

MCHENRY COUNTY PLANNING AND DEVELOPMENT
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
 815-334-4560

Office Use Only
Petition #/Permit # <u>2024-041</u>

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION: Name <u>McHenry County Jewish Congregation</u> Address <u>8617 Ridgefield Road</u> City, St, Zip <u>Crystal Lake, IL 60012</u> Daytime Phone <u>847-846-2112</u> Email <u>rdalemorton@gmail.com</u>	ATTORNEY or AGENT CONTACT INFORMATION (If Applicable): Name <u>Jonathan B. Kaman, Zanck, Coen, Wright & Saladin, P.C.</u> Address <u>40 Brink Street</u> City, St, Zip <u>Crystal Lake, IL 60014</u> Phone <u>815-459-8800</u> Email <u>jkaman@zcvlaw.com</u>
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APPLICANT (If other than owner): Name <u>Brent Hollenberg</u> Address <u>67 N. Williams Street</u> City, St, Zip <u>Crystal Lake, IL 60014</u> Daytime Phone <u>312-800-39677</u> Email <u>brent@reclaimedcl.com</u>	TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information): Name <u>Dale Morton</u> Address <u>8617 Ridgefield Road</u> City, St, Zip <u>Crystal Lake, IL 60012</u> Phone <u>847-846-2112</u> Email <u>rdalemorton@gmail.com</u>
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PARCEL INFORMATION: Address <u>8617 Ridgefield Road</u> City <u>Crystal Lake</u> Zip <u>60012</u> Parcel/Tax Number <u>13-25-127-002 and 13-25-127-007</u> Number of Acres <u>2.98</u>	<div style="border: 2px solid blue; padding: 10px;"> <p style="font-size: 24px; color: blue; margin: 0;">RECEIVED</p> <p style="color: red; font-weight: bold; margin: 5px 0;">JUL 15 2024</p> <p style="font-size: 18px; color: blue; margin: 0;">ZONING DIVISION</p> </div>
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Applying For: <small>(Check all that apply)</small>	<input checked="" type="checkbox"/> Reclassification	Current Zoning: A1 Requested Zoning: <u>E2C</u>
	<input checked="" type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: <u>vacation rental</u>
	<input type="checkbox"/> Variation, Administrative	Variation Request:
	<input type="checkbox"/> Variation, Zoning	Type:
	<input type="checkbox"/> Site Plan Review	UDO Section(s):
<input type="checkbox"/> Text Amendment	Type:	
<input type="checkbox"/> Appeal		

Please provide additional information on the back of this page.

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

Currently, the property is used as a place of worship and gathering for the McHenry County Jewish Congregation. Its current zoning classification is A1 with a conditional use for a place of worship. The applicant intends to convert the structure to one single family home. With this change of use, the current zoning classification must be changed. E2 is appropriate due to the size of the parcel, the structure's intended use, the parcel's location relative to the infrastructure and services accessible in the area, and McHenry County's 2030 Plan.

The applicant ultimately intends to list the entire single family home as a vacation rental for individual families.

CONSENT

I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Craig S. Krandl atty for owner

 Owner's Signature

Craig S. Krandl

 Print Name

 Signature

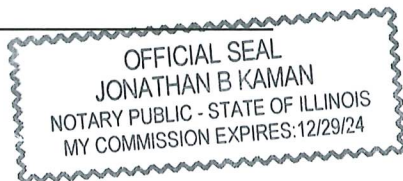
Kraut Hollenberg

 Print Name

SUBSCRIBED and SWORN to before me
 this 11 day of July, 2024.

Jm

 NOTARY PUBLIC



RE: Site plan narrative
8617 Ridgefield Road, Crystal Lake, IL
Applicant: Brent Hollenberg



Currently, the property is used as a place of worship and gathering for the McHenry County Jewish Congregation. Its current zoning classification is A1 with a conditional use for a place of worship. The applicant intends to convert the structure to one single family home. With this change of use, the current zoning classification must be changed. E2 is appropriate due to the size of the parcel, the structure's intended use, the parcel's location relative to the infrastructure and services accessible in the area, and McHenry County's 2030 Plan. The applicant ultimately intends to list the entire single-family home as a vacation rental. As such, applicant also seeks a conditional use of "vacation rental" to accommodate his intended use.

To do this, the applicant does not intend to make any substantive exterior changes but will renovate the interior from a worship space to a comfortable living space, including adding up to 4 separate bedrooms. There are no public restrooms on site or proposed. All floor drains are as existing in the structure and discharging into the onsite septic system. The septic system has been recently inspected and found to be functioning as intended. At any given time, there may be a single employee on site preparing the home for guests. Applicant will advertise the entire home for rental by a single customer/ guest and would expect a maximum of 8-10 individuals on site at one time. There are currently 12 parking spaces on site, including 2 handicapped spots. The applicant does not intend to add any additional parking believing it highly unlikely for there to be any more vehicles on site. Ideally, the home would be rented most days of a week, however, it is expected that weekend stays would be most common.

CONSENT TO ON-SITE INSPECTION

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

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

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

ZONING APPLICATION INTERPRETATION

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

ACCEPTANCE OF FEES FOR NOTIFICATION

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



Owner's Signature

Craig S. Krawinkel Counsel for

Print Name McHenry County Jewish Congregation

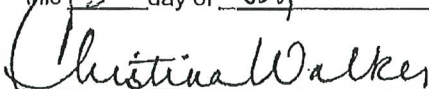


Signature

Brent Hollenberg

Print Name

SUBSCRIBED and SWORN to before me
this 3 day of July, 2024.



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 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
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Petition #/Permit # 2024-041

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: McHenry County Jewish Congregation			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
McHenry County Jewish Congregation		8617 Ridgefield Rd Crystal Lake, IL 60012	100%
Linda Trachster	Vice President	3620 Burton Trail Crystal Lake, IL 60014	—
Iza Celewicz	Treasurer	28941 W. Navajo Trail McHenry, IL 60051	—
Dale Morton	Secretary	2321 S. Cherry Valley Rd Bull Valley, IL 60098	—
Bruce Weiss	Director	846 N. Madison St. Woodstock, IL 60098	—
Howard Frank	Director	8680 Shade Tree Circle Lakewood, IL 60014	—
Scott Schwartz	Director	10755 Wing Point Dr Huntley, IL 60142	—

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Please attach additional information, if needed.

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

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

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?

Applicant intends to convert the existing structure to one single family dwelling unit. He then intends to list the home as one short-term vacation rental on sites like Airbnb, VRBO, or other similar listing sites. There is an existing structure on the property, and it will remain as a single residential dwelling structure when renovations are complete.

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

Yes. The area currently consists of a mix of residential, commercial and agricultural uses. McHenry County's 2030 Plan cites this area, including the subject parcels, as mixed use. The plans for this structure and site are for it to become one single family residence available for short term rental by one renter at a time.

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

No. The conditional use is for a vacation rental of a single family residence. Reasonable use restrictions will be imposed on guests by the applicant such that public health, safety, morals, comfort and general welfare will be protected.

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

No. The conditional use will have no impact on others' use and enjoyment of their property. All actively on the subject property will be residential in nature and restricted to the boundary lines.

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

No. The applicant intends to make substantial improvements to the property such that its value is likely to increase. Welcoming others to the area will increase its general appeal.

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

Yes. The property has ample existing access, utilities, and drainage.

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

Yes. It is intended that the entire property be rented as a single-family home. As such, no more than normal residential ingress/ egress would be expected.

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

Yes. Simultaneous with this conditional use application, the applicant has requested a reclassification of the underlying zoning district from A1 to the more appropriate E2 classification. Once converted to a single-family home, E2 will be the most appropriate zoning district, and the proposed conditional use is allowed.

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

Yes. The conditional use will allow for needed upgrades and improvements to the structure and will bring visitors to the area for enjoyment of the many amenities in the surrounding communities.

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

Yes. As a single-family residence used for short-term rental, the impact on groundwater recharge and quality is expected to be minimal and in line with normal residential use.



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Natural Resource Information Report Application

McHenry-Lake County Soil and Water Conservation District

1648 S. Eastwood Dr., Woodstock, IL 60098 Voice: (815) 338-0099 Fax: (815) 338-7731

For office use only

File Number: _____ - _____ - _____ Date Received: _____/_____/_____/20_____
Fee: _____ (Please make check payable to McHenry-Lake County SWCD.)

The McHenry-Lake County SWCD has thirty (30) days to complete this report after receipt of **ALL** the following items and after presentation to SWCD Board of Directors at their regularly scheduled meeting: Board meetings are scheduled for the first Tuesday of each month at the SWCD office.

Application Check List

Plat of Survey: Petition: Fee:
Tentative plat: _____ Intensive Soil Survey: _____ Tile Investigation: _____
Certified Wetl and Determination/Delineation: _____

Processing of the NRI report will not begin until all of the required items have been received by the MLC SWCD (office unless otherwise indicated by SWCD Staff)

Fee: Full report: \$400.00 for 1-3 acres and \$25.00 for each additional acre or part thereof.

Letter: \$100.00 SWCD will determine when letter or full report format will be necessary.

Petitioner's Name: Brent Hollenberg Phone: (312) 800 - 3977

Address : _____

Contact Person : Jonathan B. Kaman, jkaman@zcvlaw.com Phone: (815) 356 - 2649

Address : 40 Brink Street, Crystal Lake, IL 60014

Parcel Index Number(s) : (1) 13 - 25 - 127 - 002 (2) 13 - 25 - 127 - 007
(3) _____
Aggregate parcel size _____ (acres)

Current Zoning : A1 Requested Zoning : E2

Description of Zoning Request: Change of use to single family residence requires change of zoning.

Proposed Improvements:
_____ Dwellings on Slabs _____ Common Open Space _____ Drainage Ditches/Swales
_____ Dwellings with Basements _____ Sewers _____ Wet Retention Basin
_____ Commercial Buildings _____ Individual Wells _____ Storm Sewers
_____ Park/Playground Areas _____ Community Water _____ Dry Detention Basin
_____ Conservation Easements _____ Septic Systems _____ Other _____

Unit of Government Responsible : xxxx County of Mc Henry _____ County of Lake
_____ City/Town of _____

Is the parcel within 1 mile of a Village or City Boundary? Yes / No (circle one)

If yes, which (City/Town/Village)? Crystal Lake

It is understood that filing this application allows a district representative the right to conduct an onsite investigation of the parcel(s) described above. Furthermore, this report becomes subject to the Freedom of Information Act after presentation to the District Board of directors at their regularly scheduled meeting.

Contact person or Petitioner's signature : [Signature] Date: 7 / 10 / 2024