

IN THE MATTER OF THE APPLICATION OF  
**MARK QUANDAHL**, OWNER OF RECORD,  
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT  
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR  
**A CONDITIONAL USE**

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)  
)  
)  
)

# 2024-010

WHEREAS, your Petitioner, **Mark Quandahl**, as your Applicant and Owner, has filed a petition with the McHenry County Zoning Board of Appeals requesting the issuance of a Conditional Use as it relates to the McHenry County Unified Development Ordinance, as it relates to the real property more fully described as:

**That part of the Southwest Quarter of Section 20, Township 44 North, Range 6, East of the Third Principal Meridian, described as follows: Commencing at the Northeast Quarter of the Southwest Quarter of said Section 20; thence South 00 degrees 25 minutes 49 seconds West along the East line thereof, 55.50 feet; thence South 89 degrees 57 minutes 23 seconds West parallel with the North line thereof, 98.62 feet to the Place of Beginning; thence continuing South 89 degrees 57 minutes 23 seconds West parallel with the North line thereof, 1704.01 feet; thence South 00 degrees 11 minutes 48 seconds East, 13.90 feet, thence South 33 degrees 16 minutes 30 seconds West, 197.12 feet; thence South 00 degrees 12 minutes 57 seconds West, 370.62 feet; thence South 89 degrees 47 minutes 03 seconds East, 185.30 feet; thence North 00 degrees 12 minutes 57 seconds East, 144.85 feet; thence North 89 degrees 47 minutes 03 seconds West, 156.30 feet; thence North 00 degrees 12 minutes 57 seconds East, 216.99 feet; thence North 36 degrees 59 minutes 04 seconds East, 135.95 feet; thence North 89 degrees 57 minutes 23 seconds parallel with the North line thereof, 1327.37 feet; thence South 00 degrees 25 minutes 49 seconds West, 230.39 feet; thence South 89 degrees 57 minutes 23 seconds West parallel with the North line thereof, 48.54 feet; thence South 00 degrees 00 minutes 00 seconds East, 145.13 feet; thence North 89 degrees 57 minutes 23 seconds East parallel with the North line thereof, 180.78 feet; thence North 00 degrees 02 minutes 37 seconds West, 145.13 feet; thence South 89 degrees 57 minutes 23 seconds West parallel with the North line thereof, 103.13 feet; thence North 00 degrees 25 minutes 48 seconds East 230.39 feet; thence North 89 degrees 57 minutes 23 seconds East parallel with the North line thereof, 344.63 feet; thence North 00 degrees 02 minutes 37 seconds West, 10.98 feet; thence South 59 degrees 12 minutes 39 seconds East, 15.82 feet; thence South 00 degrees 25 minutes 49 seconds West, 329.20 feet; thence South 89 degrees 34 minutes 11 seconds East to the West right-of-way line of Millstream Road, 54.82 feet; thence North 00**

degrees 25 minutes 49 seconds East along said right-of-way line, 20.00 feet; thence North 89 degrees 34 minutes 11 seconds West, 25.82 feet; thence North 00 degrees 25 minutes 49 seconds East, 321.53 feet; thence North 44 degrees 34 minutes 11 seconds West, 60.36 feet; thence North 00 degrees 07 minutes 53 seconds East 21.01 feet to the Place of Beginning in McHenry County, Illinois.

Part of PINs 12-20-300-008 and 12-20-300-024

*3703 Millstream Road, Woodstock, Seneca Township*

WHEREAS, the Petition requests no reclassification of the subject property from its present classification which is **"A-1" Agriculture**, but a Conditional Use be granted **to allow for a Landing Area Restricted – Personal Use**.

WHEREAS, the subject property consists of approximately **5 acres** in which no reclassification is contemplated.

WHEREAS, a hearing on said petition was held before the Zoning Board of Appeals of McHenry County in the manner and the form as prescribed by the Ordinance and Statute; and

WHEREAS, as a result of said hearing, the taking of evidence, and the viewing of exhibits advanced thereat, the Zoning Board of Appeals of McHenry County **did recommend by a vote of 7 ayes and 0 nays the granting of a Conditional Use to allow for a Landing Area Restricted – Personal Use, with the following conditions:**

- 1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.**
- 2. All other federal, state, and local laws shall be met.**

WHEREAS, the McHenry County Board has considered the recommendation as submitted by the Zoning Board of McHenry County.

WHEREAS, the McHenry County Board has determined that the standards for a Conditional Use Permit as set forth in the McHenry County Unified Development Ordinance and the Illinois Compiled Statutes have been met.

NOW, THEREFORE BE IT ORDAINED, that the Unified Development Ordinance and the Zoning Maps of McHenry County, and such Ordinances and such maps as amended, be and the same are hereby amended to allow the **issuance of a Conditional Use to allow for a Landing Area Restricted – Personal Use, with the following conditions:**

**1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.**

**2. All other federal, state, and local laws shall be met.**

If any part, sentence, clause, or provision of this ordinance is adjudged to be unconstitutional or invalid, the remainder of this Ordinance shall not be affected thereby.

This Ordinance shall be in full force and effect from and after its passage as by law provided.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Chairperson, McHenry County Board  
McHenry County, Illinois

ATTEST:

\_\_\_\_\_  
County Clerk

NUMBER VOTING AYE: \_\_\_\_\_

NUMBER VOTING NAY: \_\_\_\_\_

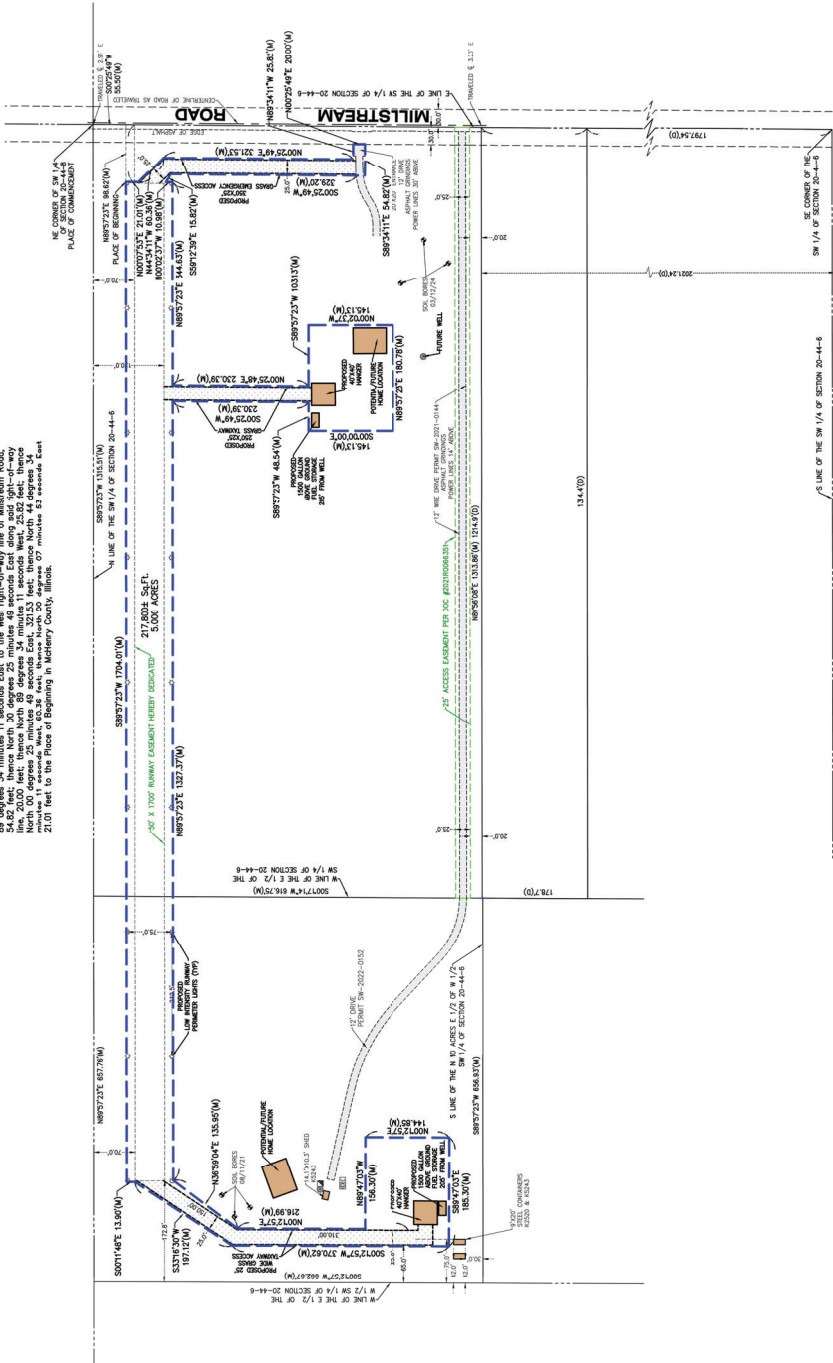
NUMBER ABSTAINING: \_\_\_\_\_

NUMBER ABSENT: \_\_\_\_\_

ATTACHMENT: OFFICIAL SITE PLAN

# CONDITIONAL USE PERMIT SITE PLAN

That part of the Southwest Quarter of Section 20, Township 44 North, Range 3 East, of the Southeast Quarter of said Section 20, thence South 00 degrees 25 minutes 44 seconds West along the East line thereof, 15.00 feet; thence South 89 degrees 57 minutes 33 seconds West continuing South 89 degrees 57 minutes 33 seconds West parallel with the North line thereof, 33.00 feet; thence South 00 degrees 25 minutes 44 seconds West, 197.12 feet; thence South 00 degrees 12 minutes 57 seconds West, 370.02 feet; thence South 89 degrees 47 minutes 03 seconds East, 185.30 feet; thence South 89 degrees 47 minutes 03 seconds West, 156.30 feet; thence North 00 degrees 57 minutes 15 seconds East, 1327.37 feet; thence North 89 degrees 57 minutes 33 seconds parallel with the North line thereof, 1327.37 feet; thence South 00 degrees 25 minutes 44 seconds West, 230.39 feet; thence North 00 degrees 25 minutes 44 seconds East, 145.13 feet; thence North 89 degrees 57 minutes 33 seconds East parallel with the North line thereof, 180.93 feet; thence North 00 degrees 25 minutes 44 seconds West parallel with the North line thereof, 101.13 feet; thence North 00 degrees 25 minutes 44 seconds East parallel with the North line thereof, 346.53 feet; thence North 00 degrees 02 minutes 37 seconds West, 10.98 feet; thence South 59 degrees 12 minutes 32 seconds East, 18.00 feet; thence North 00 degrees 25 minutes 44 seconds West, 25.50 feet; thence North 89 degrees 34 minutes 11 seconds East to the West right-of-way line of Millstream Road, 21.00 feet; thence North 89 degrees 34 minutes 11 seconds West, 25.50 feet; thence North 00 degrees 25 minutes 44 seconds East, 320.53 feet; thence North 44 degrees 34 minutes 07 seconds West, 17.00 feet; thence North 44 degrees 34 minutes 07 seconds East, 21.01 feet to the Place of Beginning in McHenry County, Illinois.



OFFICIAL SITE PLAN



Vanderstappen  
Land Surveying, Inc.  
1316 N. Madison St.  
Chicago, Illinois 60642  
Tel: 312.537.8310 Fax: 312.537.8314  
www.vanderstappen.com  
Always Available for Your Property Needs

CLIENT: MARK QUANDT  
DRAWN BY: TJS  
SCALE: 1"=100'  
PLAN: 12-20-200-COR-024  
JOB NO.: 240544  
FIELDWORK COMP.: N/A  
DATE: 05/12/2024  
CHECKED BY: APS  
SCALE: 1"=40.00'  
PLAN: 12-20-200-COR-024  
JOB NO.: 240544  
FIELDWORK COMP.: N/A  
DATE: 05/12/2024



6/7/24 APS - REISED SURVEY MONITOR  
5/29/24 TJS - REISED BOUNDARY AND LEGAL DESCRIPTION  
6/20/24 APS - REISED BOUNDARY AND LEGAL DESCRIPTION  
STATE OF ILLINOIS ) S.S.  
COUNTY OF McHENRY )  
I hereby state that we have placed the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey  
Dated at Woodstock, McHenry County, Illinois, 05/12 A.D., 2024.  
Vanderstappen Land Surveying, Inc.  
Dough Pitts No. 184 302252

By: *[Signature]*  
Illinois Professional Land Surveyor No. 3887

**MCHENRY COUNTY**  
**ZONING BOARD OF APPEALS**  
**MINUTES ● July 18, 2024**

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Zoning Hearing

County Board Conference Room  
667 Ware Rd, Woodstock, IL 60098

1:30 PM

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**ZONING BOARD OF APPEALS REPORT TO THE MCHENRY COUNTY BOARD - #2024-010**

- 1. APPLICANT:** Mark Quandahl
- 2. REQUEST:** A-1 Agriculture District to A-1 Agriculture District with Conditional Use Permit for a Landing Area Restricted – Personal Use
- 3. LOCATION AND SIZE OF PROPERTY IN QUESTION:** The five (5) acre tract is located on the West side of Millstream Road, approximately one thousand two hundred (1,200) feet north of the intersection of Millstream Road and Garden Valley Road, in Seneca Township with a common address of 3703 Millstream Road, Marengo. Part of PINs 12-20-300-008 and 12-20-300-024
- 4. DATE AND TIME OF HEARING AND VOTING MEETING:** July 18, 2024, 1:30 PM
- 5. LOCATION OF HEARING AND VOTING MEETING:** County Board Conference Room, 667 Ware Road, Woodstock, Illinois
- 6. PRESENT AT HEARING:**
  - A. ZBA Members: Vicki Gartner – Vice Chair, Charles Eldredge, Robert Kosin, Kurt Schnable, Thomas Jurs, Mary Donner, William Kurnik
  - B. Witness: Mark Quandahl
  - C. Attorney: None
  - D. Public: Anna Kurtzman – County Staff, Kit GearhartSchinske – County Staff
- 7. ITEMS OF EVIDENCE:** None
- 8. SUMMARY OF TESTIMONY AT HEARING:**

Vice Chair Gartner opened the hearing. The board members introduced themselves. Ms. Gartner performed the swearing in. Mr. Quandahl introduced himself and his request. He stated that he would like to have a personal air strip and will continue his existing tree farm on a smaller scale. Ms. Gartner asked if there are any aviation hangars on the property. Mr. Quandahl stated that there are only agriculture buildings on the property and a pre-existing irrigation well on the property. Mr. Quandahl stated that he plans to put aviation hangars on the site in the future. Mr. Quandahl noted that he has two (2) hanger locations noted on the site plan. The hanger at the rear (western) end of the property would be the one he would likely use as he hopes to eventually sell the eastern part of the property.

Ms. Donner asked the applicant if he lives on the site. He stated that he does not.

Mr. Kosin asked the applicant what his aviation background is. Mr. Quandahl stated that he has been a licensed aviation mechanic since for thirty-two (32) years, an inspector and a private pilot. Mr. Kosin asked what type of plane would be able to land on this type of airstrip configuration. Mr. Quandahl stated a small engine tail dragger that needs about one thousand (1,000) feet of runway. He stated that the runway is about one thousand seven hundred (1,700) feet.

Mr. Eldredge asked if the applicant is proposing a paved runway. Mr. Quandahl stated that it will be just grass. Mr. Eldredge asked how wide the runway will be. Mr. Quandahl stated about fifty (50) feet wide. Mr. Eldredge asked what size hangars the applicant is proposing. Mr. Quandahl stated about forty (40) x forty (40) feet, large enough to house a small single engine airplane. Mr. Eldredge asked if the hangar would meet commercial standards, where mechanical repairs would occur. Mr. Quandahl stated that it would not. Mr. Eldredge asked about the electrical service on the property. Mr. Eldredge asked if they propose to place a residence on the site. Mr. Quandahl stated that he is not planning a residence at this time. Mr. Eldredge asked about the electrical service on site. Mr. Quandahl stated that he has three (3) phase power at one hundred (100) amp service, and that he has to determine if it is capable of two hundred (200). Mr. Eldredge asked if Mr. Quandahl received any objections from neighbors. Mr. Quandahl stated he spoke with three (3) neighbors, and they did not object.

Mr. Schnable asked how often the applicant would plan on utilizing the air strip. Mr. Quandahl stated that it depends on the weather, but he is hoping about two (2) to three (3) times a week.

Ms. Gartner asked the applicant the approval standards questions. Mr. Quandahl answered the questions.

Staff gave their report. The subject property is currently zoned "A-1" Agricultural. The property to the north is zoned "E-5" Estate and to the east is "E-3" Estate. Properties to the south and west are zoned "A-1" Agriculture. Surrounding land uses are a mixture of agricultural and single family residential. Future land use map shows agricultural use. Mr. Eldredge asked Staff if the area residential properties are classified as larger lot estate type properties. Staff stated that they are larger lots, with residences located back from the road. Mr. Kosin asked staff if they received comment from any municipality regarding the petition. Staff stated that they did not.

Ms. Gartner closed the testimony portion of the hearing.

**9. SOIL AND WATER CONSERVATION DISTRICT REPORT:**

For further information refer to report number: L24-008-4564.

**10. ILLINOIS DEPARTMENT OF NATURAL RESOURCES:**

The consultation was not required for this application.

**11. SUMMARY OF VOTING MEETING DISCUSSION:**

Chair Gartner opened the voting meeting immediately following the hearing.

Mr. Eldredge motioned acceptance of the conditions as proposed by staff. Mr. Jurs seconded the motion. Motion carried.

Mr. Eldredge motioned acceptance of the petition subject to the conditions. Ms. Donner seconded the motion. Mr. Eldredge stated that there are several landing strips restricted to personal use in the county. He stated that the area is very rural and has larger estate residences. It is generally a very rural area. It is not in the path of any proposed dense development at this time. It is not in conflict with any other aircraft facilities in the county.

Mr. Kosin stated that it fulfills the requirements of the ordinance. Motion carried.

**12. FACTS THAT SUPPORT RECOMMENDING APPROVAL OF THE REQUEST:**

- The subject property is zoned "A-1" Agricultural.
- The current land use is agricultural and single family residential.
- Future land use is agricultural.
- The approval standards for conditional use have been met.

**13. FACTS THAT SUPPORT RECOMMENDING DENIAL OF THE REQUEST:** None

**14. MOTIONS:**

Mr. Eldredge motioned acceptance of the conditions. Mr. Jurs seconded the motion. Motion carried (7-0).

Mr. Eldredge motioned acceptance of the petition subject to the conditions. Ms. Donner seconded the motion. Motion carried (7-0).

**15. VOTE:**

7 – AYES; 0 – NAYS; 0 – ABSTAIN

**GOES TO COUNTY BOARD WITH ZBA RECOMMENDATION FOR Approval of the Conditional Use to allow a Landing Area Restricted – Personal Use subject to the following conditions:**

1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.
2. All other federal, state, and local laws shall be met.

Full Comments and complete application submittal for the above agenda items are available on the McHenry County Meeting Portal.



# Staff Report for the McHenry County Zoning Board of Appeals

**Application:** #2024-010

**PIN:** Part of 12-20-300-008 and 12-20-300-024

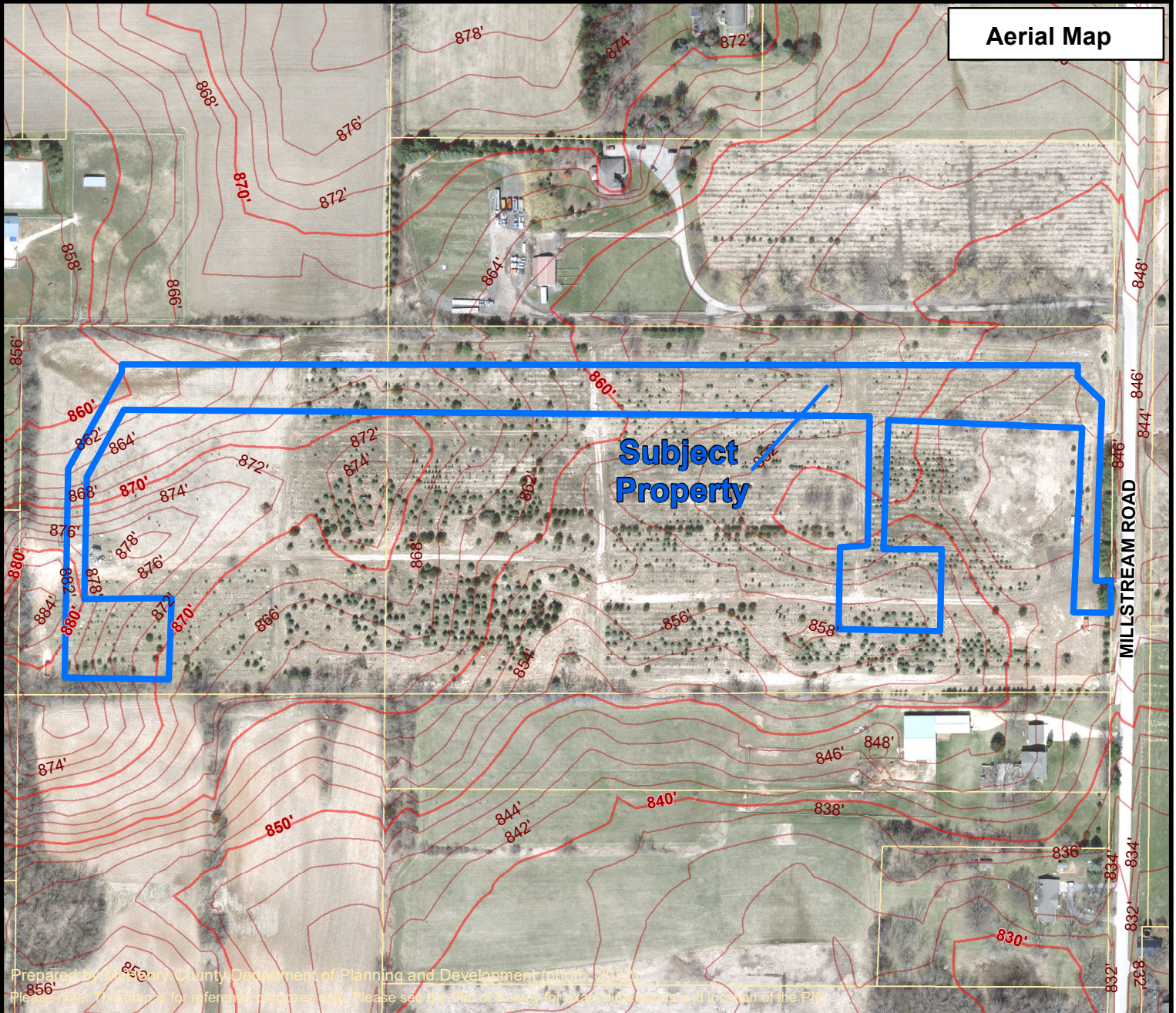
**Address:** 3703 Millstream Road, Marengo

**Applicant:** Mark Quandahl

**Request:** A-1 Agriculture District to A-1 Agriculture District with Conditional Use Permit for a Landing Area Restricted – Personal Use

**Hearing:** July 18, 2024

**Location:** The five (5) acre tract is located on the West side of Millstream Road, approximately one thousand two hundred (1,200) feet north of the intersection of Millstream Road and Garden Valley Road, in Seneca Township.



**Aerial Map**

**Subject Property**

Prepared by McHenry County Department of Planning and Development (phone: 815-331-3322)  
 Please use this map for reference purposes only. Please see the plat of Survey for all dimensions and for a full PIN.

**Elevation**

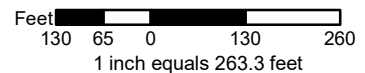
- (feet above sea level)
- 10-foot contours
- 2-foot contours

**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



# 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 Conditional Use Permit in the A-1 Agriculture District for a Landing Area Restricted – Personal Use. This use encompasses five (5) acres across two (2) parcels. The two (2) parcels combined are approximately thirty (30) acres. The proposed Conditional Use Permit includes the landing strip and two (2) separate locations for proposed hangers, above ground fuel storage and houses. A determination of buildability for each of these parcels has been made and, assuming that legal access can be provided to the western parcel both parcels have been deemed to be legal, non-conforming buildable parcels.

The property has been used as a tree farm. There are a couple of detached accessory structures near the western end of the western property, with a gravel driveway which crosses both properties to access these structures. There are two (2) other driveway approaches onto the eastern property. The Conditional Use Permit proposes to use the middle approach as the emergency access point to the landing strip.

## **MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE**

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

## **STAFF ANALYSIS**

### Current Land Use & Zoning

Both properties are presently zoned A-1 Agriculture District. The properties to the north of the subject parcels are zoned E-5 Estate District. The property to the east of the eastern parcel is zoned E-3 Estate District. The properties to the south and west are zoned A-1 Agriculture District. The predominant use in the area is agricultural, with some single-family residences.

### 2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property, and the surrounding properties, as Agricultural. There are some Isolated Estate subdivisions within a quarter mile of the subject properties.

### 2030 Comprehensive Plan & 2030 and Beyond Analysis

The proposed use of the property is not inconsistent with the 2030 Comprehensive Plan and 2030 and Beyond due to the facts that there are minimal impacts to the agricultural and natural resources on the site and that it furthers the infrastructure policies of the plans. *(See comments below)*

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

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

- No applicable text.

### 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 installation of an airstrip on this property would require removal of some of the trees which were established for a tree farm.

### Big Idea #3 Let's grow smarter

No applicable text.

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)

- The McHenry-Lake County Soil and Water Conservation District's Natural Resources Inventory letter (L24-008-4564) indicates that a full report is not required due to the pre-existing disturbance from the previous land use (ie, the tree farm). A full report might have provided clues as to how productive the site would be for agricultural purposes.

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. They determined that there are some hydric soils on the subject property. However, they determined that any proposed development will have minimal impacts on these areas. Please refer to NRI L24-008-4564 for more information.

Water Resources

No applicable text.

Economic Development

No applicable text.

Infrastructure

*"Promote and encourage the development of multi-modal systems of transportation and the expansion and integration of existing transportation system for travel within and outside of the County."* (p. 1030)

- Installation of a personal private airstrip could be considered to be a slight expansion of the transportation system allowing for alternative transportation within and outside of the County.

**STAFF ASSESSMENT**

The requested Conditional Use Permit is not in conflict with the McHenry County 2030 Future Land Use map, which designates this area as developing with Agricultural uses. It is not inconsistent with the policies of the 2030 Comprehensive Plan and it's companion document, 2030 and Beyond.

Regarding the Conditional Use Permit, staff offers the following conditions for consideration:

1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.
2. All other federal, state, and local laws shall be met.

## McHenry County Unified Development Ordinance Section 16.20.040.E

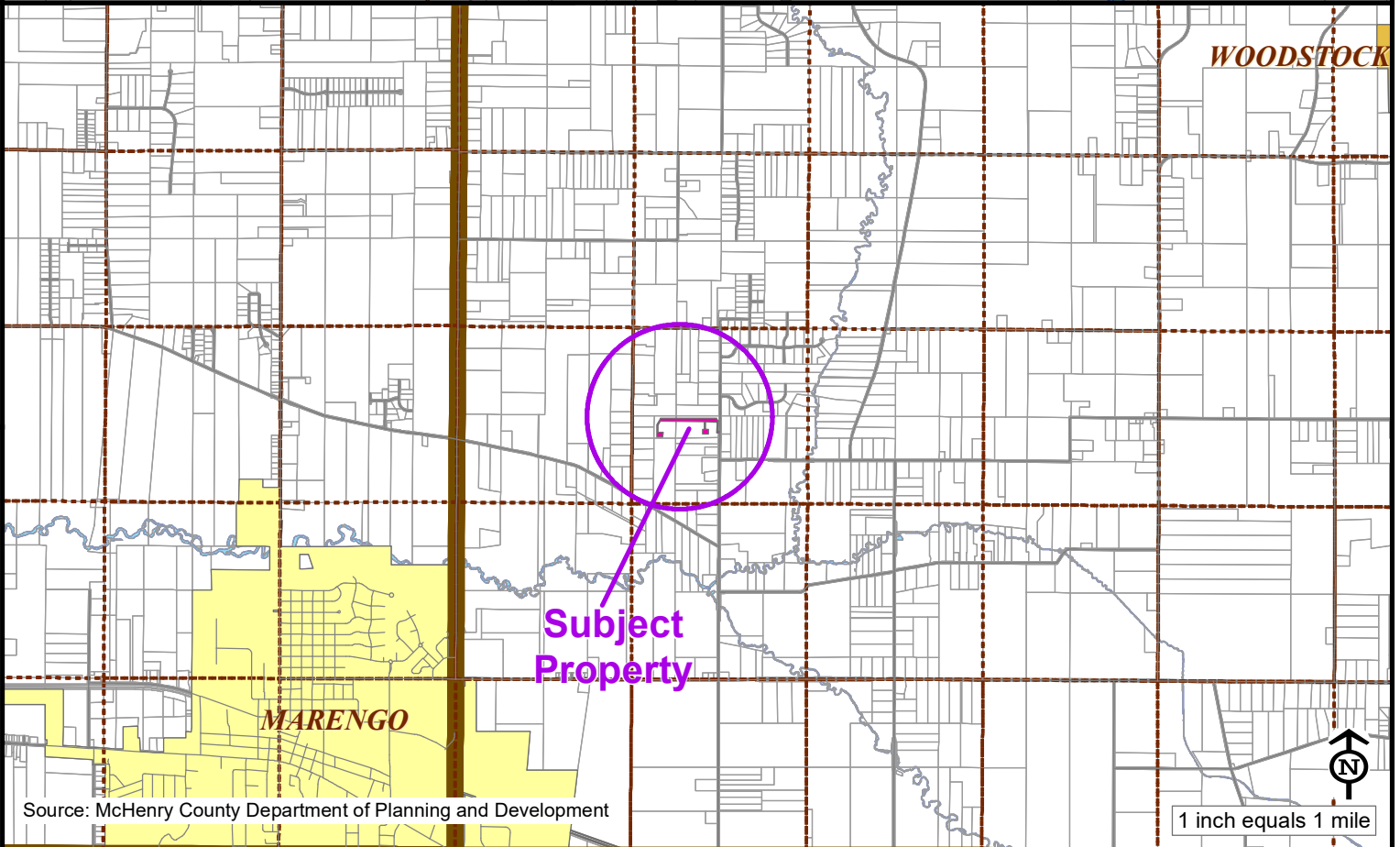
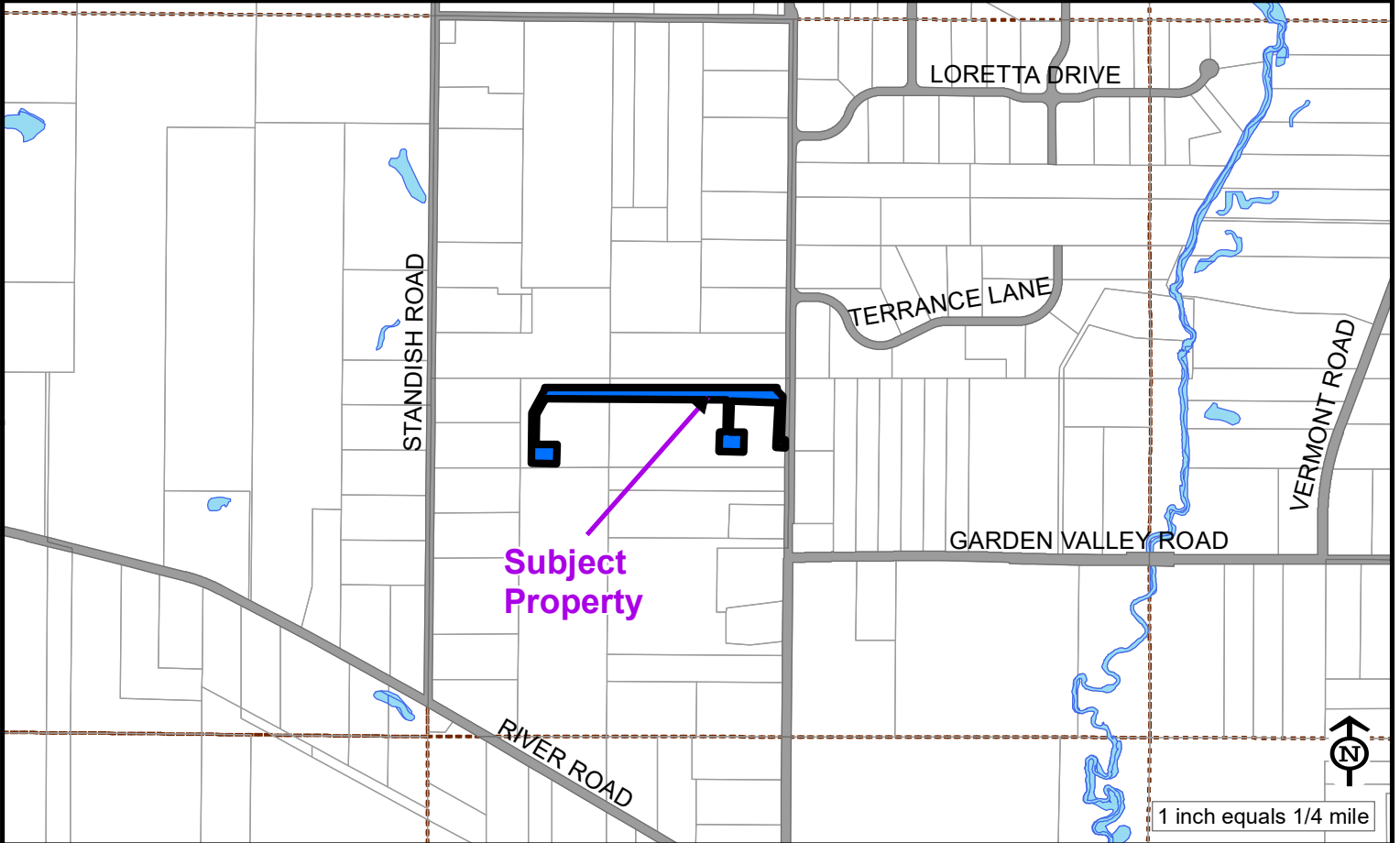
- E. *Approval Standards for Conditional Use Permits.* No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:
1. That the petitioner 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.

Report prepared June 25, 2024 by Anna Kurtzman, Sr. Planner – McHenry County Department of Planning & Development

**McHenry County Unified Development Ordinance Section 16.56.030Y**

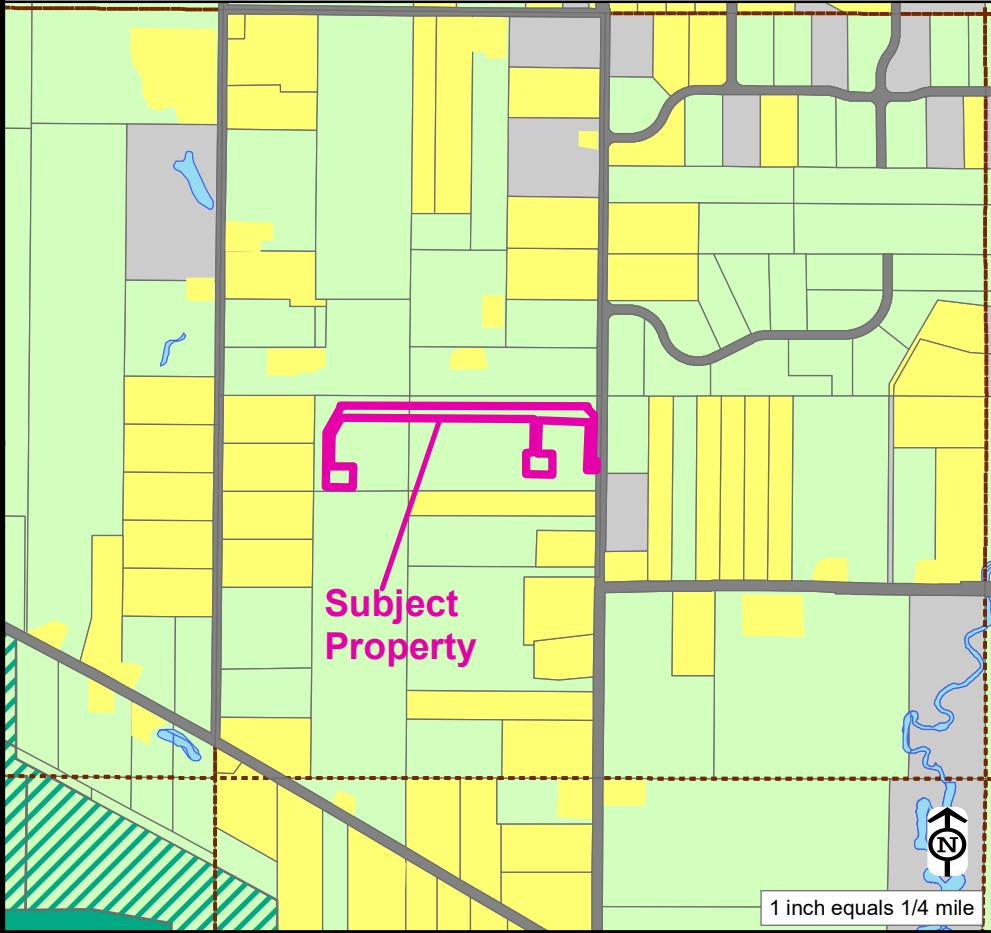
*Y. Landing Area, Restricted/ Landing Area, Restricted – Personal Use.*

1. The facility shall meet all standards of the United States Department of Transportation, Federal Aviation Administration and the Illinois Department of Transportation, Division of Aeronautics for the class of facility proposed, and be designed and constructed in accordance with all state and federal rules and regulations.
2. A site of five (5) acres or more is required for any facility if it is not restricted to personal use.
3. Commercial parachute operations, flight instruction, and fly-In events are prohibited, except for as provided for in Illinois Department of Transportation regulations.
4. Aircraft service facilities, such as hangars, fuel and aircraft maintenance facilities, and pilot and passenger facilities are limited to facilities necessary for the use of the owner and his/her invited guests.
5. The use of a Restricted Landing Area – Personal Use is limited to use of the owner and his/her invited guests free of charge.



Source: McHenry County Department of Planning and Development

**Current Land Use Map**



**Current Land Use**

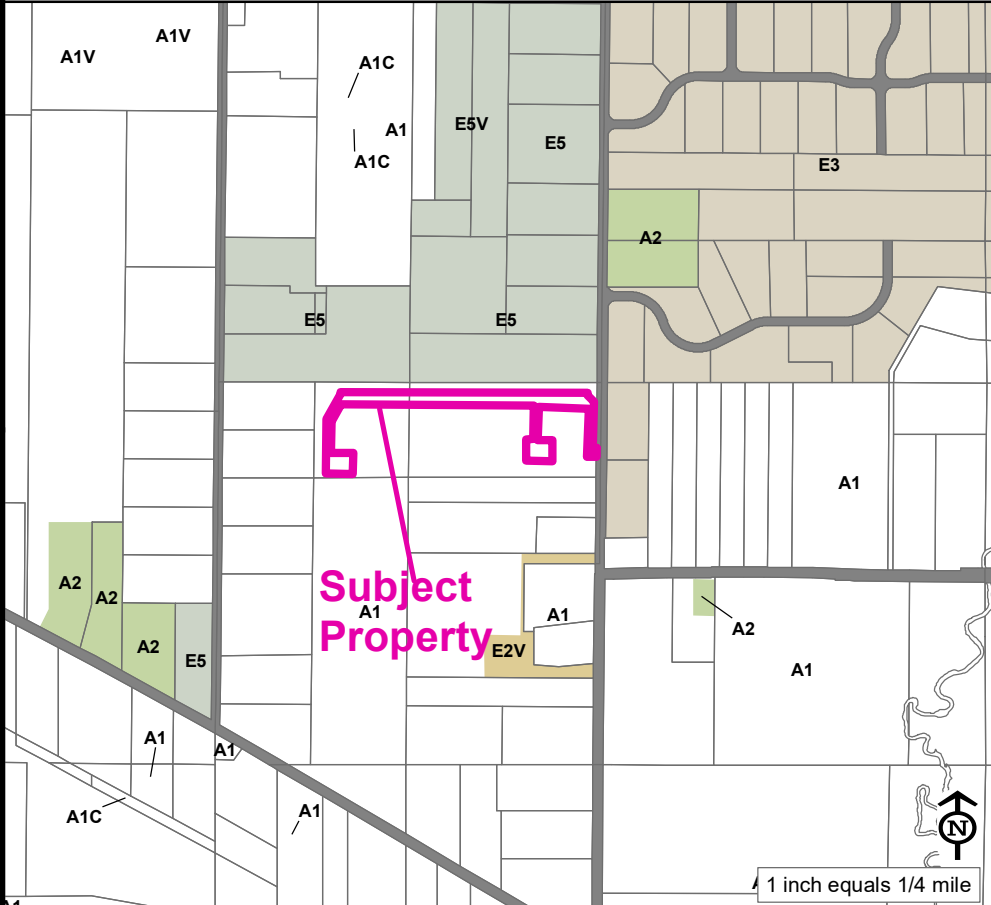
*Agriculture*

**Adjacent Land Use(s)**

North: *Agriculture*  
 South: *Agriculture & Single-Family Residential*  
 East: *Agriculture*  
 West: *Agriculture & Single-Family Residential*

- 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**

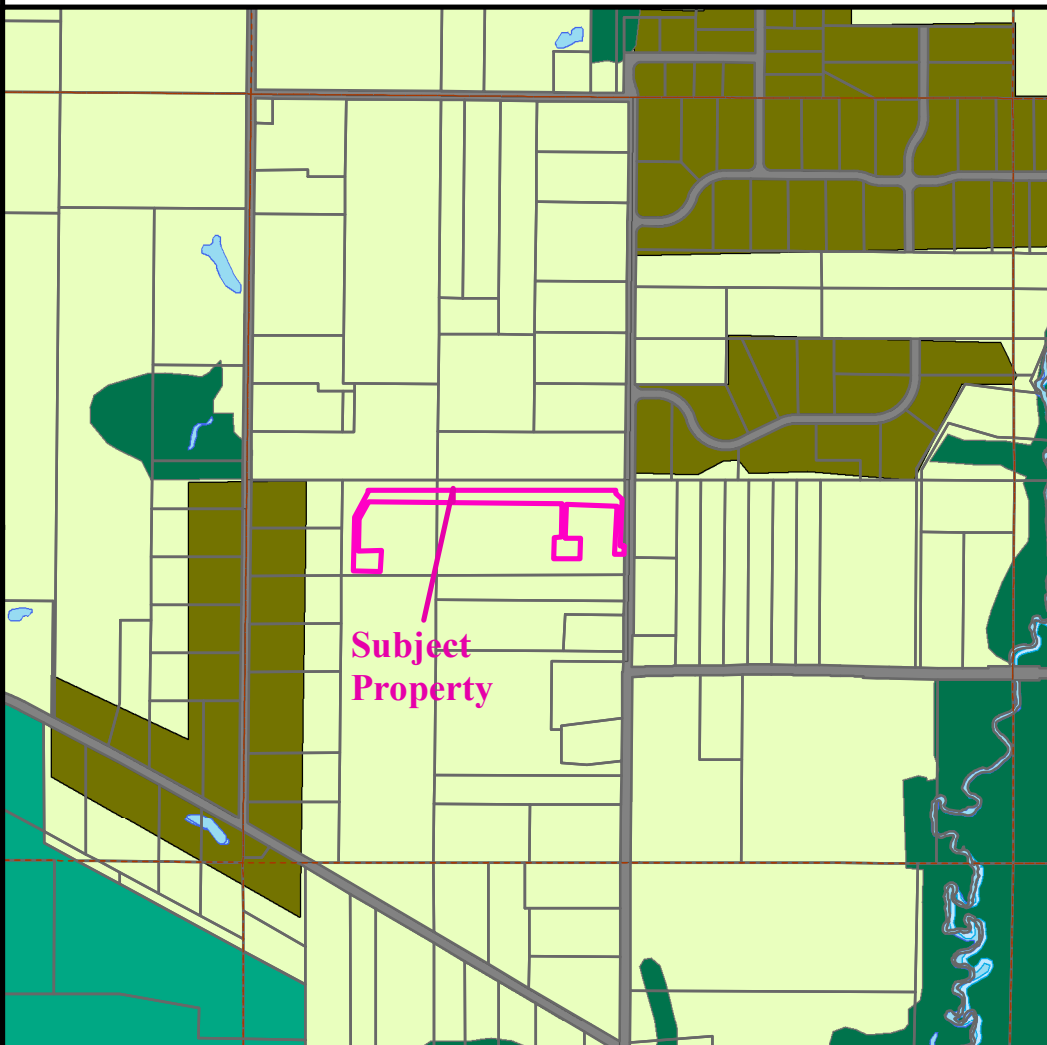
North: E-5 Estate  
 South: A-1 Agriculture  
 East: E-3 Estate  
 West: A-1 Agriculture

- 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

*Agricultural*



-  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

Seneca Township: Agriculture Area  
Marengo: Conservation/Countryside Residential

### McHenry County 2030 Comprehensive Plan — Text Analysis

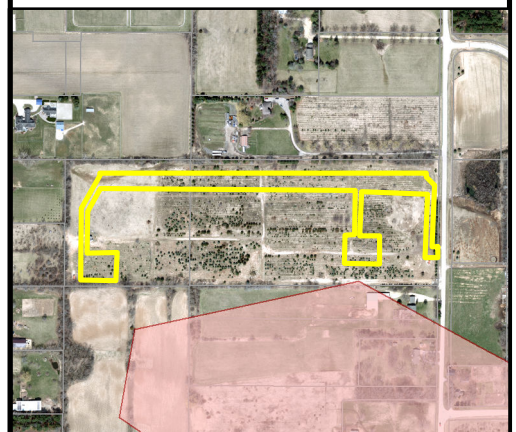
#### Land Use

**AGRICULTURAL** – represents existing agricultural acres, including cropland, pastureland, farm yards, 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. (p. 134)

#### Sensitive Aquifer Recharge Areas

A portion of the site IS NOT 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](http://www.mchenryswcd.org)

January 24, 2024

Mark Quandahl  
11801 Harvest Court  
Huntley, IL 60142

Re: Parcel # 12-20-300-008 & 12-20-300-024  
Common Location: 3703 Millstream Road, Marengo, IL 60152  
NRI# L24-008-4564  
Zoning Change: A1 to CUP

Dear Mr. Quandahl:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Mark Quandahl property as applied for in Report #L24-008-4564. Due to pre-existing natural resource disturbance from the parcels' previous land use, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

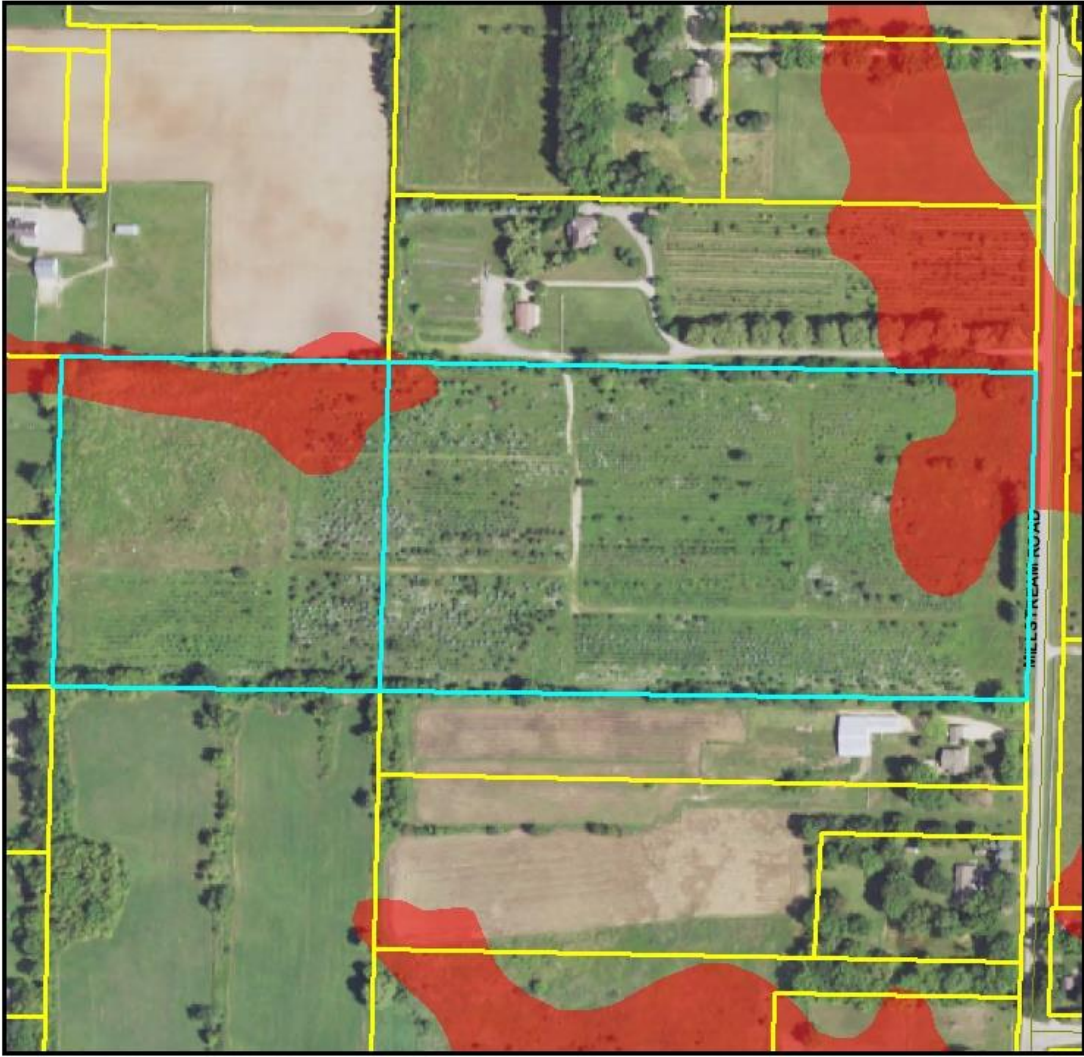
Office maps indicate the presence of hydric soils in multiple locations of the parcels (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

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

Sincerely,

Ryan Bieber  
Urban Conservation Specialist

# Hydric Soil Locations



0 105 210 420 630 840 Feet

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



**Key To Features**

 Hydric Soil

*Resources for the Future*

**ZONING DIVISION-** Anna Kurtzman

Ms. Kurtzman went over her written comments.

The applicant stated that he has two locations on site for possible outdoor yoga. Ms. Kurtzman stated that any place where the public will have access will need to be shown on the site plan.

Ms. Kurtzman determined that no paving will be required for the parking spaces.

**ENVIROMENTAL HEALTH-** Patty Nomm

Ms. Nomm went over her written comments.

Ms. Nomm informed the applicant that if there is any intention of serving food or beverages on site in the future it will be easier to plan for it now than later.

Mr. Wallen commented that there may be an access permit with the McHenry County Division of Transportation. The site plan will need to be revised to show the location of the outdoor classes and indicate the fencing on the property showing the goats' location. If the number of class participants exceeds 10 there will need to be additional parking shown. Provide the location of the seepage field and existing septic field. The potential location of the new building will need to be on the site plan. Mr. Wallen suggested that if there will be food or beverages provided in the future to indicate it in the narrative.

**Mover:** Patricia Nomm

**Seconder:** Steve Gardner

Approved pending administrative review of these items identified by each division.

**Approved by Voice**

4.2 2024-010 Mark Quandahl - A-1 to A-1C - Seneca Twp

**WATER RESOURCES-**Stoyan Kolev

Mr. Kolev went over his comments.

**BUILDING DIVISION-** Steve Gardner

Mr. Gardner went over his written comments.

Mr. Gardner asked the applicant if he will have any above ground storage tanks for fuel. The applicant said he shared the site plan to the Fire Marshal and is waiting for a response.

**ZONING DIVISION-** Anna Kurtzman

Ms. Kurtzman went over her written comments.

Ms. Kurtzman stated that the applicant will have to add the legal description of the access to the site plan.

Ms. Kurtzman suggests changes to enlarge the area of the applicant's CUP. The applicant agrees and will enlarge the area.

**ENVIROMENTAL HEALTH-**Patty Nomm

Ms. Nomm went over her written comments.

**Division of Transportation-**not present

No comments

Mr. Wallen commented that the applicant will need to supply the soil borings report to environmental health to confirm they are in the right location. The legal description will have to incorporate the access to the site. Show the added space for the hanger on the site plan.

**Mover:** Patricia Nomm

**Secunder:** Steve Gardner

Motion to approve this pending administrative review requiring both the soil borings and the revised legal description to incorporate the access in any future?

**Approved by Voice**

**5. SUBDIVISION REVIEW**

**6. STATUS UPDATE**

Ms. Kurtzman asked Ms. Nomm if she requires the soil borings immediatly after an applicant submits them? Ms. Nomm responded that they can be brought to her and she can review the soil borings.

**7. MEMBERS' COMMENTS**

**8. ADJOURNMENT**

**Mover:** Stoyan Kolev

**Secunder:** Patricia Nomm

To adjourn the meeting at 9:11 a.m.

**Approved by Voice**

Yeah.

Anna Kurtzman:

It is very standard that the first time a conditional use comes through that a 10 year timeframe is established just to ensure that you have time to things started, and so that there's a record of compliance that's established. After that 10 years, depending on how things are progressing, staff, ZBA, the county board may amend the time limit, either shortening it, keeping it 10 or even extending it beyond that for the next round.

Mark Quandahl:

I understand.

Vicki Gartner:

And the other thing too is that once this is actually approved, the change of the zoning goes with the land. So if you sell the property, it's still going to be a landing strip and someone else may come in and do something that you would never ever do, but we have to keep our eye on things.

Mark Quandahl:

Sure. Got it.

Anna Kurtzman:

And anything that pertains to the landing strip, the use of the airplanes on it, are restricted to your site plan. So if in the future you decide that you want your hangar 200 feet different from where you have shown it, then that might trigger a need for an amendment to your conditional use. If it's moving a couple feet, we usually are not that picky about it, but any significant difference.

Mark Quandahl:

Got it.

Vicki Gartner:

Okay. All right. So we have a full board today, which is unusual. So we can vote today. So I will close the hearing portion of the meeting and we'll move into the voting portion of the meeting. We do have... Oh, let me just reiterate this is going to a vote for [inaudible 00:26:09] application number 2024-010 at 37033 Millstream Road in Larango for an A1 to A1 district and conditional use permit for a landing area restricted personal use. Okay. We have some conditions to go along with this vote and they are right here [inaudible 00:26:42].

Anna Kurtzman:

I also have them on the screen.

Vicki Gartner:

I can't see that with my glasses on. I have them. Okay, the first condition is the condition use shall expire 10 years from the date of approval by the McHenry County Board. Second one, all other federal, state and local laws shall be met. Are there any amendments?

Robert Kosin:

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Madam Chair, I move acceptance conditions.

Charles Eldredge:

I'll second.

Vicki Gartner:

All right. I'll call the role for the [inaudible 00:27:25] Mr. Eldredge?

Charles Eldredge:

Yes.

Vicki Gartner:

Mr. Kosin?

Robert Kosin:

Yes.

Vicki Gartner:

Mr. Schnabel?

Kurt Schnable:

Yes.

Vicki Gartner:

Mr. Jurs?

Thomas Jurs:

Yes.

Vicki Gartner:

Ms. Donner?

Mary Donner:

Yes.

Vicki Gartner:

Mr. Kurnik?

Mary Donner:

Yes.

Vicki Gartner:

And I'll vote yes as well. So those two conditions are approved and will go along with the vote.

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Robert Kosin:

Madam Chairman, I move acceptance to the petition subject to the conditions.

Mary Donner:

Second.

Vicki Gartner:

Any discussion Mr. Eldredge?

Charles Eldredge:

Yes. This is a petition for a landing strip restricted to personal use. We have quite a number of them in the county. This is an area that is isolated and largely rural with estate type of residences, generally in the area area. But it's generally a very rural area, but to a considerable degree carved up into five, 10 acre parcels. It is not in the path of any proposed significant intense development of any kind in the foreseeable future. It is not in conflict with any other aircraft facilities in the county. I believe it is an appropriate use for the property, and I will support the petition.

Vicki Gartner:

Thank you. Ms. Donner?

Mary Donner:

I agree, what he said. Trying to think of something pithy in there just wasn't coming out.

Vicki Gartner:

Mr. Kosin [inaudible 00:29:10]

Robert Kosin:

No, just to recognize the submission of the documents as well as the testimony and with the belief that it fulfills the requirements of the orders and therefore I'll be supporting [inaudible 00:29:23].

Vicki Gartner:

Mr. Schnable.

Kurt Schnable:

I support the petition.

Vicki Gartner:

Mr. Jurs.

Thomas Jurs:

I also support the petition.

Vicki Gartner:

Mr. Kurnik.

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William Kurnik:

I do as well and have nothing to add to the comments made by my colleagues.

Vicki Gartner:

Okay. And I support it as well. I will read the role for the vote. Mr. Eldredge?

Charles Eldredge:

Yes.

Vicki Gartner:

Mr. Kosin?

Robert Kosin:

Yes.

Vicki Gartner:

Mr. Schnable?

Kurt Schnable:

Yes.

Vicki Gartner:

Mr. Jurs?

Thomas Jurs:

Yes.

Vicki Gartner:

Mr. Kurnik?

William Kurnik:

Yes.

Vicki Gartner:

And I will vote yes as well [inaudible 00:30:03].

Mary Donner:

Yes.

Vicki Gartner:

Did I miss you?

Robert Kosin:

Yes.



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Charles Eldredge:

Yes.

Vicki Gartner:

Oh, I'm sorry. I counted seven.

Mary Donner:

That'd be me.

Anna Kurtzman:

So will you formally ask her please?

Vicki Gartner:

Yes. Are you in favor?

Mary Donner:

Yes.

Vicki Gartner:

Thank you. Okay. This passes, eight to nothing [inaudible 00:30:28] we can do that [inaudible 00:30:31].

Anna Kurtzman:

So, formally closing it?

Vicki Gartner:

Yes.

Anna Kurtzman:

Okay.

Vicki Gartner:

The meeting is now closed. Thank you.