



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

September 11, 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 Z25-0069 Doden Trusts, A1-A2V, Grafton Twp 2
 - 3.2 Z25-0030 Marantha Assembly of God, 27
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: #Z25-0069

PIN: 18-06-400-003

Address: 6914 Mensching Rd, Huntley

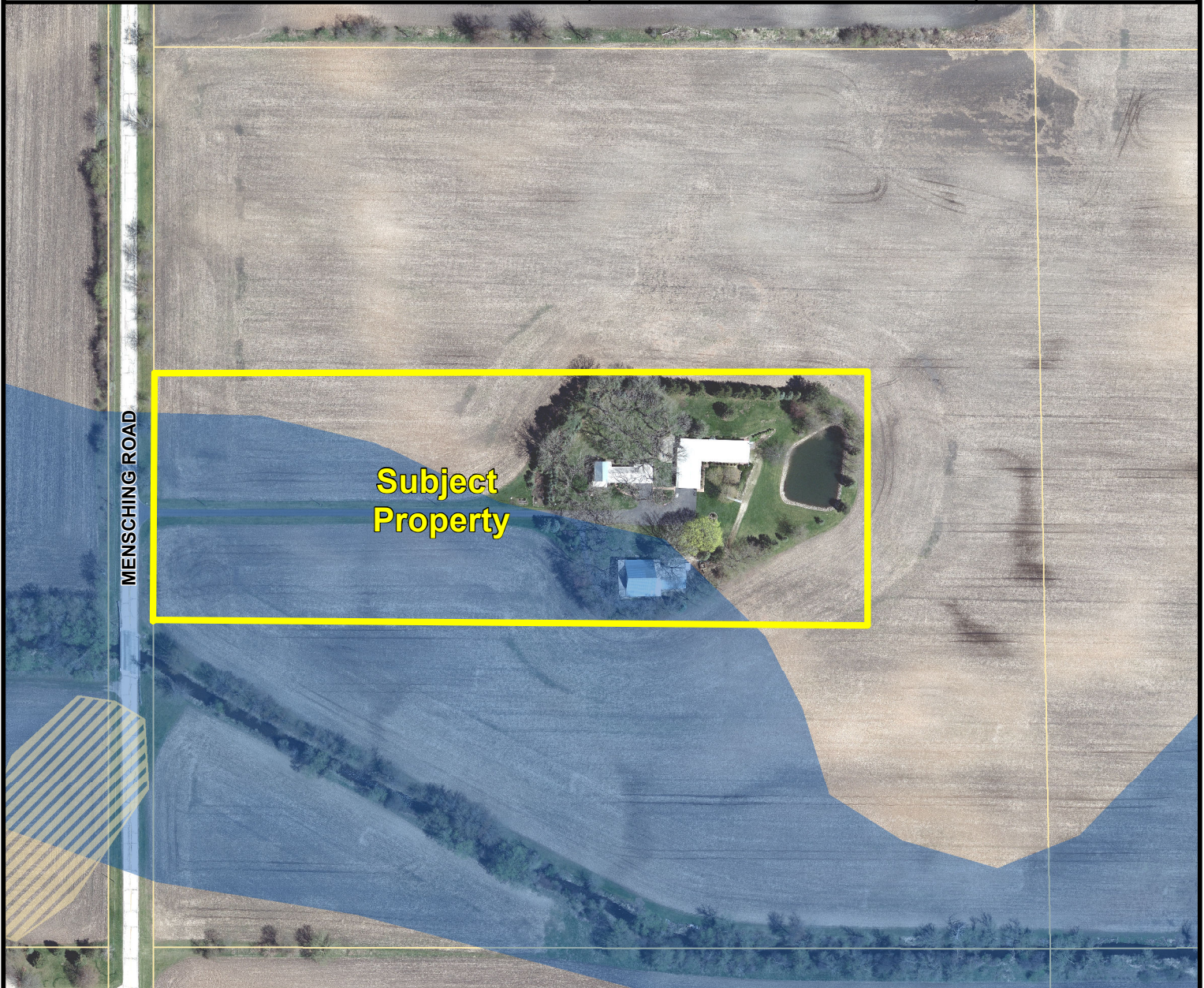
Request: A-1 Agriculture District to A-2 Agriculture District with two (2) variations - to increase the maximum permitted floor area for an ancillary dwelling unit; and to increase the maximum number of bedrooms allowed within an ancillary dwelling unit.

Hearing: September 11, 2025

Applicant: Nicholas Mason

Location: The subject property is located east of Mensching Road approximately one thousand seven hundred and seventy-five (1,775) feet south from the intersection of Mensching Road and Hansel Road, with a common address of 6914 Mensching Road, Huntley, Illinois in Grafton 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 110 55 0 110 220
1 inch equals 221.3 feet



Staff Report for the McHenry County Zoning Board of Appeals

STAFF COMMENTS

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

BACKGROUND & REQUEST SUMMARY

The applicant is requesting a map amendment to rezone an eight and a half (8.5) acre portion of land from the A-1 Agriculture District to the A-2 Agriculture District. This tract is part of a larger forty (40) acre parcel, which is intended to remain as a separate, stand-alone vacant parcel.

In conjunction with the rezoning request, the applicant is seeking two (2) variances on the proposed A-2 Agriculture-zoned parcel. A variance to increase the maximum permitted floor area for an ancillary dwelling unit; and a variance to increase the maximum number of bedrooms allowed within an ancillary dwelling unit.

According to the plat of survey, the subject property currently contains a one-story frame residence, a two-story frame barn, and a split-level frame ancillary dwelling with a detached garage.

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*.
- The Applicant must meet the A-2 District Rezoning Standards, listed in §16.36.020 of the *McHenry County Unified Development Ordinance*.
- 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 property is currently zoned A-1 Agriculture and has been used as a Single-Family Residence with Agriculture uses. To the north, approximately a quarter (0.25) mile from the subject parcel, there are a few E-1 Estate zoned properties. Lots to the south, east and west of the site, have A-1 Agriculture designations. The proposed reclassification is consistent with the A-1 Agriculture zoning surrounding the subject property.

2030 Comprehensive Plan Future Land Use map

The proposed reclassification and two (2) variances are consistent with the future land use designation of **Agriculture and Environmentally Sensitive Area**.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The 2030 Comprehensive Plan and 2030 and Beyond Plan support the reclassification to the A-2 Agriculture District. There is minimal impact to the agricultural, natural, and water resources on the site (*See comments below*).

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

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

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

- The subject property is located within one and a half (1.5) miles from the City of Huntley.
- The proposed reclassification will preserve the rural landscape and will not increase the density already established for this area.

Big Idea #2 Let's build on our strengths

"We can make it happen by preserving our open space and agricultural landscapes, which provide recreational opportunities, including ecotourism, and sustain our rural lifestyle and agricultural industry." (p. 14)

- The proposed reclassification is a mechanism to preserve agricultural lands in 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 proposed reclassification is consistent with the agriculture use of the surrounding properties. Granting the reclassification would not prohibit agriculture uses in the area to continue.

Big Idea #4 Let's expand our economy

No applicable text.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

"Living with the land is the core belief of the rural lifestyle and it's because of these farmers, conservationists, and caretakers that the County is able to still hold on to its history and traditions...." "It is this way of life that still gives McHenry County its rural character. It fosters the protection of nature, the recharging of aquifers, and the preservation of the County's rich resources for future generations." (p. 23)

- Reclassification to the A-2 Agriculture District preserves the essential aspects of the rural character by allowing agriculture uses to continue.
- A small Eastern portion of the subject property is within the Sensitive Aquifer Recharge Area (SARA).

Agricultural Resources

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

- The proposed reclassification to the A-2 Agriculture District would have a minimal impact to agricultural resources and allow agriculture land uses to continue.

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. According to the letter, the FEMA Flood Insurance Rate Map (Panel 17111C0305J) designates the southwestern portion of the subject property as Zone A (100-year floodplain). As a result, permit requirements may apply if future construction is proposed within this area. The letter also states that a full NRI report is not required, as no wetlands or additional floodplain areas were identified on the parcel. For further details, please refer to the attached NRI Letter #L25-044-4705.

Water Resources

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

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

Economic Development

No applicable text.

Infrastructure

No applicable text.

Land Use

Objective: *"Preserve areas with aggregate resources from encroachment from development uses."* (p. 125)

- As previously noted, the proposed reclassification will preserve the rural landscape and will not increase the density already established for this area.

STAFF ASSESSMENT

The applicant is requesting a map amendment from the A-1 Agriculture District to the A-2 Agriculture District on eight and a half (8.5) acres. In addition, the applicant is seeking two (2) variances: one variance to increase the maximum permitted floor area for an ancillary dwelling unit; and a variance to increase the maximum number of bedrooms allowed within an ancillary dwelling unit.

The request is consistent with the existing Agriculture and Single-Family Residential land uses of the area. The request is also consistent with the recommendations provided in the 2030 and Beyond Plan and the 2030 Comprehensive Plan text. The reclassification is consistent with the future land use map designations of **Agriculture and Environmentally Sensitive**. A small Eastern portion of the subject property is within the Sensitive Aquifer Recharge Area (SARA) however, no additional improvements are contemplated in conjunction with this reclassification. Staff has no objection to the applicant's request for reclassification.

Report prepared July 25, 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.

Section 16.36.020 of the McHenry County Unified Development Ordinance

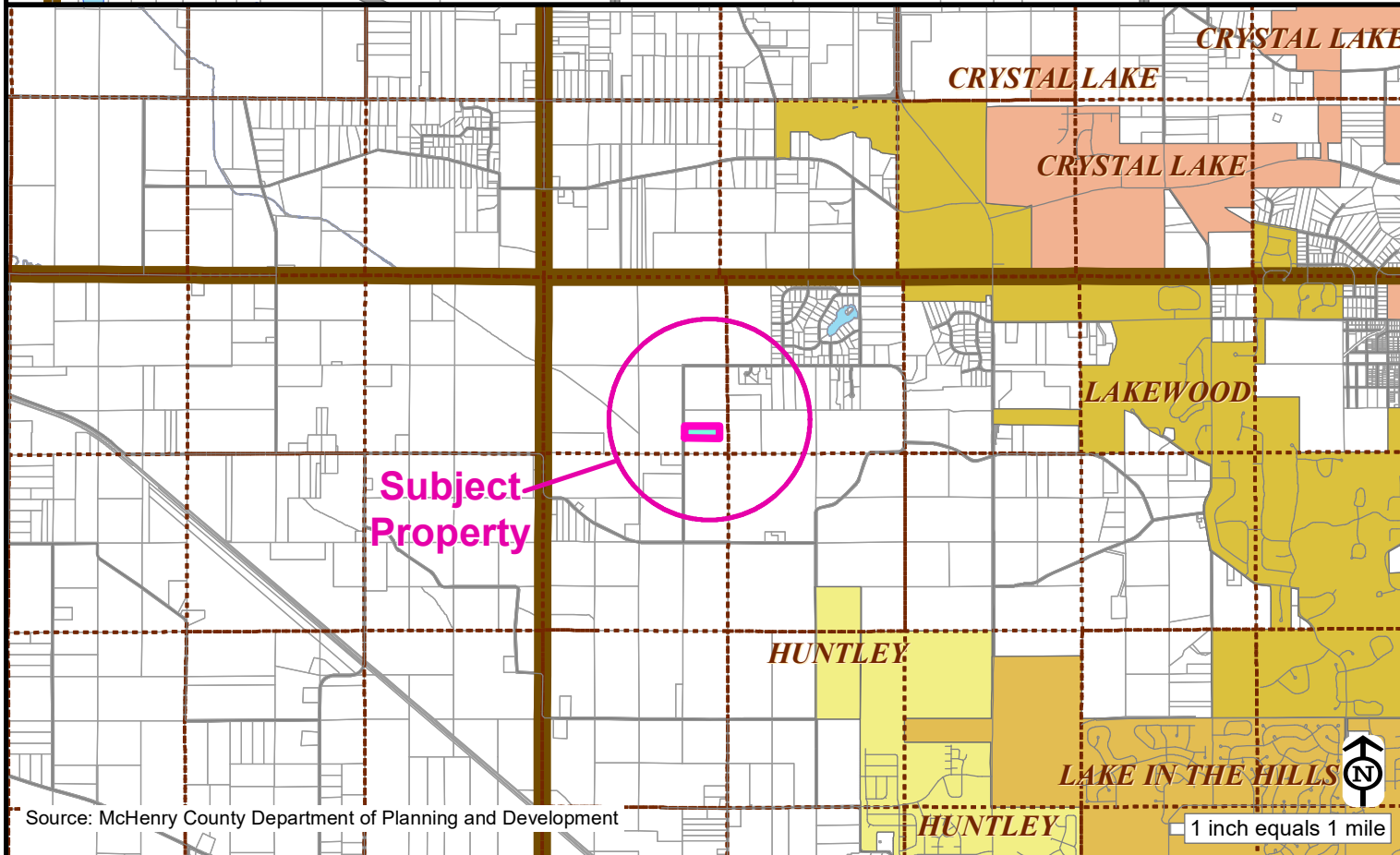
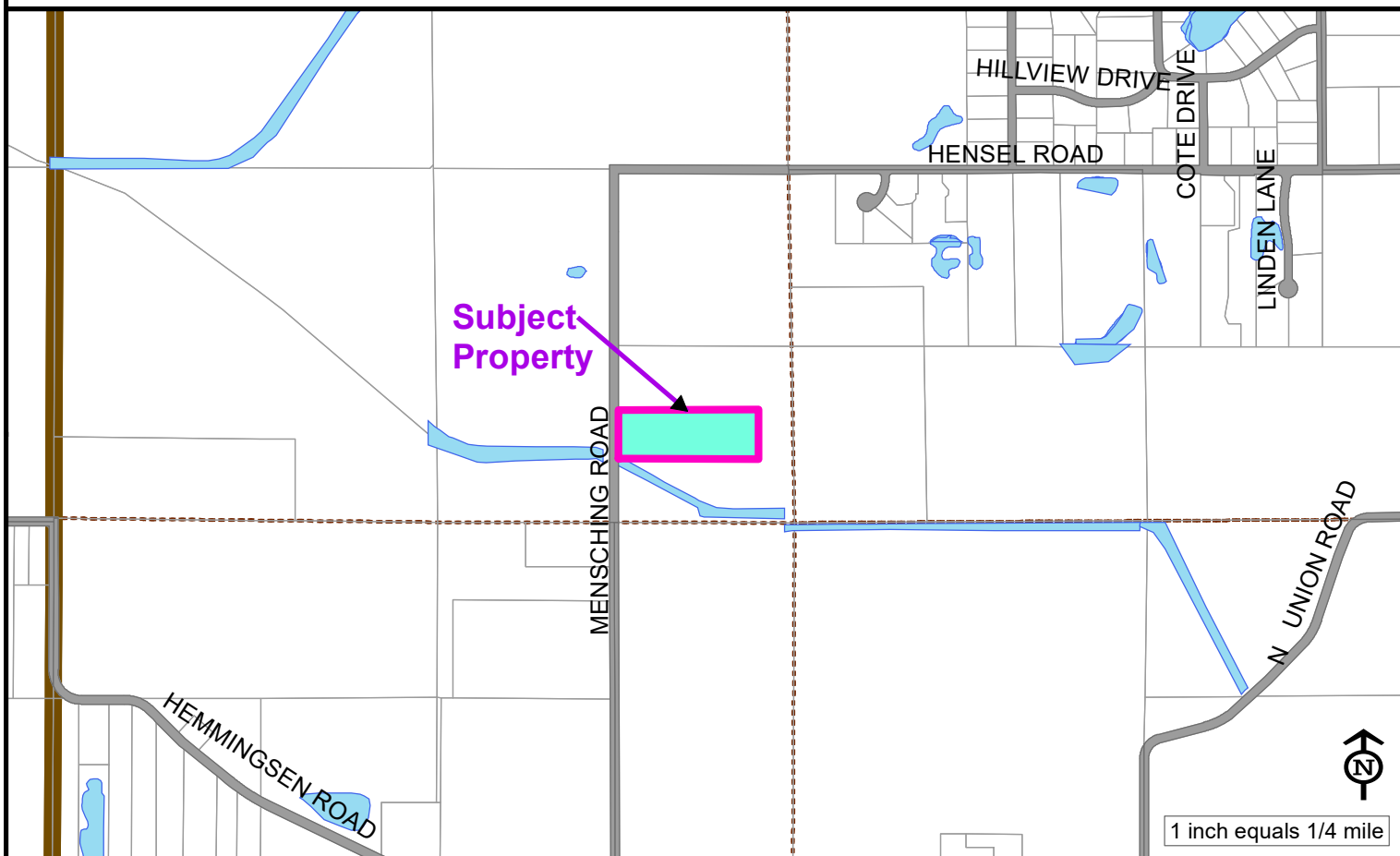
In addition to meeting the standards for a map amendment in § [16.20.010](#) (Zoning Map and Text Amendment), all rezonings to the A-2 District must meet the following additional requirements:

- A. Only property in the A-1 District is eligible for rezoning to the A-2 District.
- B. The subject property shall have an existing lawfully constructed residential dwelling on the property. Mobile homes, agricultural trailers, and agriculture employee housing do not qualify under this standard.
- C. The zoning petition shall be restricted to a single existing or proposed parcel.
- D. The subject property shall meet one (1) of the following three (3) relevant exemptions from the Plat Act (765 ILCS 205/ *et seq.*) as amended. In the event that the Plat Act is amended, the provisions of the Illinois Compiled Statutes shall control.
 - 1. 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.
 - 2. 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.
 - 3. 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 land.

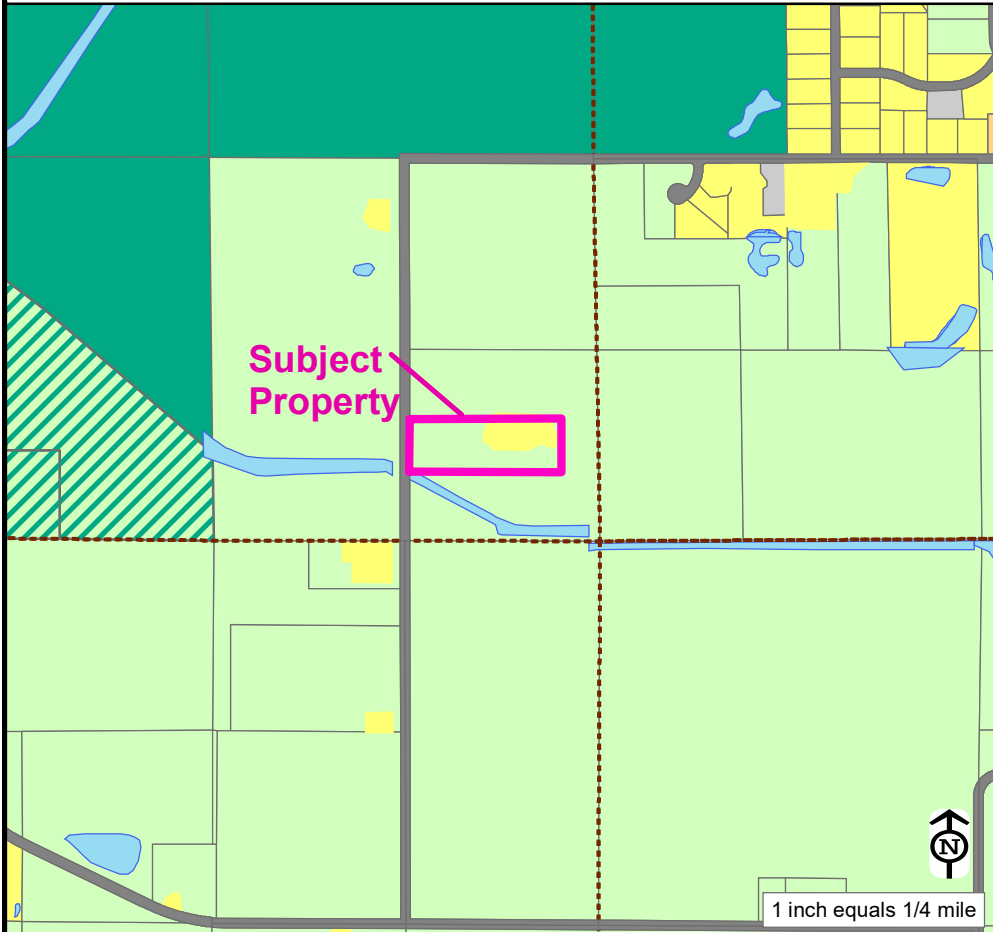
Section 16.20.020.F of the McHenry County Unified Development Ordinance

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.



Current Land Use Map



Current Land Use

Agriculture / Single-Family Residential

Adjacent Land Use(s)

North: Agriculture

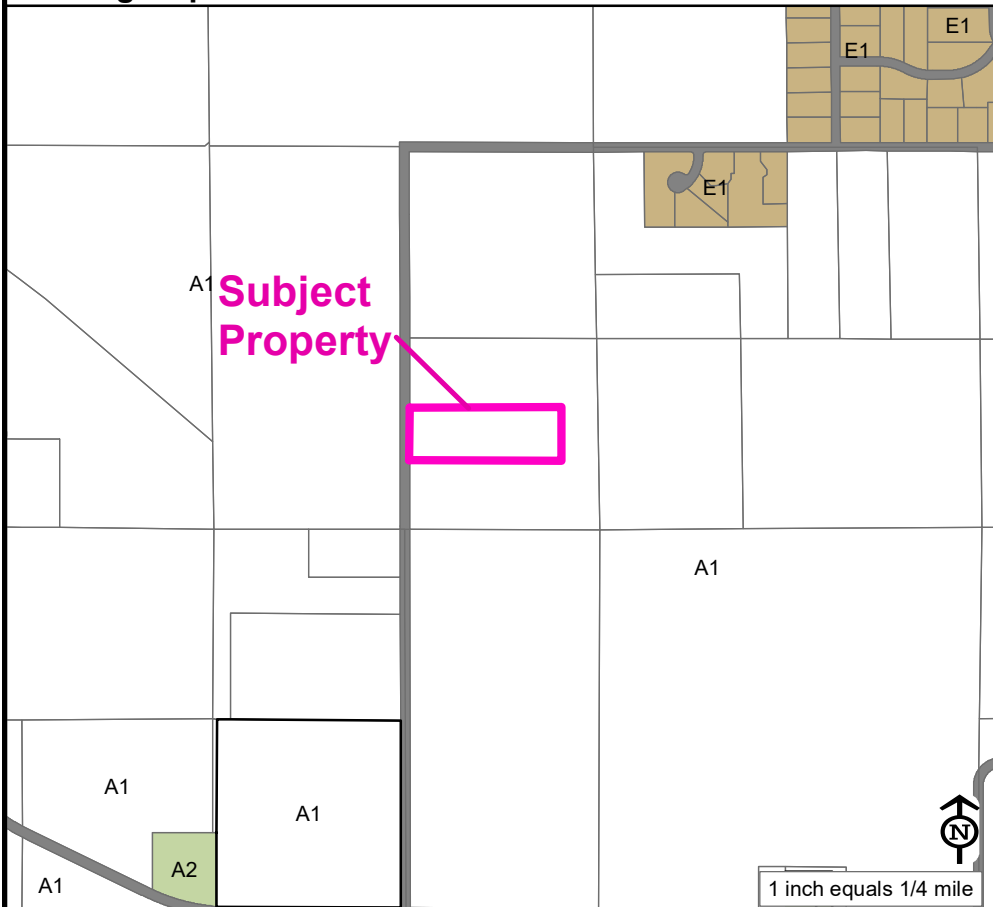
South: Agriculture

East: Agriculture

West: Agriculture

- 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

A-1 Agriculture

Adjacent Zoning

North: Agriculture

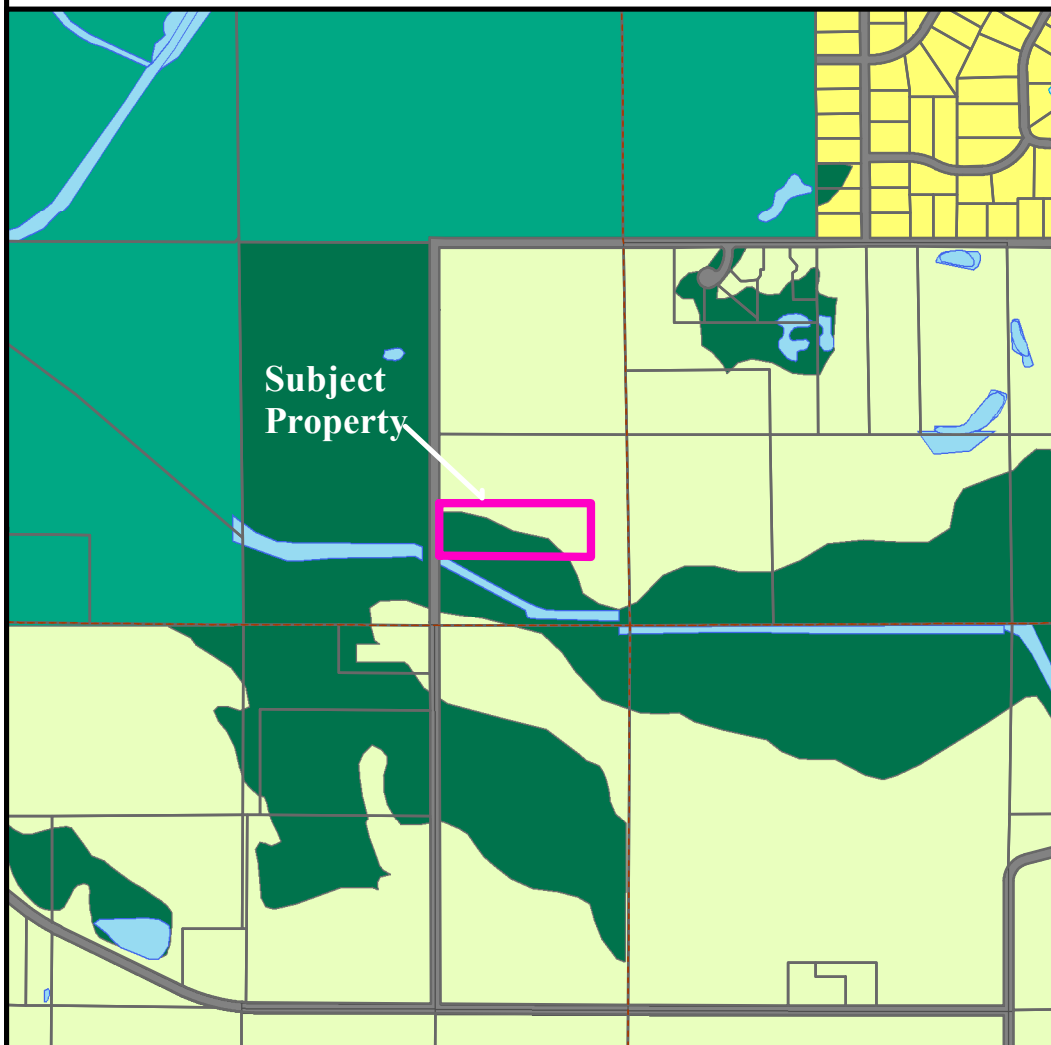
South: Agriculture

East: Agriculture

West: Agriculture

- 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

Agriculture/ Environmentally Sensitive Area

- 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

Grafton Township: Agriculture

Huntley: Single Family Estate (1+ Acres)

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

AGRICULTURAL – represents existing agricultural acres, including cropland, pastureland, farmyards, and farmsteads, that should remain in agricultural use through the 2030 planning horizon. Development in the Agricultural District should be strictly limited to agriculture, agricultural residences, and agricultural support uses.

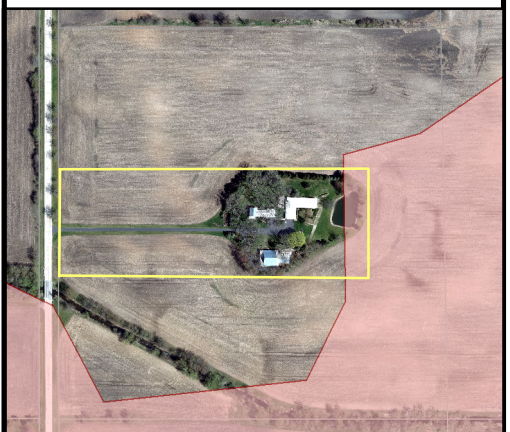
Land Use

ENVIRONMENTALLY SENSITIVE AREAS – include existing floodplains, floodways, wetlands 10 acres and larger. These environmental resources are further discussed in the Greenways, Open Space, and Natural Resources and the Water Resources sections of the 2030 plan. Environmentally sensitive areas should be protected from negative impacts of adjacent land uses.

Sensitive Aquifer Recharge Areas

The site is partially 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

June 11, 2025

Nick Mason
2017 Tyler Trl,
McHenry, IL 60051
Email (nick@haydenoutdoors.com)

Re: Parcel # Part of 18-05-300-005, 18-05-300-006, 18-06-400-003
Common Location: 6914 Mensching Rd., Huntley, IL
NRI# L25-044-4705
Zoning Change: A-1 to A-2

Dear Mr. Mason:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Ralph Doden property as applied for in Report #25-044-4705. 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, but we would like to highlight a few resources on and adjacent to the property.

The FEMA Flood Insurance Rate Map (Panel 17111C0305J) indicates Zone A, 100-year floodplain on the southwestern portion of the parcel (see attached map). If additional construction is to occur it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

No wetlands were found on the A-2 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



Resources for the Future

Z25-0069

Project Name: Doden Split

Project Description: Property located at 6914 Mensching Rd Huntley, IL is being requested to split the original parcel attached to Mensching rd. into two parcels. The request is to split the existing two houses off onto their own parcel and

Permit Type: MAP AMENDMENT WITH ZONING VARIATION

Site Address (Parcel) Owner Name: 2017 Tyler Trl

Parcel Identification Number: 18-06-400-003

Site (Parcel) Address: 6914 MENSCHING RD HUNTLEY, IL 60142

Number of Acres: 8.49

Site Address (Parcel) Owner Phone Number: 847-668-0698

Site Address (Parcel) Owner Email Address: ralphdoden@att.net

Applicant Name (if other than owner): Mason,Nicholas

Primary Contact: Mason,Nicholas

Applicant Address: 2017 Tyler Trl

Applicant Phone Number: 8153551155

Applicant Email Address: nick@haydenoutdoors.com

Property located at 6914 Mensching Rd Huntley, IL is being requested to split the original parcel attached to Mensching rd. into two parcels. The request is to split the existing two houses off onto their own parcel and the farmland as a stand-alone vacant land parcel. The house parcel meets the county and city standards with adequate road frontage for the acreage (8 acres). We are requesting the current zoning A-1 to an A-2 district. This reclassification is to ensure both parcels can be maximized for use and sell-ability.

We are aware that the current dwelling allowance for a secondary dwelling is being requested as well. Due to the layout of the dwellings and current requirements for a split, it isn't feasible for us to request a third split for the secondary dwelling. We are requesting that a variance is granted for the secondary dwelling to go from 900 square feet to approximately 1200 square feet for the secondary dwelling.

4/2024

Ancillary building has a total square footage 1,493. Build bedroom 1 bathroom and has a half second floor. The for approximately 1,084 square feet.

Ancillary Building

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, there are several residence on lots below 10 acres in the are. The remaining ground is agriculture and planned to be sold as such.

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

Significant in terms of the market value and buying pool for the houses. As it sits the houses and agriculture land won't attract many suitable buyers.

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

No, the land is being used for agriculture and the residences are set off from the main road. There is not benefit or change to the public if the property were to be split and no loss in revenue for the county or local business.

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

Yes. The acreage is good quality soils and produces quality yields on the crops. The houses are suitable for living.

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

The property isn't vacant. The farm land is being leased and in production. The houses have both been lived in within the last year. One is currently being lived in and the other lost it's occupant within the last six months but is still being cared for the by the other individuals living on the property.

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

Yes. The houses will be put to use and more affordable for the public if split and sold separately. Same goes for the remaining acreage as farm land. The continued use of the farm ground will benefit the public by being affordable for the local farmers or investors.

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, this area isn't in the future growth plan and the agriculture land doesn't fall within any future use plans.

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?

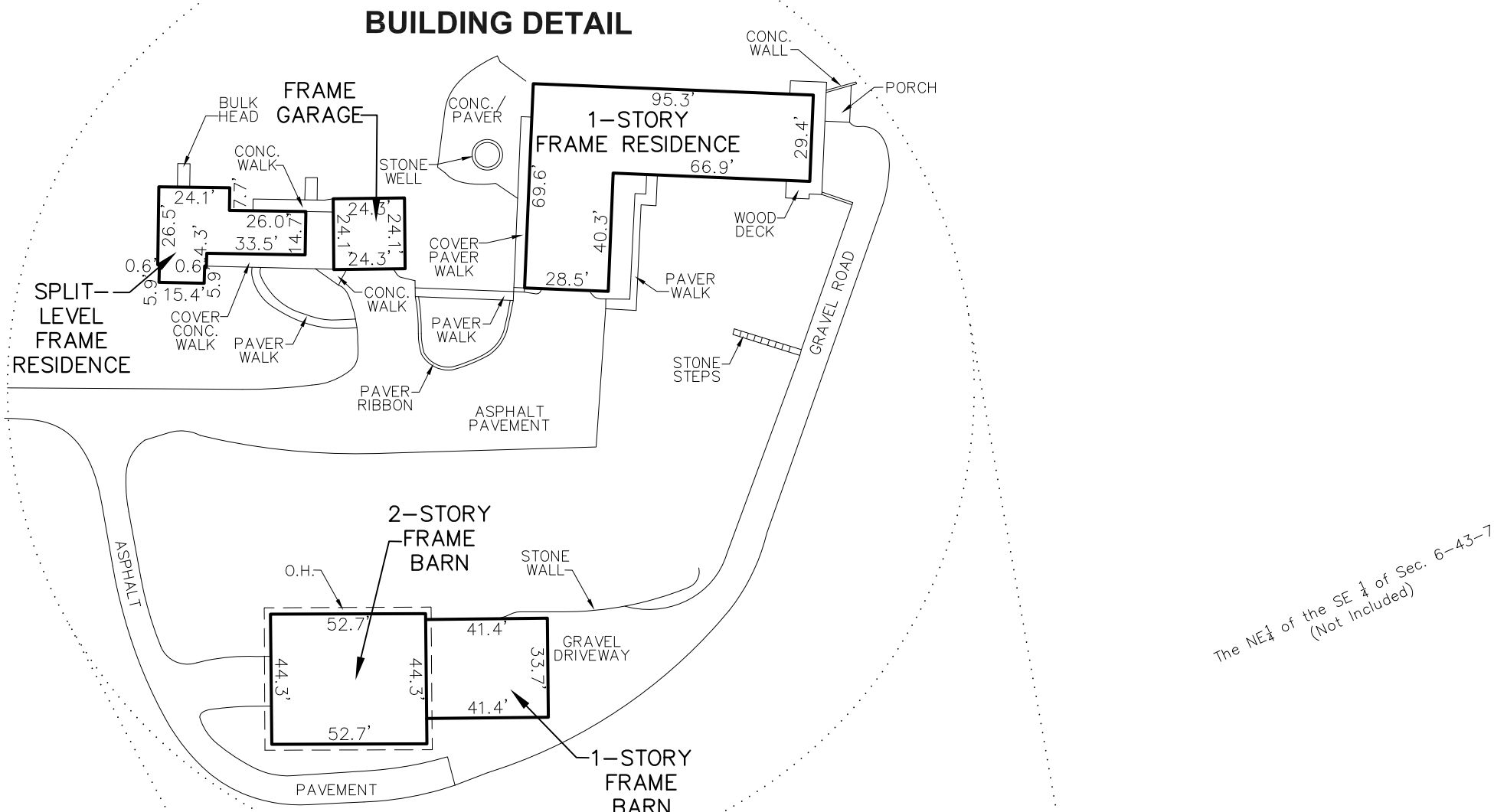
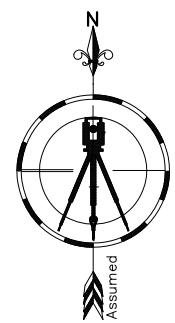


b. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access?



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?

Plat of Survey



LEGAL DESCRIPTION: PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION THAT IS 484.34 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST ON A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 1060.95 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 348.39 FEET; THENCE WEST ON A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 1059.75 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 348.39 FEET TO THE POINT OF BEGINNING IN MCHENRY COUNTY, ILLINOIS.



LEGAL DESCRIPTION: THE WEST THIRTY (30) ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FIVE (5); ALSO ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION FIVE (5), BOUNDED AND DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID FORTY, SIXTY (60) RODS; THENCE DUE NORTH TWENTY-SIX AND TWO-THIRDS (26 2/3) RODS; THENCE WEST PARALLEL WITH THE SAID SOUTH LINE OF SAID FORTY, SIXTY (60) RODS TO THE WEST LINE OF SAID SECTION; THENCE SOUTH ALONG THE SAID WEST LINE TWENTY-SIX AND TWO-THIRDS (26 2/3) RODS TO THE PLACE OF BEGINNING, ALSO THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SIX (6), ALL IN TOWNSHIP 43 NORTH, OF RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF MCHENRY AND STATE OF ILLINOIS.

PARCEL AREA: 80.08 Acres



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS }
COUNTY OF MCHENRY }
JOAQUIN P. CAMACHO
35-4088
LAND SURVEYOR
STATUTORY SEAL
CRYSTAL LAKE, IL

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JOAQUIN P. CAMACHO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
LICENSE TO BE RENEWED NOVEMBER 30, 2026

- NOTES:
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT
 - ANY DIFFERENCE IMMEDIATELY.
 - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
 - BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
 - UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

TITLE NOTE: A TITLE COMMITMENT WAS NOT PROVIDED TO THE SURVEYOR IN THE COURSE OF COMPLETING THIS SURVEY.



- LEGEND
- FOUND IRON PIPE/BAR
 - SET IRON BAR
 - ⊙ PK NAIL
 - × "X" SCRIBED INTO SURFACE
 - FENCE
 - CL/METAL/WIRE FENCE
 - PLASTIC/VINYL FENCE

- ABBREVIATIONS
- PUE PUBLIC UTILITY EASEMENT
 - MUE MUNICIPAL UTILITY EASEMENT
 - VEE VILLAGE UTILITY EASEMENT
 - LE LANDSCAPE EASEMENT
 - DE DRAINAGE EASEMENT
 - BSL BUILDING SETBACK LINE
 - PC POINT OF CURVATURE
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY

LUCO SURVEYING
A Division of Polaris Surveying, Inc.
54 Lou Street, Crystal Lake, IL 60014
PROFESSIONAL DESIGN PRNO. 184-07972
Telephone: (815) 526-3974
E-mail: admin@lucosurveying.com

Common Address: 6914 Mensching Road, Huntley, IL

PIN: 18-06-400-003 and 18-05-300-006 & -005

Job Number: 25-75361 Drafted By: jac

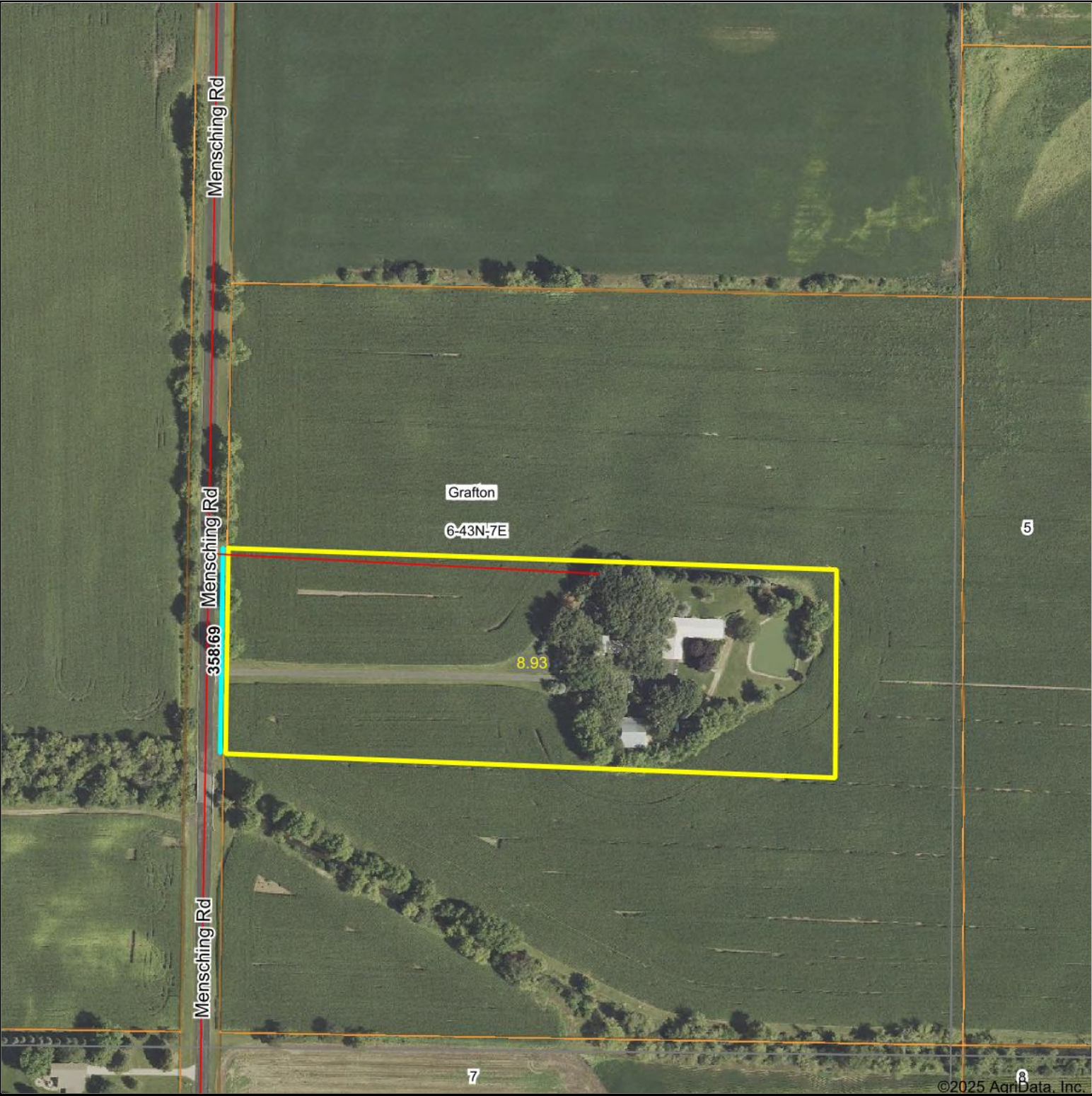
Client: Doden

Reference: N/A

Field Work Completion: 4/22/2025

Revision: Added description for zoning area

Aerial Map



Boundary Center: 42° 13' 40.41, -88° 27' 16.01

0ft 274ft 548ft

6-43N-7E
McHenry County
Illinois



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

2/24/2025

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

June 11, 2025

Nick Mason
2017 Tyler Trl,
McHenry, IL 60051
Email (nick@haydenoutdoors.com)

Re: Parcel # Part of 18-05-300-005, 18-05-300-006, 18-06-400-003
Common Location: 6914 Mensching Rd., Huntley, IL
NRI# L25-044-4705
Zoning Change: A-1 to A-2

Dear Mr. Mason:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Ralph Doden property as applied for in Report #25-044-4705. 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, but we would like to highlight a few resources on and adjacent to the property.

The FEMA Flood Insurance Rate Map (Panel 17111C0305J) indicates Zone A, 100-year floodplain on the southwestern portion of the parcel (see attached map). If additional construction is to occur it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

No wetlands were found on the A-2 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



Resources for the Future

CORPORATE DISCLOSURE

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

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

Name of Entity:			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
Ralph Doden	Executor of Trust Trust Beneficiary	6914 Mensching Road Huntley IL 60142	33 1/3
Richard Doden	Trust Beneficiary	8245 McCurry Rd. Rosco, IL 61073	33 1/3
Cindy Josefczyk	Trust Beneficiary	6675 N. Hiawatha Ave. Chicago, IL 60646	33 1/3

Please attach additional information, if needed.

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

IN THE MATTER OF THE APPLICATION OF	)	
CARROLL F. DODEN IRREVOCABLE STANDBY TRUST 1005943 AND	)	
URSULA A. DODEN IRREVOCABLE STANDBY TRUST 1005944,	)	LEGAL NOTICE OF PUBLIC HEARING
OWNERS FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT	)	Z25-0069
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR	)	
A RECLASSIFICATION AND VARIATION	)	

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:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION THAT IS 484.34 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST ON A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 1060.95 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 348.39 FEET; THENCE WEST ON A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 1059.75 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 348.39 FEET TO THE POINT OF BEGINNING IN MCHENRY COUNTY, ILLINOIS.

Part of PIN 18-06-400-003

The subject property is located on the east side of Mensching Road approximately one thousand seven hundred seventy-five (1,775) feet south from the intersection of Mensching Road and Hensel Road, **with a common address of 6914 Mensching Road, Huntley, Illinois in Grafton Township.**

The subject property is presently zoned **“A-1” Agriculture District** and consists of approximately **eight and a half (8.5) acres** with **“A-1” Agriculture District** zoning to the North, East, South and West.

The Applicants are requesting a reclassification from “A-1” Agriculture District to “A-2” Agriculture District and variations to allow: 1) one thousand two hundred (1,200) square feet of habitable space instead of the maximum nine hundred (900) square feet of habitable space allowed for an ancillary dwelling unit and 2) three (3) bedrooms instead of the maximum two (2) bedrooms allowed for an existing ancillary dwelling unit.
--

The trustees for the Carroll F Doden Irrevocable Standby Trust 1005943 and the Ursula A. Doden Irrevocable Standby Trust 1005944, applicants and owners, are: Ralph Doden, who can be reached at 6914 Mensching Road, Huntley, Illinois; Richard Doden who can be reached at 8245 McCurry Road, Roscoe, Illinois; and Cindy Josefczyk who can be reached at 6675 N. Hiawatha Avenue, Chicago, Illinois.

A hearing on this Petition will be held on the 11th 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 15TH 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: #Z25-0030

PIN: 09-21-300-031

Address: 2505 N Ringwood Road, McHenry

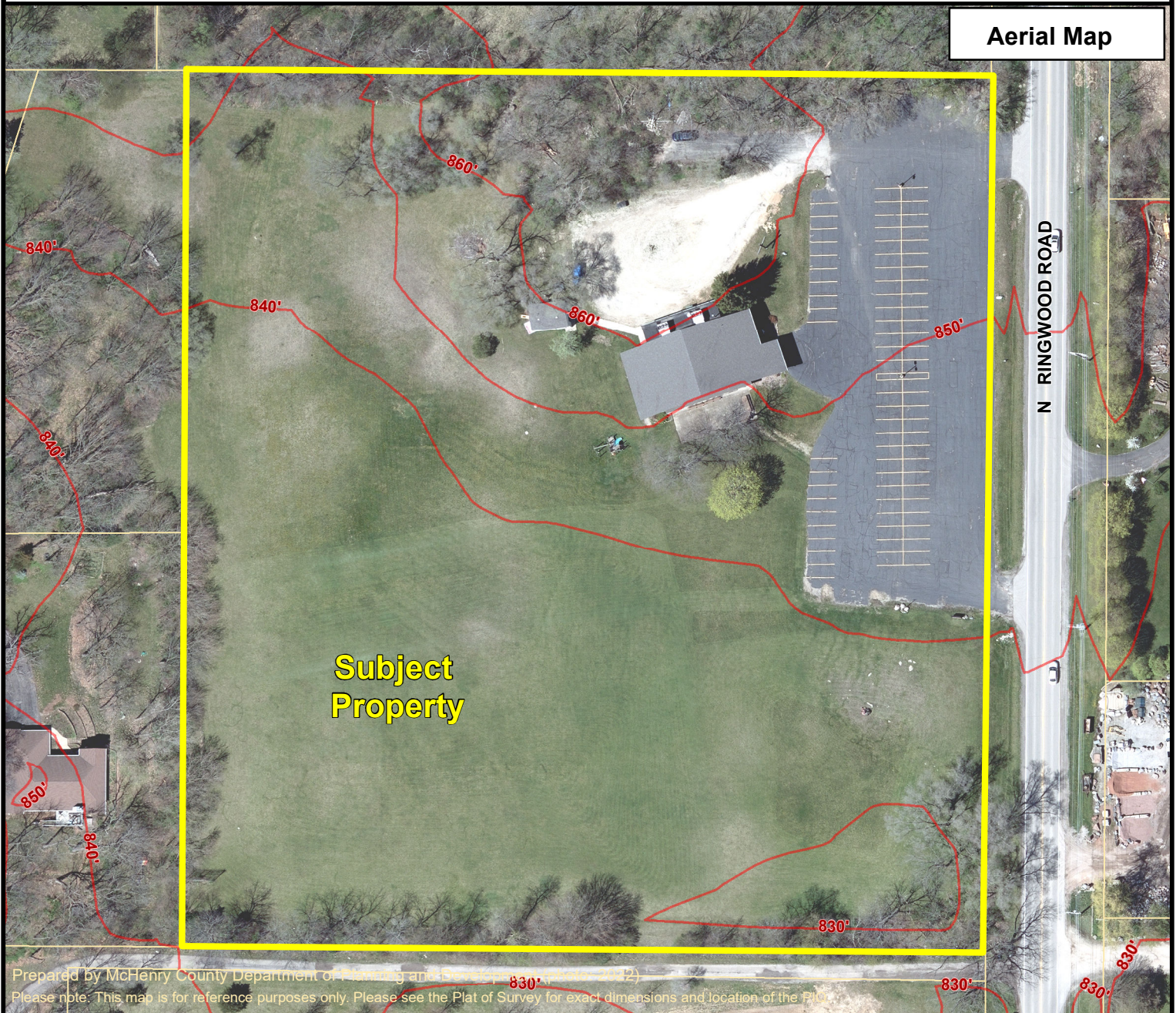
Location: The eight (8) acre parcel is on the west side of North Ringwood Road, approximately a three hundred thirty (330) feet south of Martin Road, in McHenry Township.

Hearing: September 11, 2025

Applicant: Marantha Assembly of God

Request: E-1C to E-1C, request an amendment to a Conditional Use Permit (88-05) allowing for a Place of Worship. Said amendment would allow for an expansion of the building.

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 50 25 0 50 100
1 inch equals 100 feet



Staff Report for the McHenry County Zoning Board of Appeals

STAFF COMMENTS

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

BACKGROUND & REQUEST SUMMARY

The applicant is requesting an expansion of an existing Place of Worship, thus amending CUP 88-05. This expansion will increase the overall size of the existing building by three thousand nine hundred eighty (3,980) square feet, which will accommodate a total of two hundred eight (208) seats. Based upon the number of seats, the applicant will need to provide a minimum of sixty-eight (68) parking spaces, which is already provided within the existing parking area. External lighting is currently not contemplated. The applicant has also indicated that revised signage will be provided on the east-facing façade.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

- The Applicant must meet the Approval Standards for a Conditional Use Permit, listed in County Code Section 16.20.040.E of the McHenry County Unified Development Ordinance (UDO).
- The Applicant must meet the Use Standards for a Place of Worship, listed in County Code Section 16.56.030.FF of the McHenry County Unified Development Ordinance (UDO).

STAFF ANALYSIS

Current Land Use & Zoning

The eight (8) acre subject property is zoned E-1C Estate district and presently use as a Place of Worship. Properties to the north and east are zoned A-1 Agriculture. Properties to the south and east are zoned B-3 and B-3C General Business District. Properties to the west are incorporated.

The property to the north is undeveloped. There are multiple uses to the east of the subject property, including: multi-family residential, single-family residential, and commercial. The property to the south of the subject property is used commercially. There is a single, undeveloped property to the west with the remainder of the properties to the used for single-family residences.

2030 Comprehensive Plan Future Land Use Map

The 2030 Future Land Use map designates this property as **Governmental, Institutional, Utilities**.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The 2030 Comprehensive Plan and 2030 and Beyond companion document support the continuation of a Place of Worship at this location. Staff analysis shows that a Place of Worship at this location would generally be a benefit to the culture of the area and would have minimal impact on natural resources. *(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 preserving our groundwater aquifers, lakes, rivers, streams, and their natural functions." (p.11)

- A minimal amount of soil disturbance is anticipated to accommodate the proposed improvements.
- The site is located in a Sensitive Aquifer Recharge Area.

Big Idea #2 Let's build on our strengths

"We can make it happen by preserving our cultural and agricultural heritage while fostering new opportunities for the appreciation of arts, culture, and history." (p. 16)

- The proposal will continue and expand an existing facility which provides some cultural context to the community.

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 abuts the City of McHenry.
- From aerial maps, it appears that agricultural activity ceased to exist on this property over fifty years ago.

Big Idea #4 Let's expand our economy

No applicable text.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

No applicable text.

Agricultural Resources

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

- Aerial maps show that this property hasn't been used for agricultural purposes in over five decades.

Greenways, Open Space & Natural Resources

"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's Natural Resources Inventory letter has been received. It states that impact to natural resources from the proposed use would be minimal, and a full report would not be necessary. The MCSWCD did note that their maps did not show the presence of wetlands, hydric soils or floodplains. Please refer to NRI Letter #L25-013-4674 for more information

Water Resources

"...land use and development should be carefully examined and regulated within sensitive groundwater recharge areas to ensure that the water quality, quantity, and natural recharge functions of the area are safely maintained." (p.67)

- The property is located within a Sensitive Aquifer Recharge Area.

Economic Development

No applicable text

Infrastructure

No applicable text

Land Use

"Promote increased density and compact, contiguous development." (p. 125)

- The subject property abuts the City of McHenry.

STAFF ASSESSMENT

The requested amendment to the conditional use supports the Future Land Use Map designation of Governmental, Institutional and Utilities. The text of the 2030 Comprehensive Plan and the 2030 and Beyond companion document supports the request as the request will continue to enhance cultural resources and will have minimal impact upon natural resources.

Staff notes the existing Conditional Use was established in 1988, at a time when the Zoning regulations did not require a maximum duration. Under today's regulations, Section 16.20.040.H states that conditional use permits are valid for ten (10) years, unless otherwise limited or permitted as part of the County Board approval.

Staff offers the following conditions for consideration:

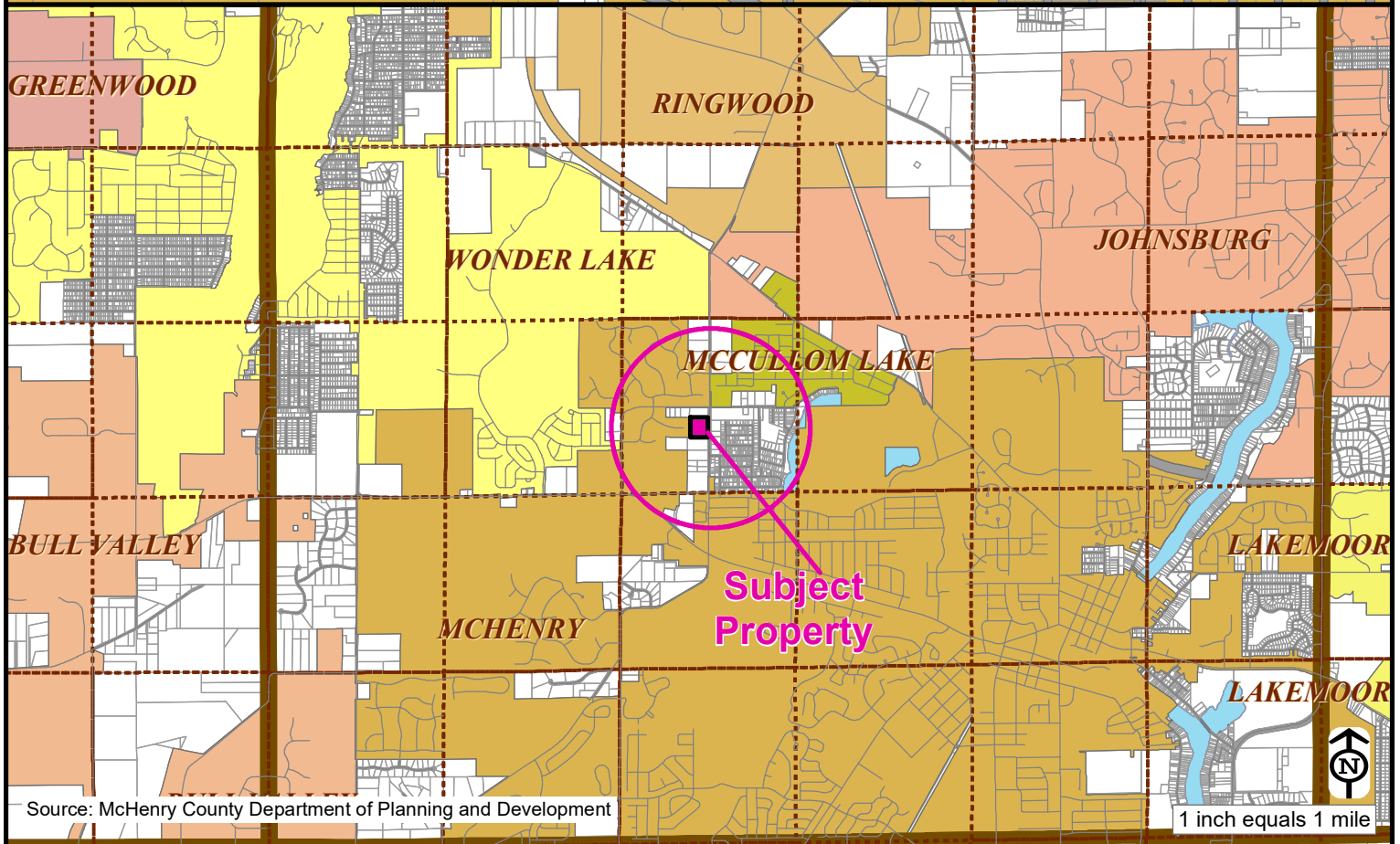
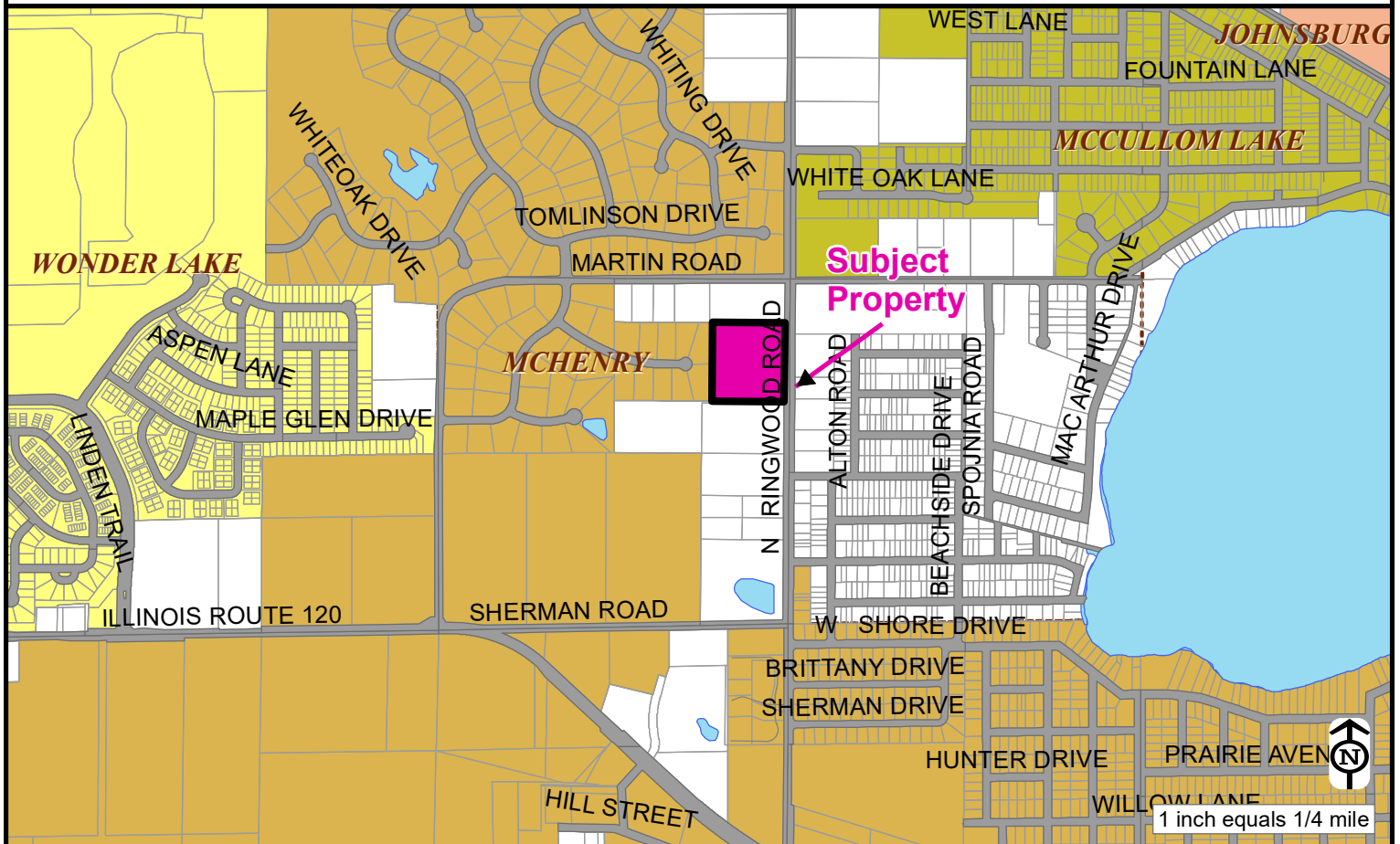
1. The Conditional Use Permit shall expire ten (10) years from the date of approval by the McHenry County Board.
2. Site development shall be in substantial compliance with the site plan stamped "Received 08/04/2025".
3. Development of the building shall be in substantial compliance with the elevational drawings prepared by R.B. Custom Designs, Inc. dated July 31, 2025.
4. All other federal, state, and local laws shall be met.

McHenry County Unified Development Ordinance Section 16.20.040.E

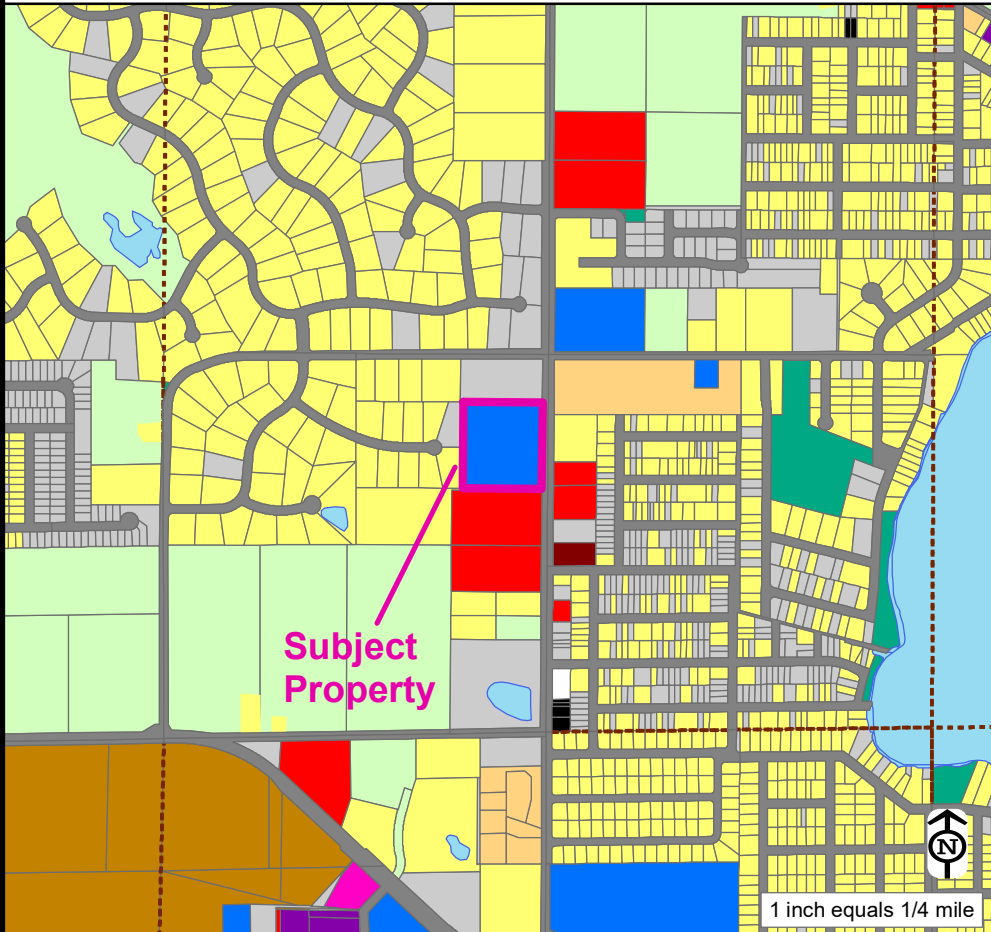
- E. *Approval Standards for Conditional Use Permits.* No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:
1. That the petitioner has demonstrated the ability to meet any applicable standards contained in [Chapters 16.56](#) (Use Standards) and [16.60](#) (Site Development Standards).
 2. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.
 3. That the establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
 4. That the conditional use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
 5. That the conditional use shall not substantially diminish and impair property value within the neighborhood.
 6. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
 7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on public streets.
 8. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.
 9. That the conditional use is reasonably in the interest of the public welfare.
 10. That adequate measures will be taken to provide protection to groundwater recharge and groundwater quality.

FF. Place of Worship.

1. All places of worship require site plan review.
2. The location of entrances, exits, and parking facilities shall be designed in compliance with the McHenry County Access Control and Right-of-Way Management Ordinance and designed to minimize traffic congestion. Circulation systems and off-street parking shall be designed to provide adequate and safe access to the site for motor vehicles and minimize potentially dangerous traffic movements.



Current Land Use Map



Current Land Use Government/Institutional

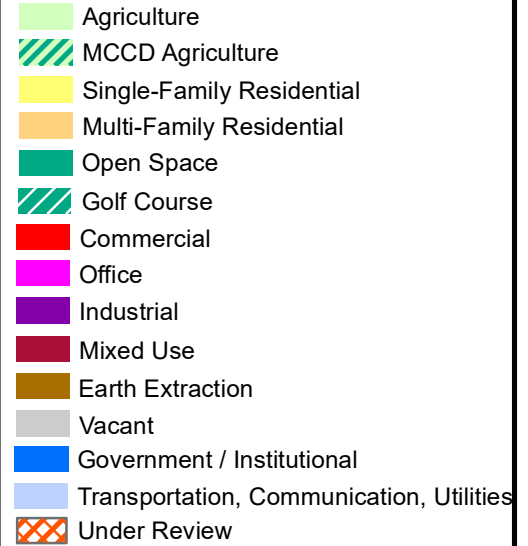
Adjacent Land Use(s)

North: Vacant

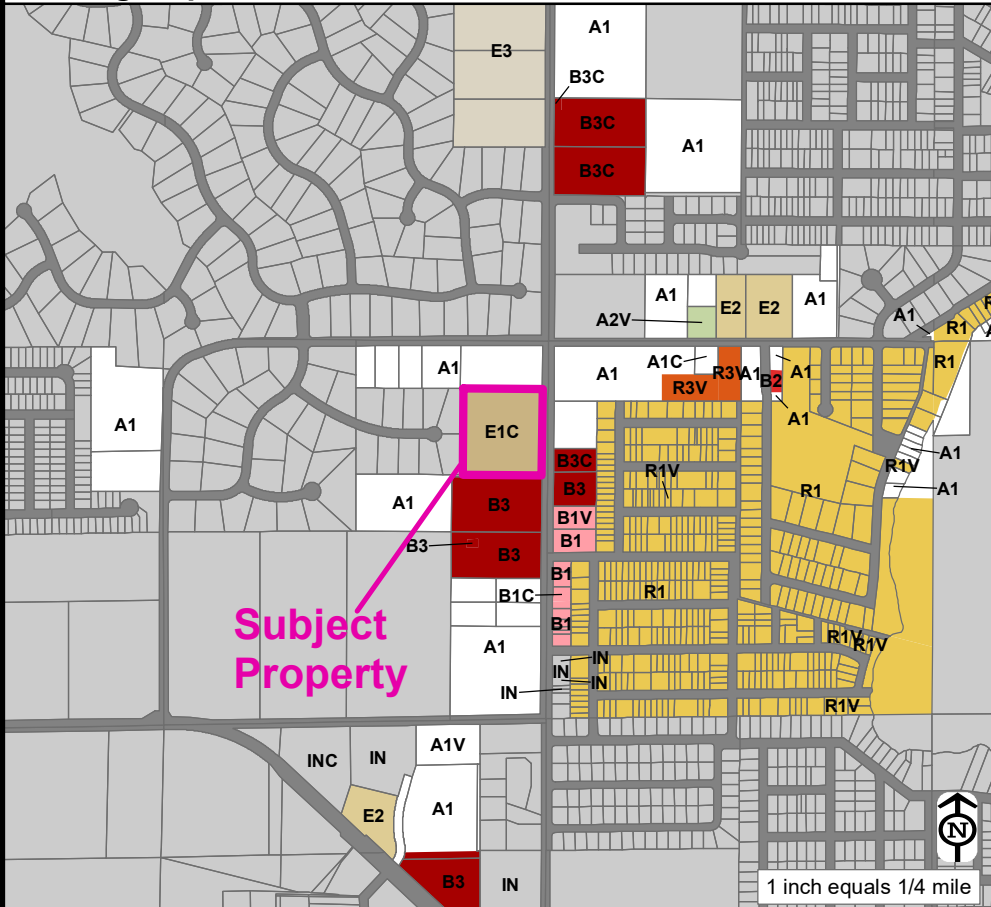
South: Commercial

East: MF Residential, SF Residential & Commercial

West: SF Residential & Vacant



Zoning Map



Current Zoning

E-1C Estate

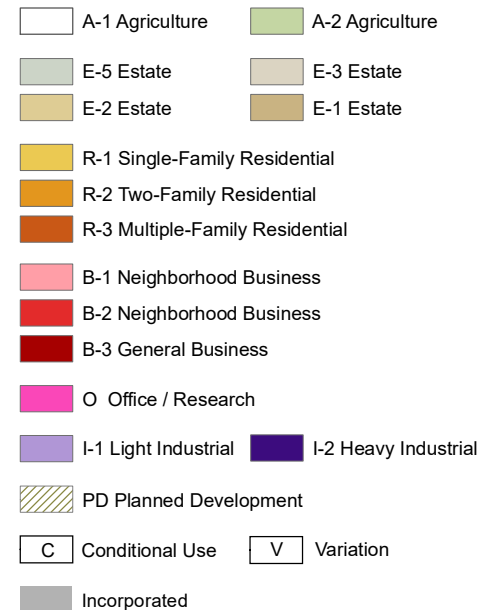
Adjacent Zoning

North: A-1 Agriculture

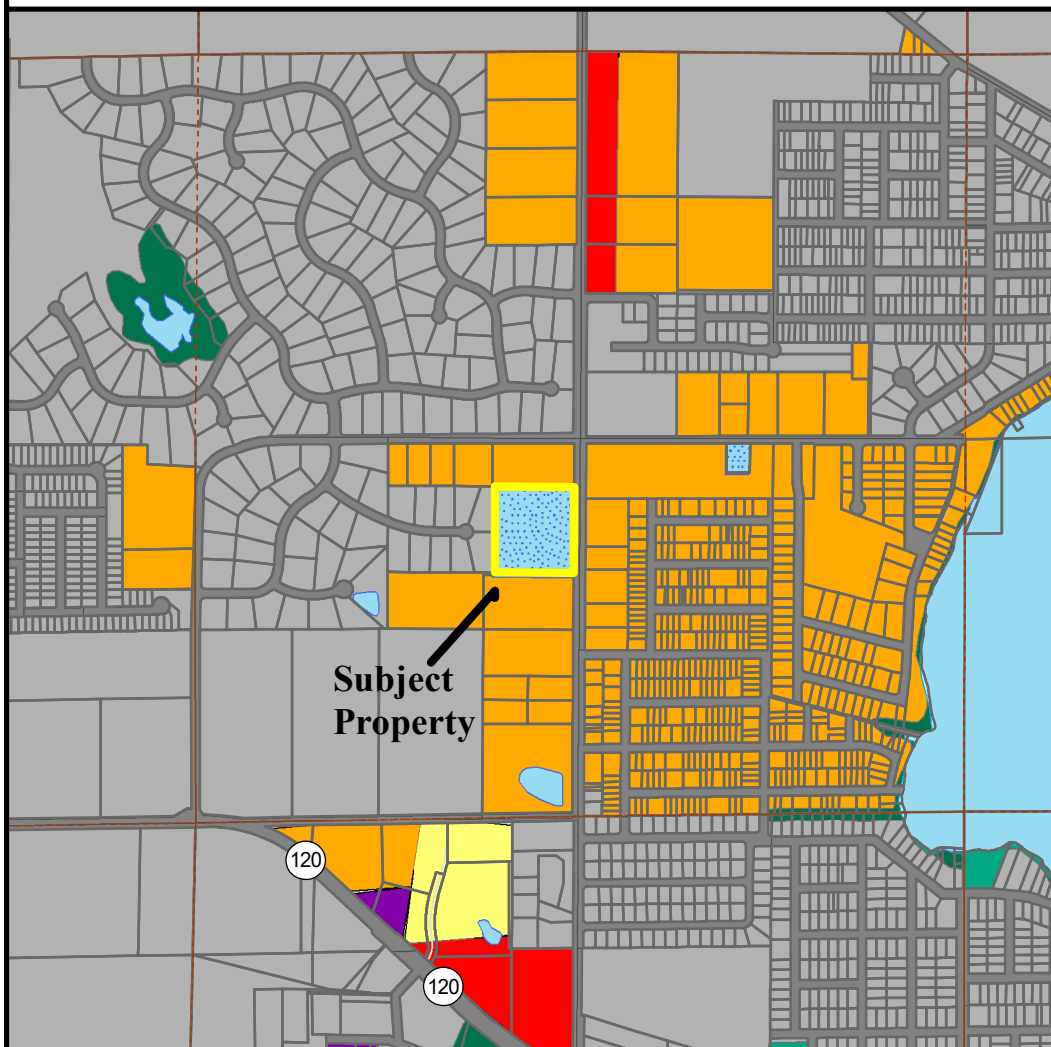
South: B-3 General Business

East: A-1 Agriculture & B-3C General Business

West: Incorporated



McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation Governmental, Institutional, Utilities

- 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>McHenry Township:</u>	N/A	<u>Johnsburg:</u>	N/A
<u>McCullom Lake:</u>	N/A	<u>McHenry:</u>	Walkable Residential Neighborhood
<u>Ringwood:</u>	N/A		

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

GOVERNMENT/INSTITUTIONAL – includes existing major government, institutional, airport, utility and other tax-exempt uses. (p. 135)

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



- Sensitive Recharge Area

Z25-0030

Project Name: CUP for ETC Addition

Project Description: We are desiring to update our conditional use permit to include the construction of a one story 50'x70' addition to our current facility. This additional structure will allow us to serve more people by creating a zero-

Permit Type: CONDITIONAL USE PERMIT

Site Address (Parcel) Owner Name: 2505 N Ringwood Rd

Parcel Identification Number: 09/21/0300

Site (Parcel) Address: 2505 N RINGWOOD RD MCHENRY, IL 60050

Number of Acres: 7.95

Site Address (Parcel) Owner Phone Number:

Site Address (Parcel) Owner Email Address:

Applicant Name (if other than owner): Cameron Ward

Primary Contact: Cameron Ward

Applicant Address: 2505 N Ringwood Rd

Applicant Phone Number: 8159906699

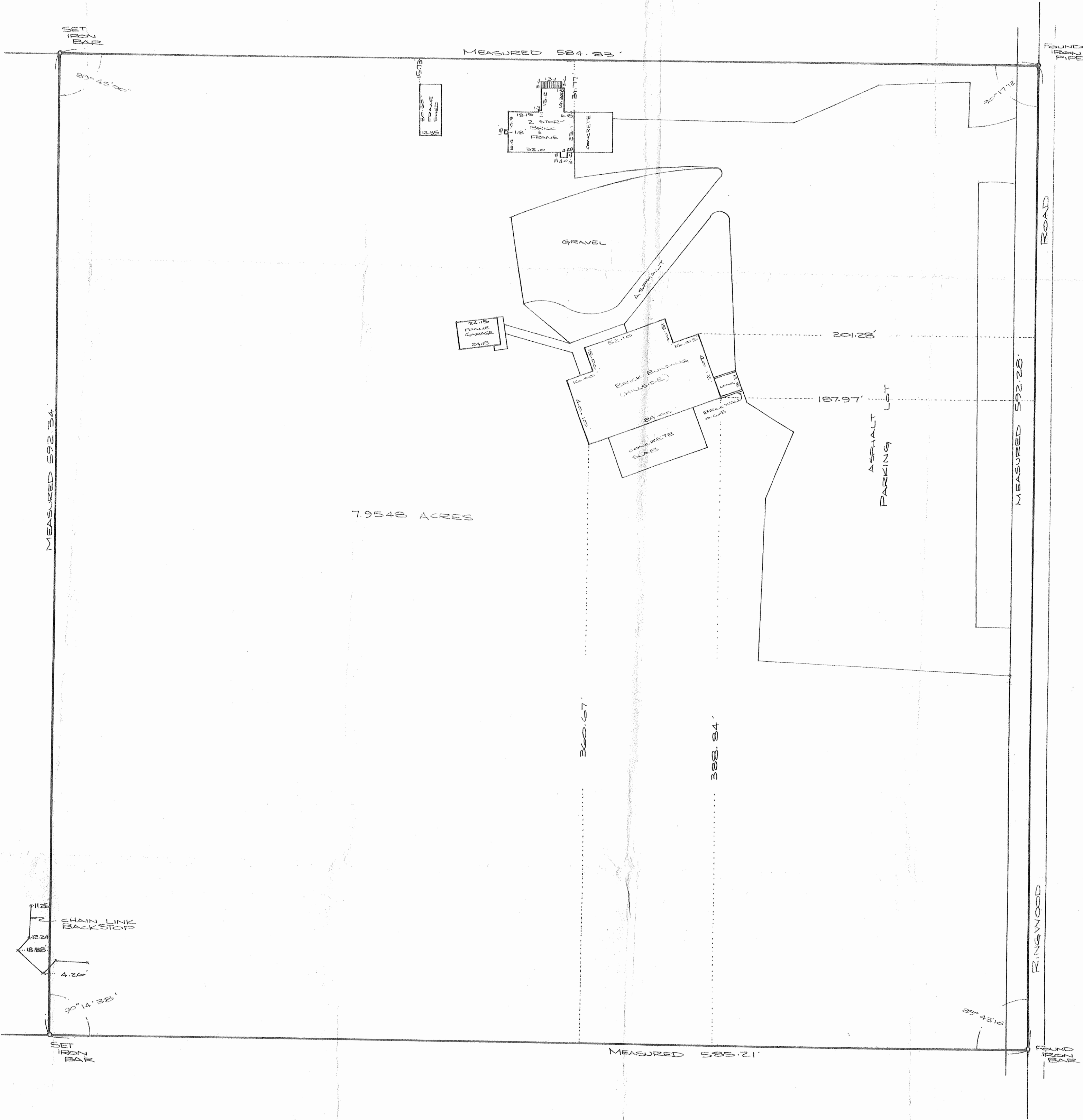
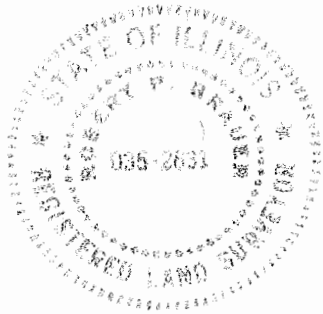
Applicant Email Address: pcameron@mchmaranatha.org



PLAT OF SURVEY

The South 18 acres of the North 28 acres (except the West 737.90' thereof) of the Northeast Quarter of the Southwest Quarter of Section 21, Township 45 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

BRAUER LAND SURVEYING
5404 W. Elm St., Suite B
McHenry, IL 60050
815/385-1470



STATE OF ILLINOIS
MC HENRY COUNTY

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principle buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the present owners of the property and also those who purchase, mortgage or guarantee the title thereto within six months from the date thereof.

Dated at McHenry, Illinois this 16th day of NOVEMBER 1987.

Robert P. Brauer
ROBERT P. BRAUER Registered Land Surveyor #035-2631

#871169

Maranatha Assembly of God – Conditional Use Permit Narrative

Maranatha Assembly of God is excited about how our mission is advancing in the community we love. We believe the opportunity ahead of us will serve our faith community and the surrounding community for years to come. As part of our ongoing mission to support and enrich the lives of those in our community, we are requesting a Conditional Use Permit for an addition to our current building. This expansion will add 50' x 76' of space to our existing structure, plus a new canopy with an air-lock vestibule. The Total size of the canopy would be 12'x15' which would include the 12'x7' vestibule. This will replace the main use of the current sanctuary in our existing building allowing us to better serve our members and guest. Although we are seeking a new conditional use, we are asking for the same consideration taken for our prior Conditional Use, for there to not be an end date. We are asking for this consideration because we plan to continue to serve our community in this facility and use this property in a beneficial manner to all.

Improved Accessibility

Our desire is for this addition to improve accessibility for all who come to our church. We will be adjusting some of the current landscaping by creating a retaining wall near our current entrance to further improve accessibility to the building, coinciding with moving our handicap spaces down into our main parking area. These two adjustments will create a new zero-clearance main entrance to our worship space ensuring that everyone, regardless of mobility challenges, can enter and exit the building with ease.

The proposed building will also feature two new handicap accessible bathrooms with three stalls in the women's bathroom and two stalls with one urinal in the men's bathroom. We would also like to have a baptismal tank in the new building if possible, but are finalizing designs with our architect. Our existing building has three total bathrooms consisting of seven stalls and two urinals. Two of those bathrooms are the primary men and women's bathrooms used by both our kids & adults. The third bathroom is an upstairs bathroom which is not often used and will not often be used following the new construction. With the proposed addition we will be effectively doubling our bathrooms, creating handicap accessibility, and a separation between children's and adult use. These changes, along with moving everyone to one level, will create a safer and more welcoming environment for all.

Intended Use

The new space will replace our current worship space serving as our primary gathering area for Sunday morning services for adults. The current worship space will be used for luncheons, meals, and special gatherings but will no longer be our worship space. By building this new structure all of our primary worship places will be on one level with the first floor of the existing building continuing to be utilized for children's ministry on Sundays and as office space during the week. Monday-Friday during normal working hours, there are only around 2-5 people on site during a typical work week. Our largest day of gathering tends to be Sunday mornings. Although we current only average around 50 people, we believe these adjustments will help us to maximize our current 77 parking spaces, being 75 regular spaces and 2 handicapped spaces. Our potential with current parking spaces accommodates around 230 seats, with the new building will accommodate 168 seats, we estimate another 30-40 seats in the children's church area of our current building to still be in use, bringing our total seats to an estimated 198-208. Without needing additional paving our parking lot allows for an additional 42 spaces by resealing and lining the parking lot, a potential of ~350 seats.

In keeping with our mission, this addition will also serve as a place to assist and support those in need, providing a safe and welcoming space for outreach and service projects that directly benefit the local community. Our current area we use as a sanctuary will serve as a place for meals and luncheons from time to time, either with our church

family or through community outreach events, but is not currently planned to be in use for our Sunday morning gatherings. We could see this as a potential space for Teens to gather during an alternate time to use for their services, but this would not be in conjunction with other use at this time.

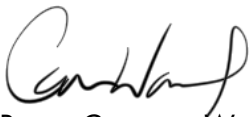
Project Oversight & Community Impact

To ensure that this project is completed safely, efficiently, and according to all building codes and applicable standards, we have partnered with Robert Clarke of Above Par Construction, a reputable and experienced contractor. Furthermore, we have made provisions in our contract to ensure that construction activities do not interfere with our ongoing use of the current facility. This includes stipulations to minimize construction noise and disruption outside of normal working hours, in consideration of our neighbors.

We believe that this expansion will greatly benefit our church family and the broader community by creating a more accessible, and inviting space for everyone. We are excited about the positive impact this project will have on both our congregation and the surrounding area, and we appreciate your consideration of this request for a Conditional Use Permit.

Thank you for your time and support.

Sincerely,



Pastor Cameron Ward
Maranatha Assembly of God

M A R A N

Approval Standards for Conditional Use
(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for Conditional Use(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. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards).

The new conditional use will continue to maintain all applicable standards of use of the current site. The proposed addition, while slightly increasing the foot print of our current structure, will continue to maintain all site development standards both during construction and following completion.

2. Is the conditional use (compatible with the existing or planned future development of the area?

Yes, our church has been a staple in the community for over 40 years, and desires to continue serving the community indefinitely. This desire lead us to conducting ourselves in way that is beneficial to residents in the area. This is why we are seeking a conditional use rather than rezoning, as maintaining the residential zoning will protect the long term future development of the property.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area?

No, our current use has seen us increase and promote these very things. This is evident by serving as a local food kitchen, partnering with local schools to provide supplies to students, and asking those who are part of our church to serve their community. We encourage all members to comfort those who are in need, contribute to every community they are apart of, and to live morally.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

No, we plan to continue to be a benefit to all of the surrounding residential and commercial properties that surround us by maintaining our grounds and serving our community. We believe this additional space will help us to increase the enjoyment of our property and improve the enjoyment of surrounding property.

5. Will the conditional use substantially diminish and impair property value in the area?

We do not believe there would be any substantial harm done to property values in the area by the slight increase to our facility. It could be possible that this addition could even increase property value as we desire to build with beauty and excellence to improve the exterior of our church.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?

Yes. Following the pre-application meeting it was determined the proposed addition to the structure was under the required thresholds and would be consistent with current provided facilities.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

Yes. Following the pre-application meeting it was determined the proposed addition to the structure was under the required thresholds and would be sufficient to maintain ingress and egress to minimize traffic congestion and hazard on the public streets?

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

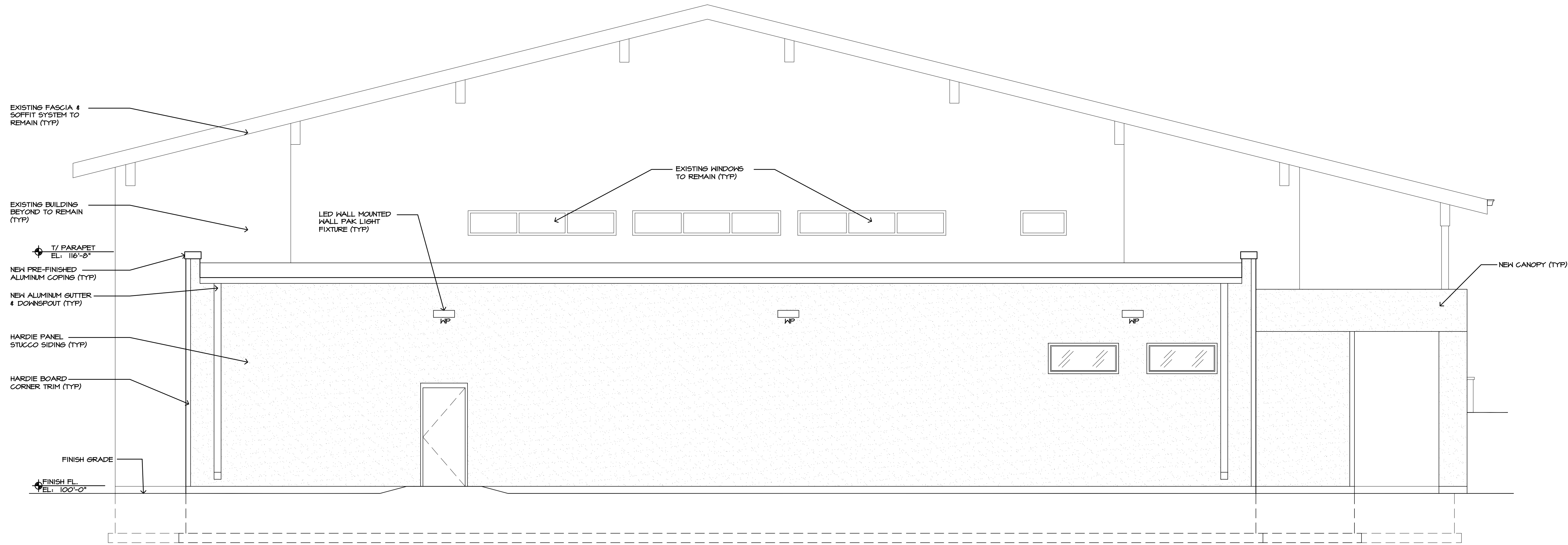
Yes the conditional use will continue to conform to all applicable standards for the underlying zoning district.

9. Will the conditional use be reasonably in the interest of the public welfare?

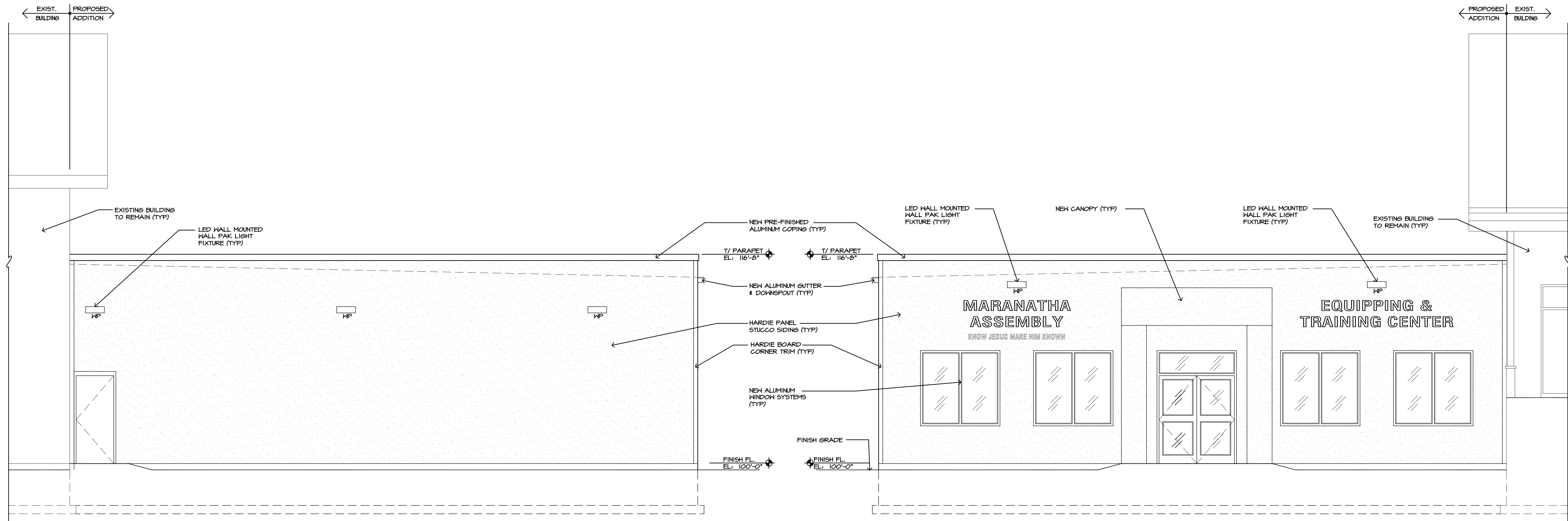
Yes, the updated conditional use will continue to be reasonably in the interest of the public welfare.

10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?

Yes all permits, health and safety standards will be followed and abided by according to code.



SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



PARTIAL WEST ELEVATION
SCALE : 1/4" = 1'-0"

PARTIAL EAST ELEVATION
SCALE : 1/4" = 1'-0"

REVISIONS	BY

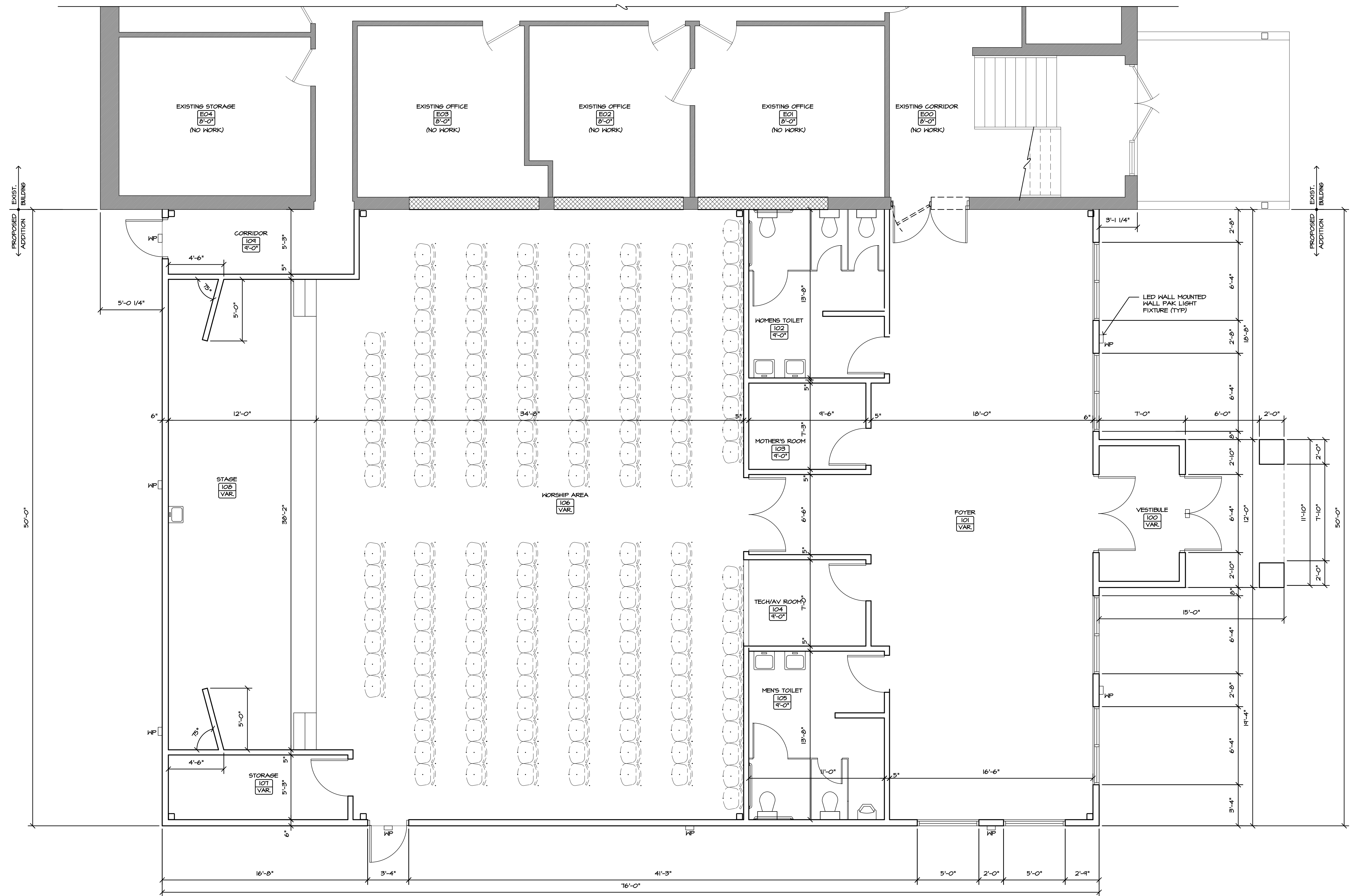
EXTERIOR ELEVATIONS

BUILDING ADDITION FOR:
MARANATHA ASSEMBLY
2305 N. RINGWOOD ROAD
MCHEERY, ILLINOIS 60050

R.B. CUSTOM DESIGNS INC.
2108 W. Johnson Road
Johnson, Illinois 60051
Phone: 815-754-9454
Fax: 815-307-8200

Date	7/31/25
Scale	AS NOTED
Drawn	RJB
Job	202521
Sheet	A
Of	1

© COPYRIGHT 2025

[illegible]

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

February 24, 2025

Cameron Ward
206 S Valley Road
McHenry, IL 60050

Re: Parcel # 09-21-300-031
Common Location: 2505 N Ringwood Road, McHenry, IL 60050
NRI# L25-013-4674
Zoning Change: E1C to E1C

Dear Mr. Ward:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Maranatha Assembly of God property as applied for in Report #L25-013-4674. Due to the size of the parcel and minimal or no new construction, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

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

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

Sincerely,

Ryan Bieber
Urban Conservation Specialist

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

IN THE MATTER OF THE APPLICATION OF
MARANATHA ASSEMBY OF GOD, APPLICANT
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A CONDITIONAL USE

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0030
)

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 an **AMENDMENT OF A CONDITIONAL USE** for the following described real estate:

THE SOUTH 18 ACRES OF THE NORTH 28 ACRES (EXCEPT THE WEST 737.90' THEREOF) OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PIN 09-21-300-031

The subject property is located ***on the west side of North Ringwood Road, approximately 320 feet south of the intersection of Flanders and North Ringwood Roads, with a common address of 2505 North Ringwood Road, McHenry, Illinois, in McHenry Township.***

The subject property is presently zoned ***“E-1” Estate with a Conditional Use*** and consists of approximately ***7.95 acres*** with the ***“A-1” Agriculture zoning to the North, South and East, “B-3” General Business with a Conditional Use to the East, “B-3” General Business to the East and the City of McHenry to the West.***

The Applicant is requesting <i>an amendment of the CONDITIONAL USE of the subject property to allow for a 3,800 square foot addition to the facility.</i>

Pastor Cameron Ward, as the agent for Maranatha Assembly of God, the Applicant and Owner of Record, can be reached at 2505 North Ringwood Road, McHenry, Illinois.

A hearing on this Petition will be held on the 11th 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 15TH 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.