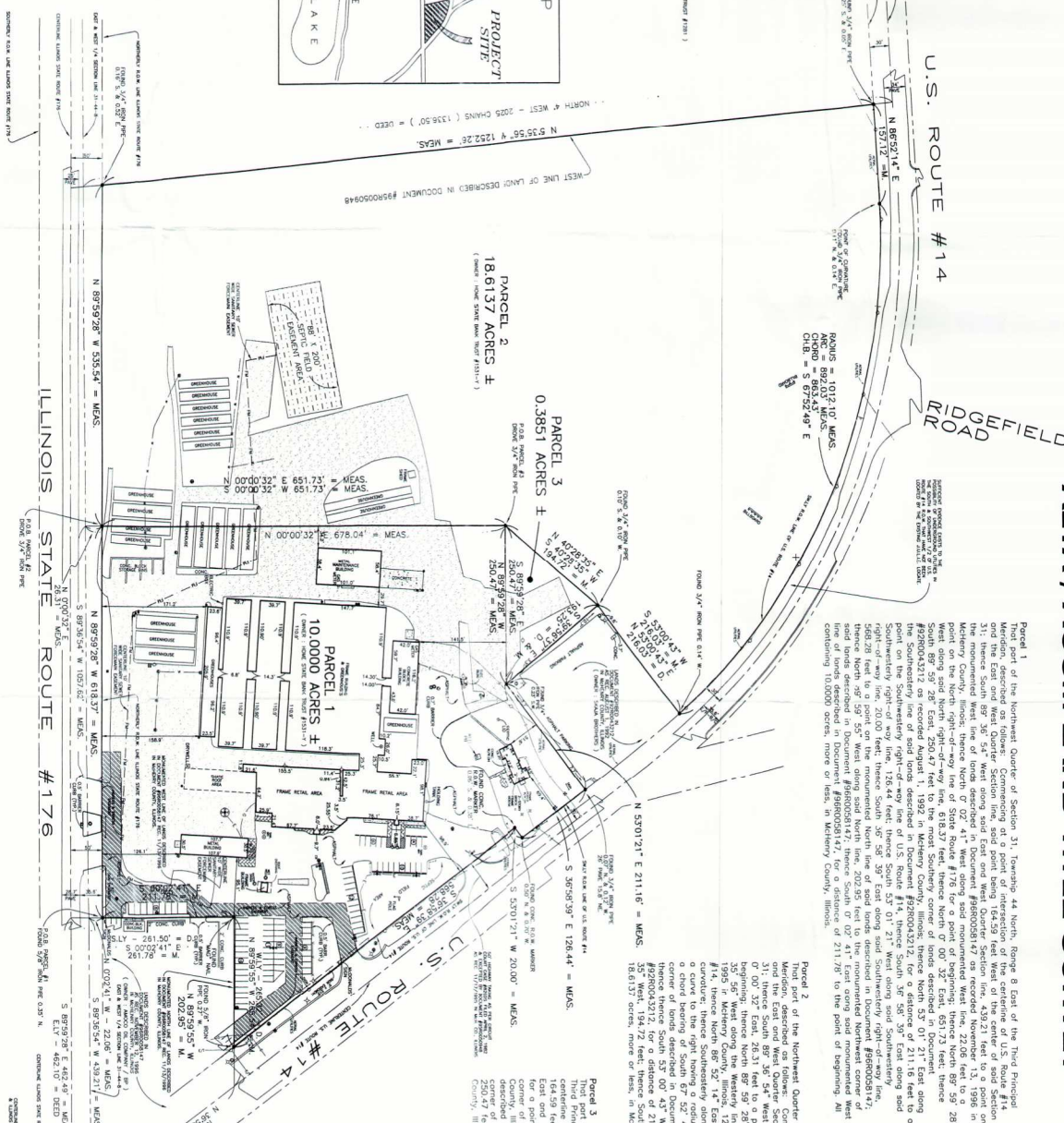
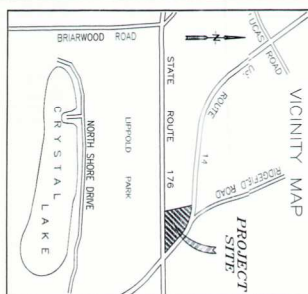
4. Which exemption from the Illinois Plat Act (765 ILCS 205/ et seq.) applies to this request?

☐ 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?

U.S. ROUTE #14

[illegible][illegible]

Panel 3 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 N54.59°E line of the S14 and the East and West Quaternary Section line, and point being 164.59 feet west of the center of said Section 31; thence South 89° 28' West, 250.47 feet to the point of beginning; thence North 89° 28' West, 250.47 feet to the point of beginning. All containing 0.3651 acre, or less, in McIntosh County, Illinois.

County of McHenry S.S.
To: ATRIUM
FLOWERWOOD NURSERY
CHICAGO TITLE INSURANCE COMPANY

[illegible]

PARKING SPACES
REGULAR 85
HANDICAP 2
TOTAL 87 SPACES

FLOWERWOOD SURVEY - Original

FLOWERWOOD SURVEY - <i>Original</i>	
STARTING / LAND PLANNING 2024 SWEET ROUTE 178 68064 OREGON 97137-66-3552	SCALE : 1" = 60' DATE : 4-12-2004 DRAWN BY : J. M. M.
Charles A. Monson Inc.	REVISIONS NO. DATE BY 1 4-12-2004 J. M. M. 2 4-12-2004 J. M. M.

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.

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0041

PIN: 08-31-376-012, 08-31-376-006

Address: 860 Washington Street, Woodstock

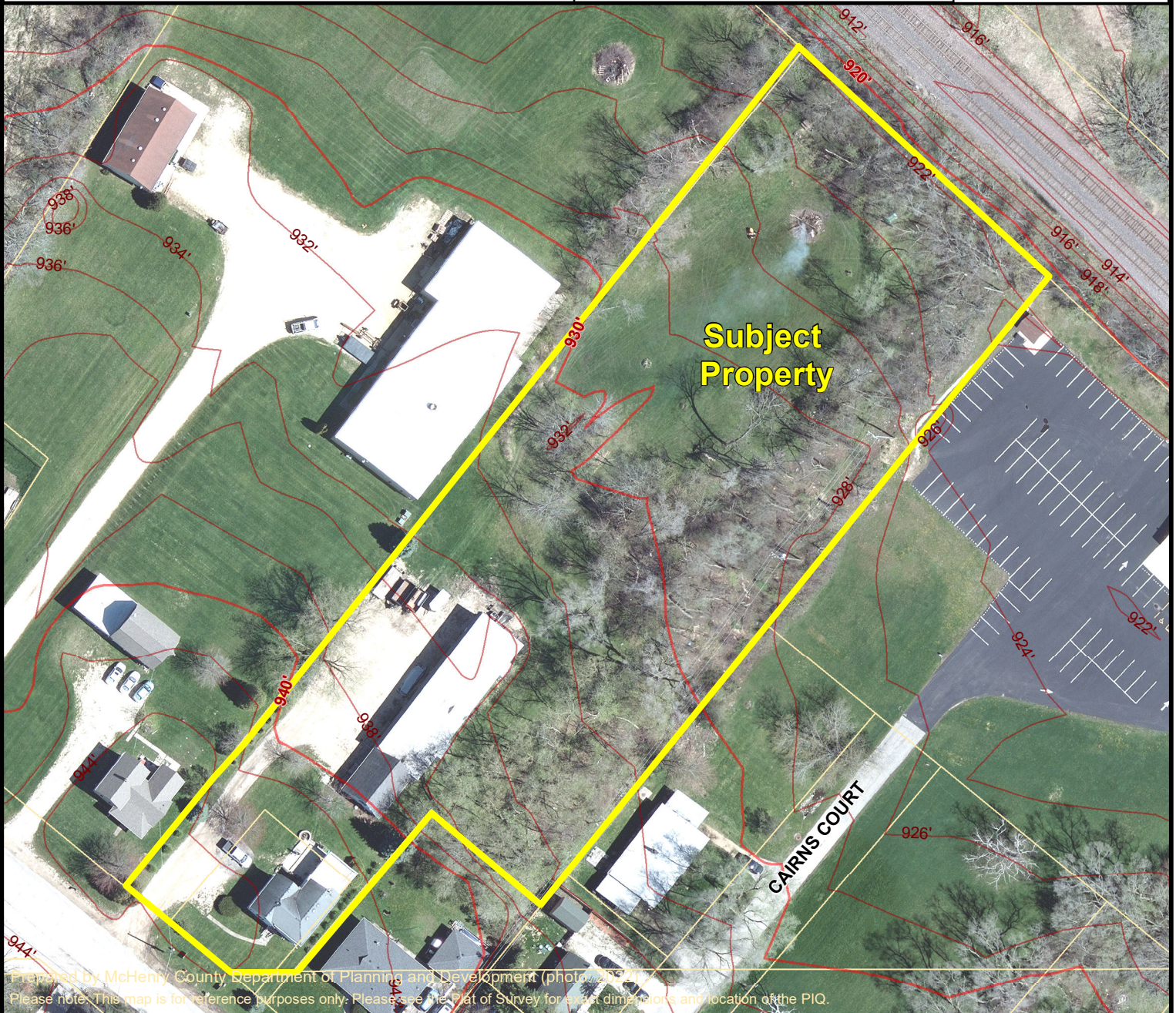
Request: I-1 Light Industrial District to R-1 Residential District. Street frontage variation from the required 100' to 73.9'

Hearing: September 18, 2025

Applicant: Jeremy Shaw

Location: The subject property is a two and a half (2.5) acre parcel and is located on the north side of Washington Street, south of the Union Pacific Railroad tracks, about a quarter (.25) mile west of Mary Ann Street in Greenwood Township.

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 40 20 0 40 80
1 inch equals 87.17 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 subject property is located on a two and a half (2.5) acre site comprising two (2) primary parcels currently zoned I-1 Light Industrial District. The applicant is proposing to consolidate these parcels and is requesting a map amendment to rezone the property from I-1 Light Industrial to R-1 Residential District. Additionally, the applicant is seeking a variation from the required one hundred (100) feet of street frontage reducing it to seventy-three point nine (73.9) feet. According to the Plat of Survey, the property currently contains a two-story framed single-family residence and a large wooden storage building previously used as rental units. Per the Narrative, the applicant has indicated that these rental units will be removed, and the wooden building preserved, as part of the proposed redevelopment.

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 (UDO)*.
- The applicant must meet the Approval Standards for Granting a Variance, listed in County Code Section 16.20.020.F of the *McHenry County Unified Development Ordinance (UDO)*.

STAFF ANALYSIS

Current Land Use & Zoning

The subject property is located adjacent to the City of Woodstock and is surrounded primarily by areas zoned for industrial and agricultural uses. While nearby parcels include agricultural zoning, the subject property itself has not historically been used for agricultural purposes. It is currently zoned I-1 Light Industrial and has been used as a single-family residence. The property directly west of the subject site is also zoned I-1 Light Industrial, while the properties to the north, east, and south are incorporated into the City of Woodstock.

2030 Comprehensive Plan Future Land Use map

The proposed reclassification is not consistent with the future land use designation of **Office/Research/Industrial**.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The 2030 Comprehensive Plan and the 2030 and Beyond Plan do not fully support the reclassification of I-1 Industrial Districts to R-1 Residential, as such changes could have unintended negative consequences for both residents and the local economy. Development of residential areas can restrict the expansion and operation of industrial businesses, leading to economic losses and hindering economic growth. Retaining and expanding existing manufacturing firms, as well as attracting new industry, remains essential to supporting the County's long-term economic health and vitality. *(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 choice for all residents." (p. 12)

- The proposed reclassification from I-1 Industrial to R-1 Residential, will preserve the existing rural landscape and will not increase the density already established for this area.
- The property is in an area predominantly zoned for industrial and agricultural uses. This context presents challenges for creating active, walkable communities, as the surrounding land uses do not support the environment necessary to sustain such development. *"Planning for active communities is an effort to ensure that the physical design of neighborhoods and communities provide opportunities and encourage residents to meet some of their basic mobility needs by walking and bicycling. Planning for active communities also includes efforts to ensure that community planning address the need for parks and active recreation facilities. The goal of planning*

for walkability is to improve mobility (without relying on automobiles) and to create a sense of place by increasing opportunities for people to interact with the built environment and with each other. Planning for active communities and planning for walkability encourage a renewed focus on density, mixed-uses, human scale development and providing short blocks, sidewalks, pedestrian facilities, crosswalks, and street furniture.” 2030 and Beyond Analysis (p. 11).

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)

This *Big Idea* promotes flexibility in development ordinances to support conservation-based, mixed-use, and walkable neighborhoods within unincorporated areas.

- Reclassification of the subject property to R-1 Residential aligns with the goal of offering a wide array of housing choices in unincorporated parts of the County.

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)

- The subject property is located adjacent to the City of Woodstock in an area predominantly zoned for industrial and agricultural uses which lacks infrastructure and services to promote compact development patterns for residential uses.
- The proposed R-1 rezoning is inconsistent with the County’s **2030 Comprehensive Plan**, which designates the area’s future land use as Office/Research/Industrial. *“...the Future Land Use Map, combined with the call for compact and contiguous growth, remains a capable guide for development in the county.” 2030 and Beyond Analysis (p. 5).*

Big Idea #4 Let’s expand our economy

“We can make it happen by facilitating new business and the expansion of existing businesses.” (p.21)

- Reclassifying the subject property to R-1 Residential within a predominantly industrial district could hinder the establishment and future growth of new businesses in the area.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

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

- As previously noted, the subject property is located adjacent to the City of Woodstock, where increased density and compact, contiguous development in residential districts is common. While there is potential for similar compact development in the subject property’s adjacent residential districts, the area within a quarter (0.25) mile of said property is predominantly characterized by industrial and agricultural land uses, which do not support the intended zoning transition.

Agricultural Resources

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

- Although the district directly north of the subject property is primarily agricultural, the property’s size and its proximity to residential and industrial developments make it unlikely to be classified as “most productive agricultural land.”

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 or floodplain were identified as being located on this parcel. Please refer to attached NRI Letter #L25-023-4684 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

"Identify areas for office/research/industrial areas and business parks with access to regional transportation infrastructure." (p. 87)

- The proposed reclassification of this parcel is not consistent with the established economic development objectives associated with the future land use designation of Office/Research/Industrial.

Infrastructure

No applicable text.

STAFF ASSESSMENT

The applicant is requesting a map amendment to rezone approximately two and a half (2.5) acres from I-1 Light Industrial District to R-1 Residential District. While the request supports the preservation of the existing rural landscape by maintaining current density levels, it is inconsistent with the recommendations outlined in the County's *2030 and Beyond Plan* as well as the *2030 Comprehensive Plan*. Furthermore, the proposed reclassification does not conform to the future land use map, which designates the subject property for **Offices/Research/Industrial** uses. It is also noted that the property is not located within a Sensitive Aquifer Recharge Area (SARA).

Report prepared July 14, 2025, by Melody Jacobson, Planner - McHenry County Department of Planning & Development.

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

E. 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.

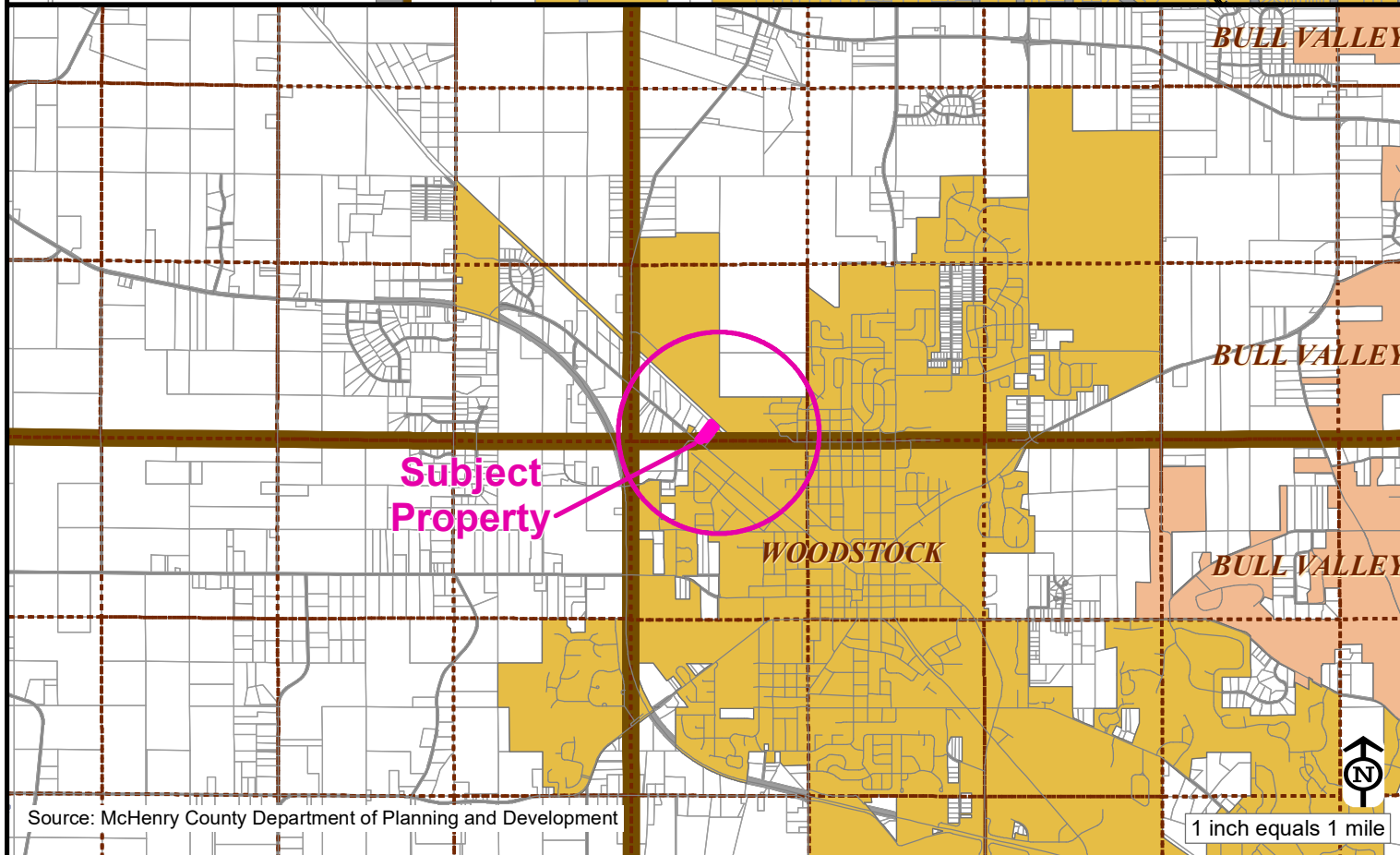
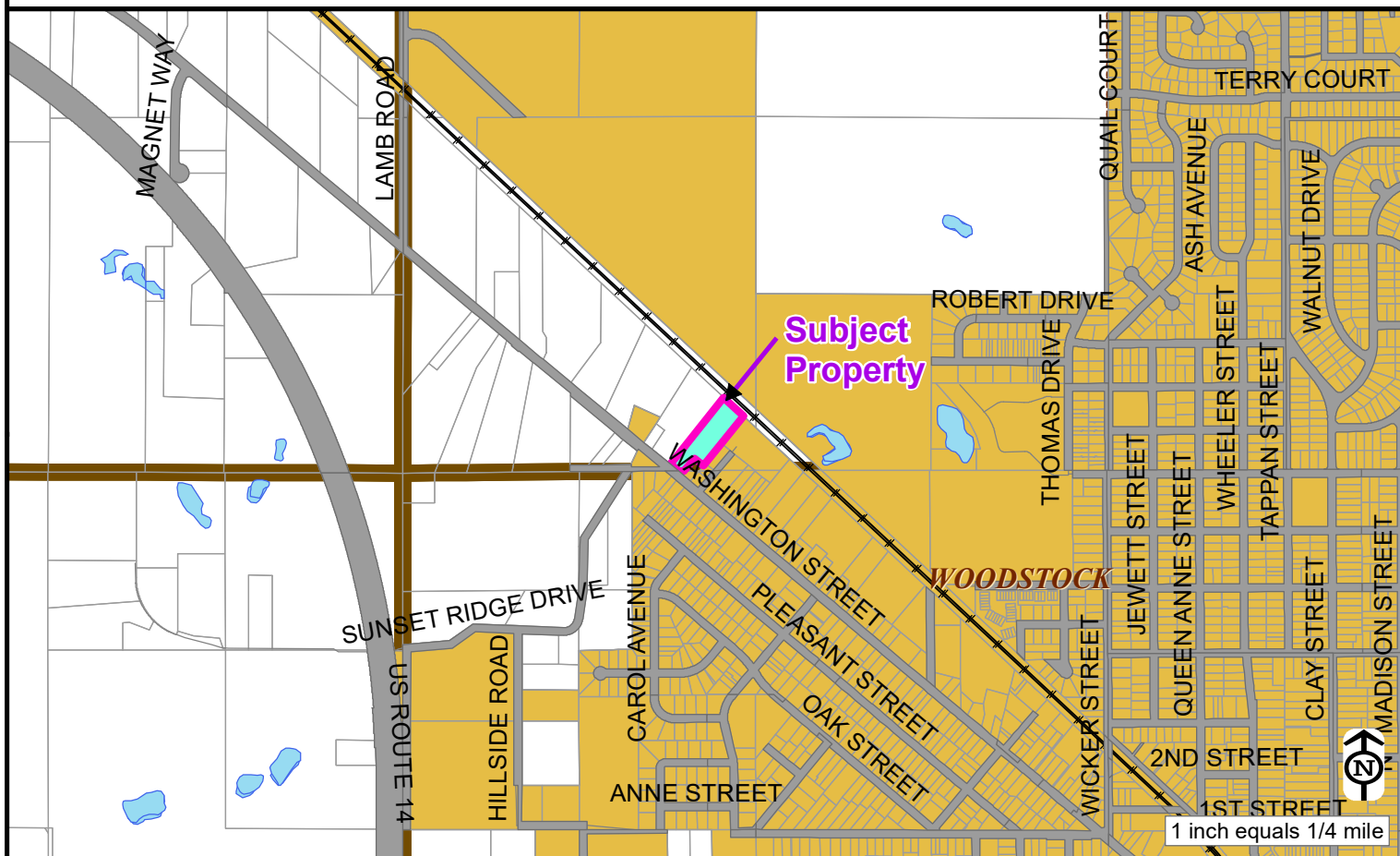
1. Approval Standards for Map Amendments.

- 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.

Section 16.20.020.F of the McHenry County Unified Development Ordinance

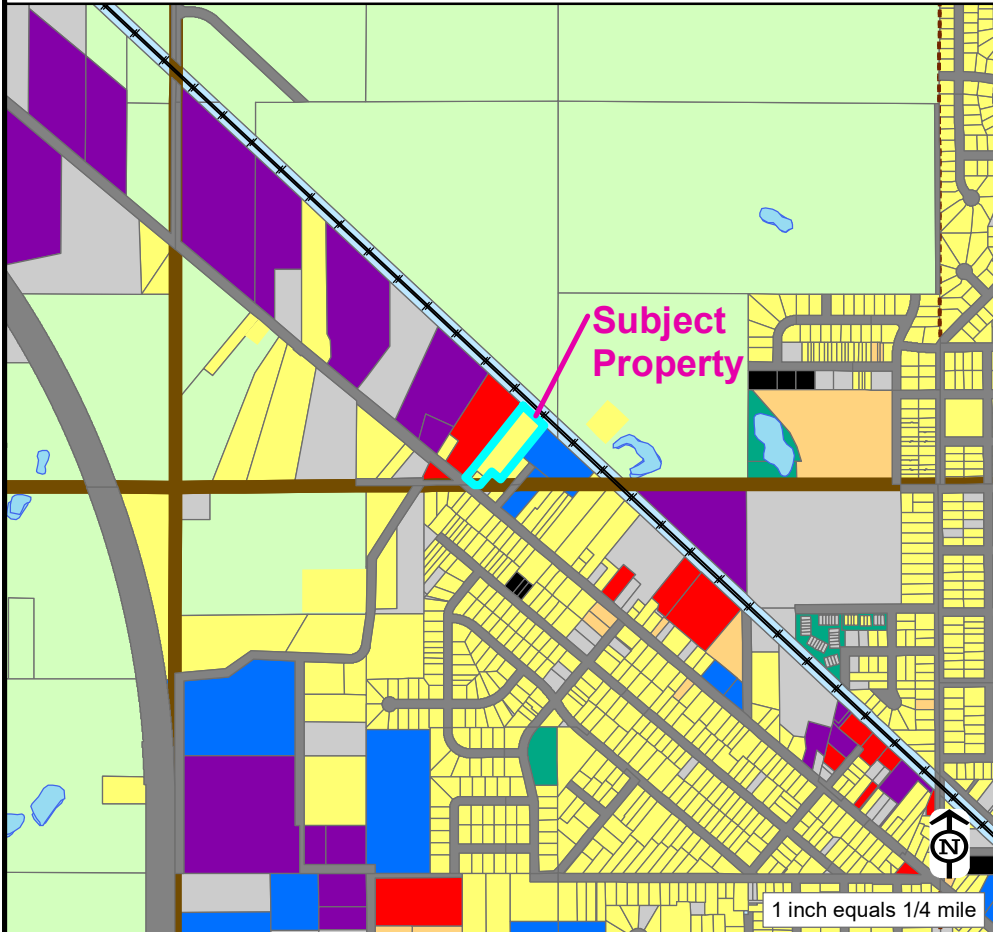
F. Approval Standards for Zoning Variations. No zoning variation from the provisions of this Ordinance may be granted unless the Zoning Board of Appeals or Hearing Officer and County Board makes specific findings that the request meets each of the standards imposed by this section. These standards are as follows:

1. The particular surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.
2. The conditions upon which the application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning district.
3. The purpose of the variation is not based exclusively upon a desire to increase the monetary gain realized from the property.
4. The alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
7. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by this Ordinance to other land or structure of the same zoning district.



Source: McHenry County Department of Planning and Development

Current Land Use Map



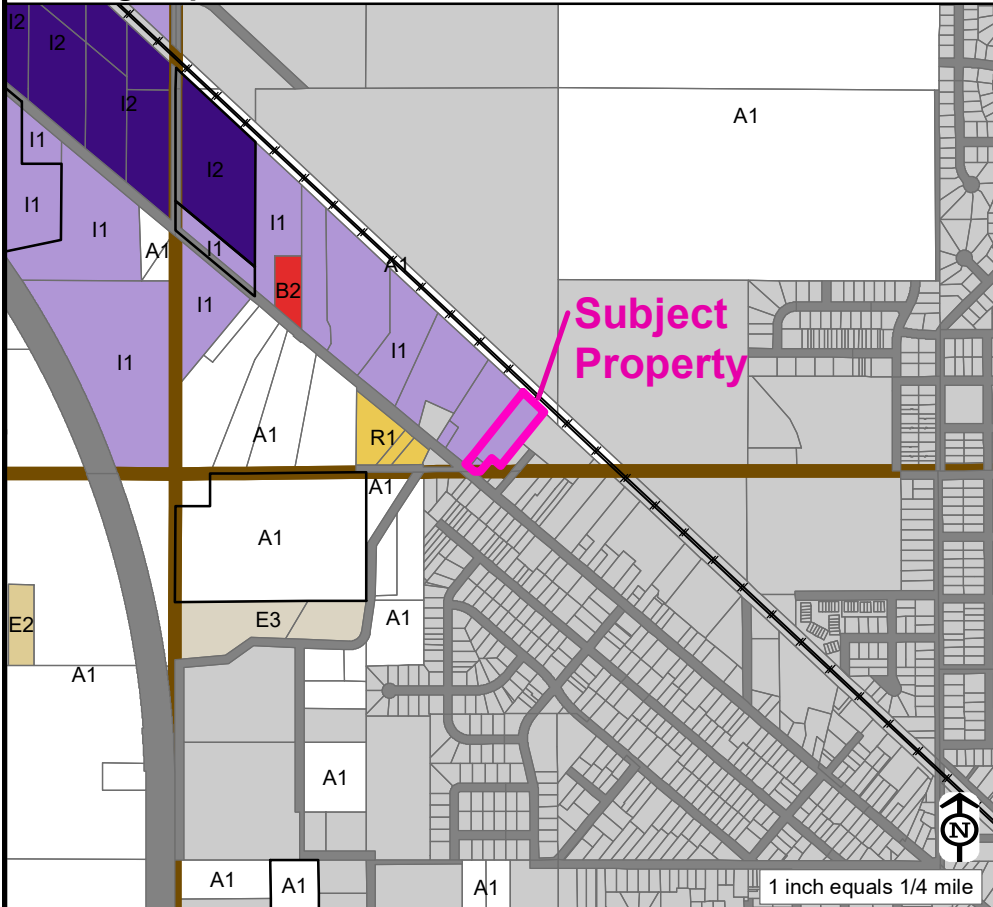
Current Land Use
Single-Family Residential

Adjacent Land Use(s)

North: Agriculture
South: Single-Family Residential
East: Single-Family Residential
Government/ Institutional
West: Commercial

- 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

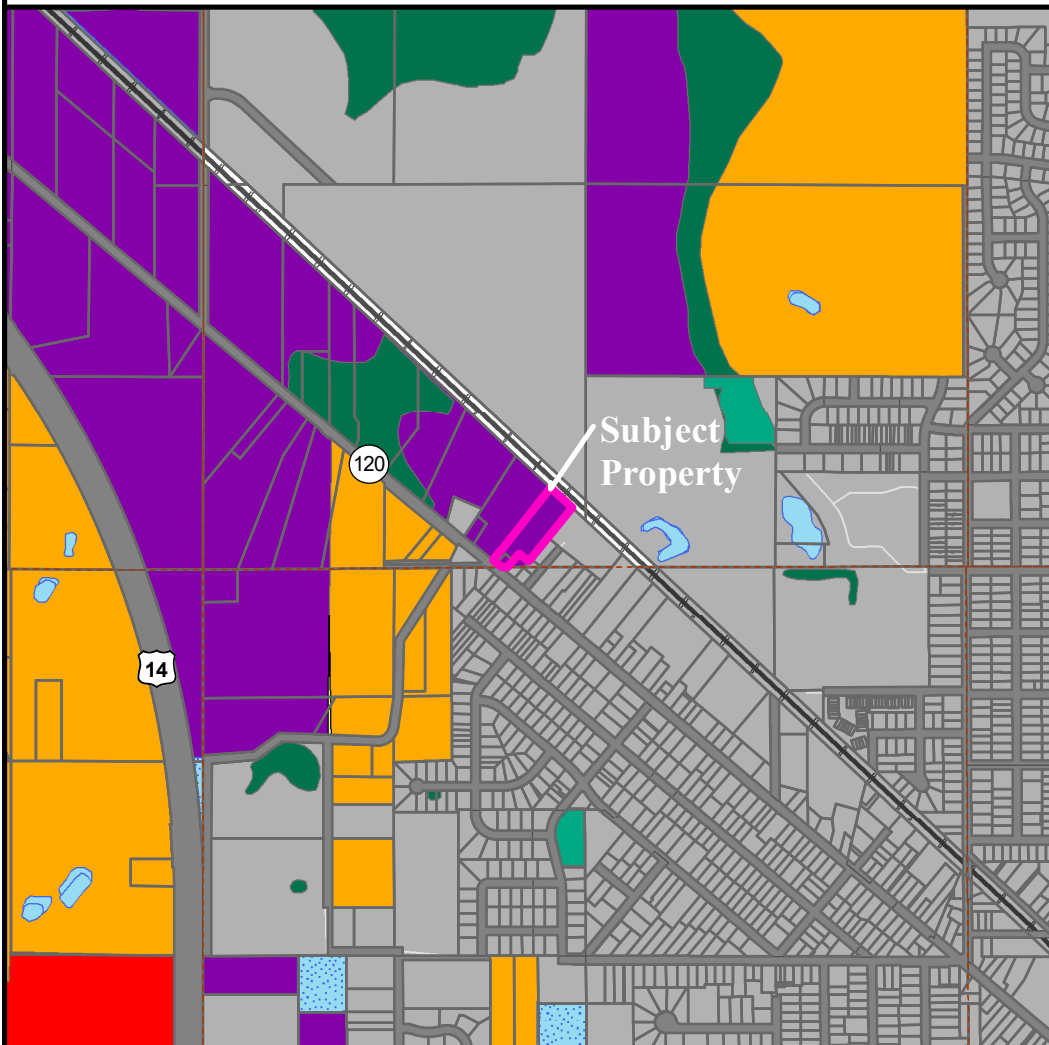
North: Incorporated
South: Incorporated
East: Incorporated
West: I-1 Light Industrial

- 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 Neighborhood 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

McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Office, Research, Industrial



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

Municipal / Township Plan Designations

Greenwood Township: N/A

Woodstock: Industrial

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

OFFICE/RESEARCH/INDUSTRIAL - includes existing and proposed areas for office, research, industrial, warehouse, and wholesale trade uses. The Office/Research/Industrial district is generally designated in close proximity to major arterial roadways and railroads. Most Office/Research/Industrial development will occur after annexation into municipalities. Some Office/Research/Industrial development, particularly uses that require large acreages and generate limited water use, may occur in unincorporated areas.

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area

Page 29 of 39

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

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.

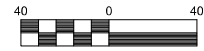
1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?
The owner is unable to rebuild the residence if the residence is destroyed and cannot sell the subject 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

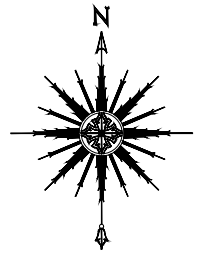
LEGAL DESCRIPTION

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

10 Chains 10 Links (Deed)

514.06' Meas. S 37°11'52" W

198.22' Meas. S 47°00'51" E
2 Chains (Deed)

Found 1/2" Rebar

Found 1 1/4" Iron Pipe

Southwesterly line of lands described in Book 90 of Deeds, Page 188

Northwesterly line of lands described in Book 90 of Deeds, Page 270

10 Chains 26 Links (Deed)
674.70' Meas. N 37°10'15" E

Gravel
Wood Storage Building

Found 1" Iron Pipe
87.39' Meas. N 49°51'41" W
87.27' Rec.

Found 1" Iron Pipe

EXCEPTION

AS PER
DOC. 88R013353

**WASHINGTON
STREET**

EXCEPTION

AS PER
DOC. 88R013353

EXCEPTION

AS PER
DOC. 88R013353

EXCEPTION

AS PER
DOC. 88R013353

EXCEPTION

AS PER
DOC. 88R013353

EXCEPTION

AS PER
DOC. 88R013353

EXCEPTION

AS PER
DOC. 88R013353

EXCEPTION

AS PER
DOC. 88R013353

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

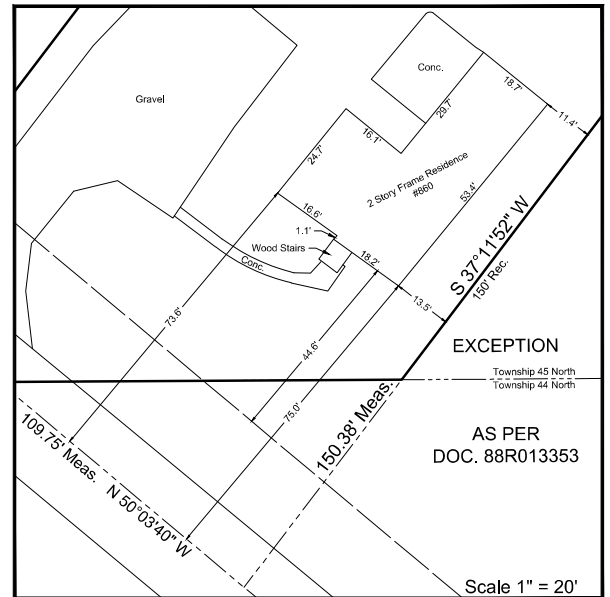
BY:

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 BUILDING OR STRUCTURE, THE SURVEYOR HAS BEEN ADVISED OF THE EXISTENCE OF THE BUILDING OR STRUCTURE AND THE SURVEYOR HAS NOTED THE EXISTENCE OF THE BUILDING OR STRUCTURE.
4. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

Page 35 of 39



Scale 1" = 20'

BAXTER & WOODMAN
Consulting Engineers

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

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

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.