

IN THE MATTER OF THE APPLICATION OF)
SIEMS MEMORIAL PARK, INC., OWNER)
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) # 2024-013
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR)
A CONDITIONAL USE)

WHEREAS, your Petitioner, **SIEMS MEMORIAL PARK, INC** as your Owner, has filed a petition with the McHenry County Zoning Board of Appeals requesting the issuance of a Conditional Use with variances as it relates to the McHenry County Unified Development Ordinance, as it relates to the real property more fully described as:

***The East Half of Lot 2 of the Northwest Quarter of Section 3, Township 43 North, Range 6 East of the Third Principal Meridian, (excepting therefrom the East 12 acres thereof), in McHenry County, Illinois.
PIN 17-03-100-003***

WHEREAS, the Petition requests no reclassification of the subject property from its present classification which is ***“A-1” Agriculture District and “A-1” Agriculture District with a Conditional Use,*** but a Conditional Use be granted ***to allow for a park.***

WHEREAS, the subject property consists of approximately ***30.599 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 6 ayes and 0 nays the granting of a Conditional Use to allow for a park with the following conditions:***

- 1. The Conditional Use shall be allowed to continue indefinitely, unless abandoned.***
- 2. The Conditional Use shall substantially conform to the Site Plan prepared by CE LTD, with a last revision date of August 12, 2024 (attached).***
- 3. 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 park with the following conditions:**

- 1. The Conditional Use shall be allowed to continue indefinitely, unless abandoned.**
- 2. The Conditional Use shall substantially conform to the Site Plan prepared by CE LTD, with a last revision date of August 12, 2024 (attached).**
- 3. 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

MCHENRY COUNTY
ZONING BOARD OF APPEALS
MINUTES | August 1, 2024

Zoning Hearing

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

1:30 PM

ZONING BOARD OF APPEALS REPORT TO THE MCHENRY COUNTY BOARD - #2024-013

- 1. APPLICANT:** Siems Memorial Park, Inc.
- 2. REQUEST:** A-1 Agriculture District to A-1 Agriculture District with Conditional Use Permit for a Park
- 3. LOCATION AND SIZE OF PROPERTY IN QUESTION:** The thirty and one-half (30.5) acre parcel is located on the South side of Highbridge Road, approximately one thousand three hundred and twenty (1,320) feet east of the intersection of Highbridge Road and Olson Road, in Coral Township with a common address of 16711 Highbridge Road, Union. PIN 17-03-100-003
- 4. DATE AND TIME OF HEARING AND VOTING MEETING:** August 1, 2024, 1:30 PM and October 10, 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: 8/1/2024: Linnea Kooistra – Chair, Vicki Gartner – Vice Chair, Charles Eldredge, Robert Kosin, Kurt Schnable, Jessica Beverly, Thomas Jurs. 10/10/2024: Linnea Kooistra – Chair, Vicki Gartner – Vice Chair, Charles Eldredge, Robert Kosin, Kurt Schnable, Mary Donner
 - B. Witness: Jay Filler
 - C. Public: 8/1/2024: Anna Kurtzman – County Staff, Kit GearhartSchinske – County Staff, Susan Standish, George Standish, Mike no last name given. 10/10/2024: Anna Kurtzman – County Staff, Kit GearhartSchinske – County Staff
- 7. ITEMS OF EVIDENCE:** None

8. SUMMARY OF TESTIMONY AT HEARING: On August 1, 2024, Chair Kooistra opened the hearing. The board members introduced themselves. Ms. Kooistra introduced the application. She swore in the applicant, staff and the public.

Mr. Filler introduced himself and the application. He stated that they want to add basketball courts, pickle ball courts and another shelter. He stated that the park was started by Bill Siems who funded it. They are still operating with that funding. Mr. Filler stated that they need to get a stormwater variance for compensatory storage because the park is in a flood plain. He stated that the gates are closed when the park floods. He stated that the park gets a fair amount of use for family outings. Mr. Filler addressed the Approval Standards for Conditional Use.

Mr. Kosin asked if there will be nighttime lighting installed. Mr. Filler stated that they do not have plans for lighting at this time, and that the park is closed at dusk. He stated that there is an electronic gate that closes automatically. Mr. Kosin asked about the irregular shaped object named wooden wall. Mr. Filler stated that it is a bench. Mr. Kosin asked what the land to the east is. Mr. Filler stated that it is a farm that produces a lot of water which drains towards the park. Mr. Kosin stated that the site plan notes that the entire site is in flood plain. Mr. Filler concurred.

Ms. Gartner asked about differences between the Plat of Survey and the site plan. Mr. Filler stated that the site plan is in error. The driveway is reflected correctly on the Plat of Survey. He stated he will have the site plan corrected.

Mr. Eldredge stated that it is standard practice for the board to limit CUPs to 10 years. He asked Mr. Filler if the applicant would have any concerns if the ZBA would consider a CUP with no time limit. Mr. Filler stated that this would be acceptable.

Ms. Beverly asked if the compensatory storage variation will be before a different board, not the ZBA. Mr. Filler stated that that is correct. Ms. Beverly asked Staff if the park decides to add nighttime lighting at a later time, would they be subject to the Unified Development Ordinance (UDO) lighting standards. Staff stated that that is correct.

Mr. Standish asked what the park will do with the pond. Mr. Filler stated that they are going to deepen it, build a shallow shelf and add an aerator.

Staff gave their report. The property is zoned "A-1" Agriculture which is consistent with the surrounding zoning in the area. The surrounding land use is predominantly agricultural. Closer to Union, there are more residential and industrial classifications. Future land use is designated as open space. Staff read the proposed conditions into the record.

Ms. Beverly asked Staff if it would be possible to amend condition number 2 to allow the final site plan to reflect the decision as approved by the Soil and Water Conservation District [editor's note: The Planning Environment and Development Committee reviews the Stormwater Ordinance variation request]. Ms. Kooistra stated that the hearing could also be continued to a date certain after the Stormwater Ordinance variation has been reviewed. Staff stated that both are possibilities.

Mr. Eldredge motioned to continue the meeting to October 10, 2024, at 1:30 PM in the County Board Conference Room to allow revisions to the site plan. Ms. Gartner seconded the motion. Motion carried (7-0).

On October 10, 2024, Chair Kooistra reopened the hearing. Staff noted that the driveway did not show the complete loop on the last site plan. The new site plan reflects the requested revisions including the driveway and the stormwater compensatory storage area. Staff presented to the board a slight revision in the conditions, just modifying the date of the site plan.

Mr. Filler stated that the Stormwater variance was granted.

Mr. Eldredge asked Staff if the applicant was granted the conditional use without a time limit, would they have to come back if the site plan changed. Staff stated that if there are significant changes from the site plan, they would have to go back through the CUP process.

Ms. Kooistra closed the testimony portion of the hearing. She asked the applicant if he would like to continue the voting portion of the meeting because there were only six (6) members present. Mr. Fuller stated that he would like to go ahead with the vote.

9. SOIL AND WATER CONSERVATION DISTRICT REPORT:

For further information refer to report number: L24-023-4579

10. ILLINOIS DEPARTMENT OF NATURAL RESOURCES:

The consultation was not required for this application.

11. SUMMARY OF VOTING MEETING DISCUSSION:

Chair Kooistra opened the voting meeting immediately following the hearing. Ms. Kooistra read the conditions into the record.

Mr. Eldredge motioned to amend condition number one (1) to remove the CUP time limit. Mr. Schnable seconded the motion. Mr. Eldredge stated that the lot is a park for the benefit of the county, a non-profit use, low intensity and likely not to have significant changes. If there are significant changes, they will have to go through extensive permitting processes. Motion carried. (6-0)

Mr. Eldredge motioned to accept the conditions as amended. Ms. Gartner seconded the motion. Motion carried (6-0).

Mr. Eldredge motioned to accept the petition subject to conditions. Ms. Donner seconded the motion. Mr. Eldredge stated that this is a private park for the benefit of the public that has been in place for three (3) generations plus. He stated that it is well-funded and well-designed. He stated that It has served public well up to now, and he foresees it continuing to do so into the indefinite future. Motion carried (6-0).

12. FACTS THAT SUPPORT RECOMMENDING APPROVAL OF THE REQUEST:

- The subject parcel is zoned "A-1" Agricultural.
- The surrounding land use is agricultural.
- The future land use designation is open space.
- The use has been present for approximately seventy (70) years.

13. FACTS THAT SUPPORT RECOMMENDING DENIAL OF THE REQUEST: None**14. MOTIONS:**

August 1, 2024:

Mr. Eldredge motioned to continue the meeting to a date certain. Ms. Gartner seconded the motion. Motion carried (7-0).

October 10, 2024:

Mr. Eldredge motioned to amend condition number one (1) to remove the CUP time limit. Mr. Schnable seconded the motion. Motion carried (6-0).

Mr. Eldredge motioned to accept the conditions as amended. Ms. Gartner seconded the motion. Motion carried (6-0).

Mr. Eldredge motioned to accept the petition subject to conditions. Ms. Donner seconded the motion. Motion carried (6-0).

15. VOTE:

6 – AYES; 0 – NAYS; 0 - ABSTAIN

GOES TO COUNTY BOARD WITH ZBA RECOMMENDATION FOR Approval of the Conditional Use subject to the conditions:

1. The Conditional Use shall be allowed to continue indefinitely, unless abandoned.
2. The Conditional Use shall substantially conform to the Site Plan prepared by CE LTD, with a last revision date of August 12, 2024.
3. 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.

Charles Eldredge:

Yes, I have a question for staff.

Linnea Kooistra:

Yes.

Charles Eldredge:

Relating to the conditions, if we were to make this without a time limit, they would still have to come back to us if they wanted to do something that was quite different from the site plan that's presented under these conditions. Is that correct-

Anna Kurtzman:

So the time limit would not engage the second condition. So if there's anything that would occur out there that would significantly change the site plan, then yes, they would have to come back to you.

Charles Eldredge:

Okay. I wanted to get that on the record. Thank you.

Jay Filler:

And because we're in... The pond guy was complaining, he goes, I never heard of a permit for a pond, but because we're in the floodplain, we're going to have to come back in no matter what we do. So... To the county, I mean not necessarily here.

Linnea Kooistra:

Okay. So at this time, we'll close the hearing portion of the meeting and we'll move on to the voting portion. Again, this is petition 2024-013 Siems Memorial Park Incorporated, and the request is for A1 and A1C to an A1C in Coral Township. There are three proposed conditions from staff. Number one, the conditional use shall expire 10 years from the date of approval by the McHenry County Board.

Charles Eldredge:

Madam Chairman, I would like to suggest the amendment to condition one.

Kurt Schnable:

I'll second that.

Linnea Kooistra:

You don't even know what it is.

Kurt Schnable:

I think he's got it.

I'm going to second it for purposes of conversation.

Linnea Kooistra:

[inaudible 00:06:18] Yes, please.

I really should put it on the record. Yes.

Charles Eldredge:

I propose that there be no time limit and that it continue indefinitely unless abandoned, unless the use is abandoned.

Linnea Kooistra:

So Mr. Schnable, does your second still hold?

Kurt Schnable:

It still stands. Ms. Chairman.

Jay Filler:

My question to staff would be does that change... It doesn't change going on the consent agenda?

Anna Kurtzman:

No. You still go on consent agenda.

Jay Filler:

And has the county board in the past allowed that?

Anna Kurtzman:

There have been some occasions where there's no time limit. Yes.

Jay Filler:

Okay. Thank you. I just didn't want to have to-

Linnea Kooistra:

You don't want to extend [inaudible 00:07:08]

Jay Filler:

[inaudible 00:07:08] County board meetings.

Linnea Kooistra:

Any discussion on this motion?

Charles Eldredge:

Well, I just wanted to say that this is a park for the benefit of the citizens of McHenry County. It's a not-for-profit use. It is a very low-intensity use. I do not see it changing significantly over time. And the less, and if it does, it's probably going to require extensive permitting in terms of Stormwater and IEPA because of the location of the park. And therefore I see no reason to come back before this body really for almost any reason.

Linnea Kooistra:

More discussion? Ms. Donner.

Mary Donner:

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Well, as long as it's been there for 70 years doing exactly what it's doing, it's about time it got an update. So that makes sense. It doesn't sound to me like it's going to change again for another 70 years unless they want to improve it. And then we go through permitting.

Jay Filler:

And I would add we have the funding to be around in 70 years. Everything can change, but we should be okay.

Linnea Kooistra:

Mr. Kosin?

Robert Kosin:

I have nothing to add given that discussion.

Linnea Kooistra:

Anything down here? [inaudible 00:08:29]

Kurt Schnable:

Total agreement with Mr. Eldredge.

Linnea Kooistra:

Okay. I'll call for the vote. Mr. Eldredge.

Charles Eldredge:

Yes.

Linnea Kooistra:

Ms. Gartner.

Vicki Gartner:

Yes.

Linnea Kooistra:

Mr. Kosin.

Robert Kosin:

Yes.

Linnea Kooistra:

Mr. Schnable?

Kurt Schnable:

Yes.

Linnea Kooistra:

Ms. Donner?

Mary Donner:

Yes.

Linnea Kooistra:

And I'll vote yes. So that condition is approved six to zero. So basically eliminates condition number one.

Anna Kurtzman:

It just dawned on me, excuse me. We do have less than seven members on your board.

Linnea Kooistra:

You are entitled to seven.

Jay Filler:

They called this morning.

Linnea Kooistra:

You are entitled to seven votes. So you're willing to go ahead with only six?

Jay Filler:

I believe I am, yes.

Linnea Kooistra:

Okay. And would you like to continue?

Jay Filler:

I'm sorry?

Linnea Kooistra:

Or would you like to continue to another day?

Jay Filler:

Oh yeah, let's do it again.

Linnea Kooistra:

Okay. We'll move on. Condition number two. The conditional use shall substantially conform to the site plan prepared by CE LTD with the last revision date of August 12th, 2024. Number three, all other federal, state and local laws shall be met. Are there any additional proposed conditions?

Charles Eldredge:

Madam Chairman, I propose approval of the amended conditions as presented.

Vicki Gartner:

I'll second.

Linnea Kooistra:

It's been moved by Mr. Eldredge, second by Ms. Gartner to accept the conditions. Any discussion? Okay, I'll call for the vote. Mr. Eldredge?

Charles Eldredge:

Yes.

Linnea Kooistra:

Ms. Gartner.

Vicki Gartner:

Yes.

Linnea Kooistra:

Mr. Kosin.

Robert Kosin:

Yes.

Linnea Kooistra:

Mr. Schnable.

Kurt Schnable:

Yes.

Linnea Kooistra:

Ms. Donner.

Mary Donner:

Yes.

Linnea Kooistra:

And I'll vote yes. So the conditions are approved six to zero. This time I would entertain a request-

Charles Eldredge:

Madam Chairman, I move approval of the petition subject to the conditions that's presented.

Mary Donner:

Second.

Linnea Kooistra:

It's been moved by Mr. Eldredge, second by Ms. Donner to approve the petition. Discussion Mr. Eldredge.

Charles Eldredge:

This is a private park for the benefit of the public that has been in place for three generations plus. It is well-funded. It is well-designed. It needed an update on some improvements, and that's what brought them before us today. It has served public well up to now, and I foresee it continuing to do so into the indefinite future. I would be amazed if anyone had any objections to the approval of this petition.

Linnea Kooistra:

Okay. Ms. Donner.

Mary Donner:

I concur.

Linnea Kooistra:

Mr. Kosin, any comment?

Robert Kosin:

My brief comment is I want to extend a note of appreciation to the managers of the park for bringing forward a record into the public records so that in the next 70 years we know where we were and how we got there. Thank you.

Kurt Schnable:

It'll have been lost by then.

Linnea Kooistra:

Ms. Gartner.

Vicki Gartner:

I have nothing to add.

Linnea Kooistra:

Mr. Schnable.

Kurt Schnable:

I agree with what's been said.

Linnea Kooistra:

And as do I, I'll call for the vote. Mr. Eldredge?

Charles Eldredge:

Yes.

Linnea Kooistra:

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Ms. Gartner.

Vicki Gartner:

Yes.

Linnea Kooistra:

Mr. Kosin.

Robert Kosin:

Yes.

Linnea Kooistra:

Mr. Schnable.

Kurt Schnable:

Yes.

Linnea Kooistra:

Ms. Donner?

Mary Donner:

Yes.

Linnea Kooistra:

And I'll vote yes. So this will go to the county board with a six to zero vote. Recommending your approval.

Staff Report for the McHenry County Zoning Board of Appeals

Application: #2024-013

PIN: 17-03-100-003

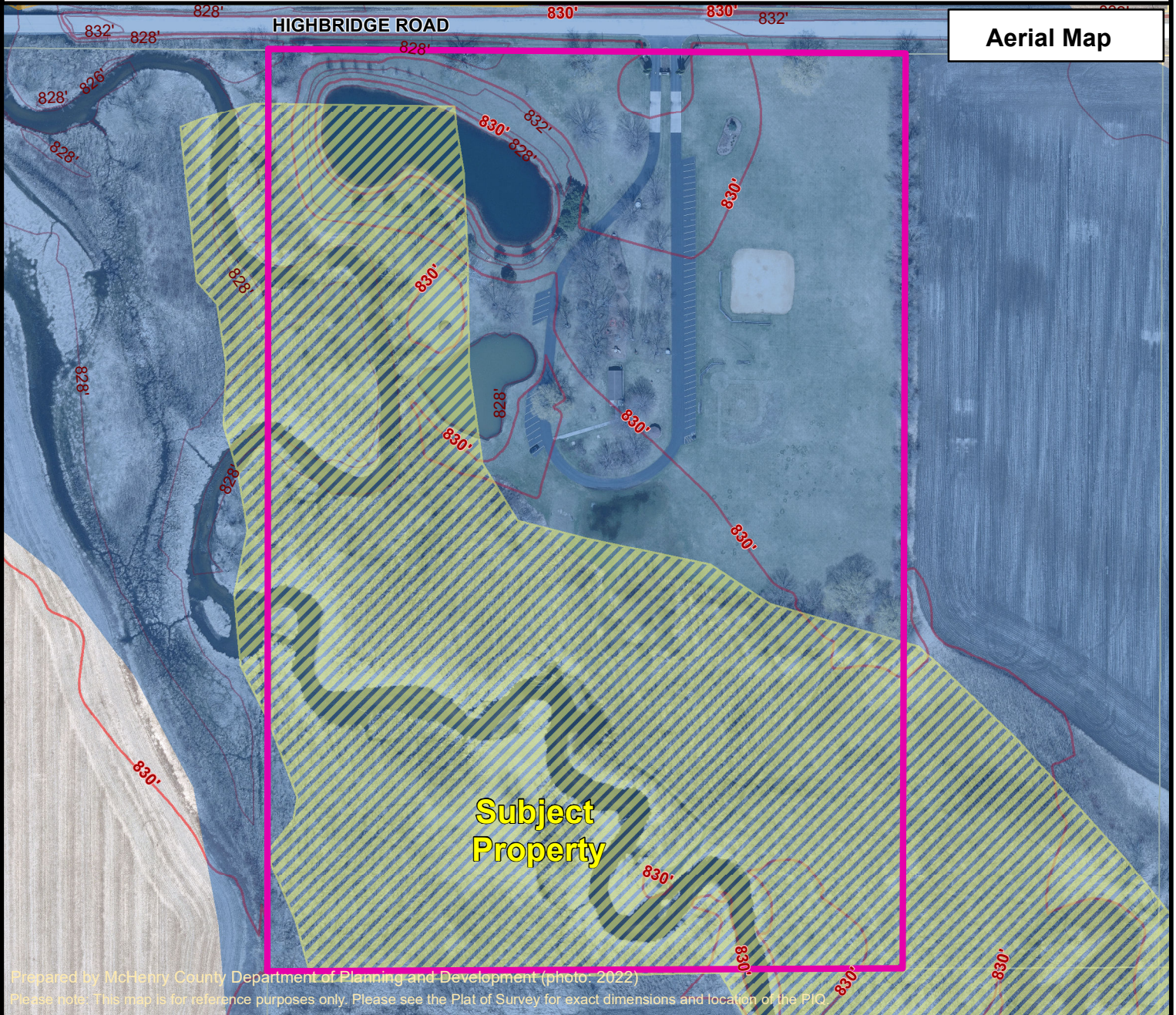
Address: 16711 Highbridge Road, Union

Applicant: Siems Memorial Park, Inc.

Request: A-1 Agriculture District to A-1 Agriculture District with Conditional Use Permit for a Park

Hearing: August 1, 2024

Location: The thirty and one-half (30.5) acre parcel is located on the South side of Highbridge Road, approximately one thousand three hundred and twenty (1, 320) feet east of the intersection of Highbridge Road and Olson Road, in Coral Township.



Prepared by McHenry County Department of Planning and Development (photo: 2022)

Please note: This map is for reference purposes only. Please see the Plat of Survey for exact dimensions and location of the PLO.

Elevation

(feet above sea level)

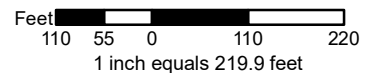
- 10-foot contours
- 2-foot contours

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 property is currently zoned A-1 Agriculture. The applicant is seeking a Conditional Use Permit to allow for a Park, which would include adding ball courts and additional parking to the site.

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

All properties which are adjacent to the subject property are zoned A-1 Agriculture. All the properties adjacent to the this property are for agricultural purposes.

2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property, and the properties immediately surrounding it, as Environmental Sensitive.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The proposed use of the property is consistent with the 2030 Comprehensive Plan and 2030 and Beyond due to the facts that there are minimal impacts to the 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 preserving our groundwater aquifers, lakes, rivers, streams, and their natural functions." (p.11)

- Designating and using this area as a recreational park will keep most of the property in a open state which will have a minimal impact on the County's water systems.

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)

- Designating this property as a park will help to keep this area open and will continue to foster recreational opportunities.

Big Idea #3 Let's grow smarter

"We can make it happen by promoting farming techniques, land-use decisions, and site development practices that protect the quality and quantity of our lakes, rivers, and streams as well as our aquifers." (p. 18)

- Granting a Conditional Use Permit for a Park will assist in protecting the County's water resources by keeping the area largely open allowing for water to move through the site.

Big Idea #4 Let's expand our economy

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

- The establishment and expansion of a recreational park may not be a business. However, studies have shown that businesses often consider the health of their employees and thus consider the proximity of recreational facilities when making locational choices.

Community Character & Housing

Goal: *“Ensure that the defining characteristics of the County as identified in this section are not radically compromised, but instead enhanced by future growth, development and capital improvements.”* (p.15)

- Some of the stated characteristics which the County values is open space. Establishment and expansion of a recreational park helps to ensure that open spaces are maintained.

Agricultural Resources

No applicable text.

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 report/letter has been received. They determined that there are wetlands, hydric soils and floodplains on the subject property. Please refer to NRI L24-023-4579 for more information. Their letter does indicate that due to the minimal amount of proposed construction a full report was not necessary.

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 entire property is located within the Sensitive Aquifer Recharge Area (SARA).

Economic Development

No applicable text.

Infrastructure

“Promote and encourage the development of appropriate and adequate facilities (parks, greenways, conservation easements, equestrian trails, bike paths, etc.) for the use of pedestrian, equestrian and non-motorized traffic safety and convenience and for recreational purposes.” (p. 103)

- Granting a Conditional Use Permit to allow for a Park would further this objective.

Land Use

“Promote land uses that: maintain the integrity of regional natural systems; preserve natural features; minimize the impact on land, water, energy, and other natural resources; and minimize soil erosion, promote soil development and minimize air pollution.” (p.125)

- Establishing and expanding a park in this location should have a minimal impact upon the natural resources of the area.

STAFF ASSESSMENT

The McHenry County 2030 Future Land Use map designates this area as Environmental Sensitive. The proposed use is supported by the community character and environmental resources policies of the Comprehensive Plan.

Staff offers the following conditions for consideration:

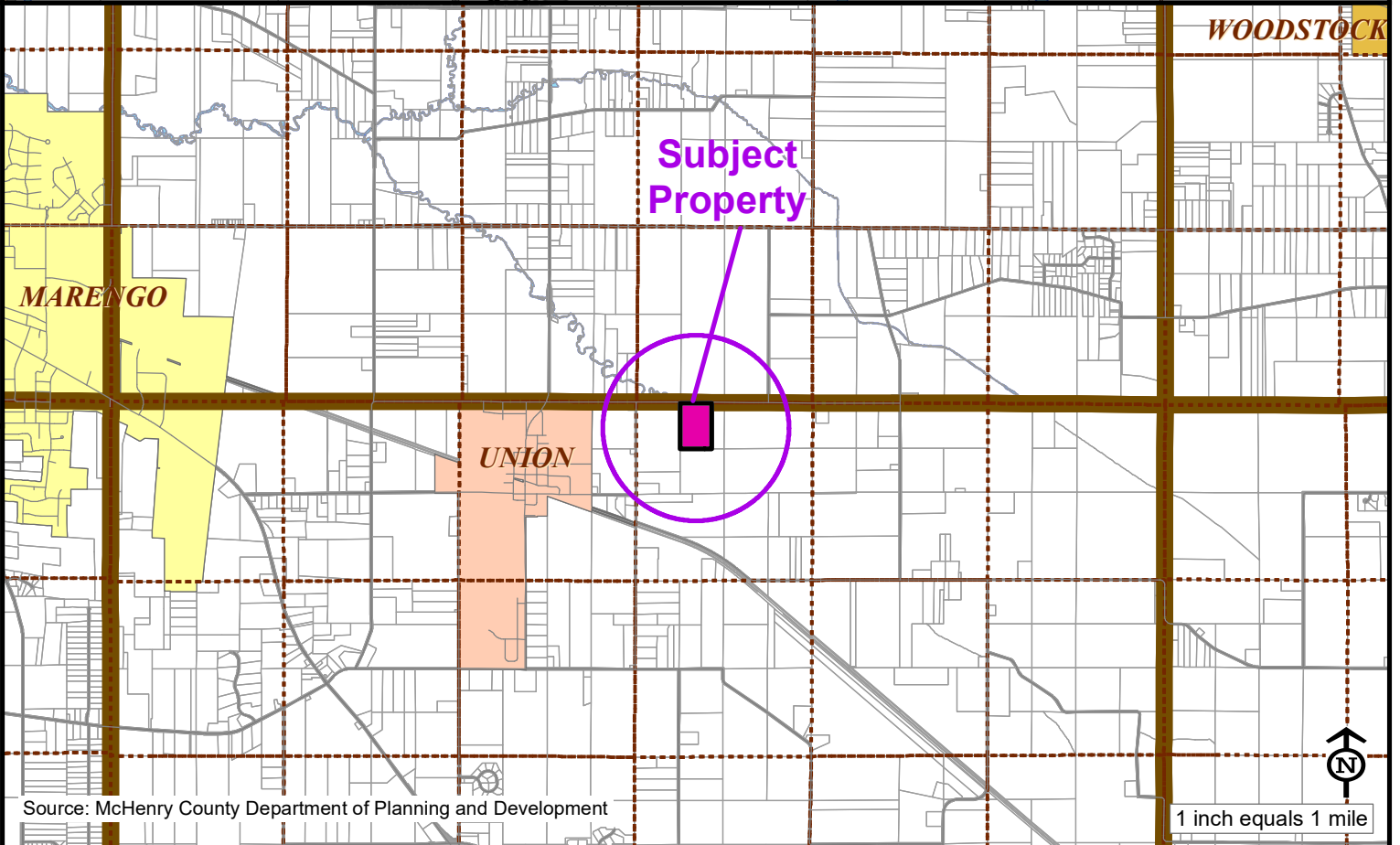
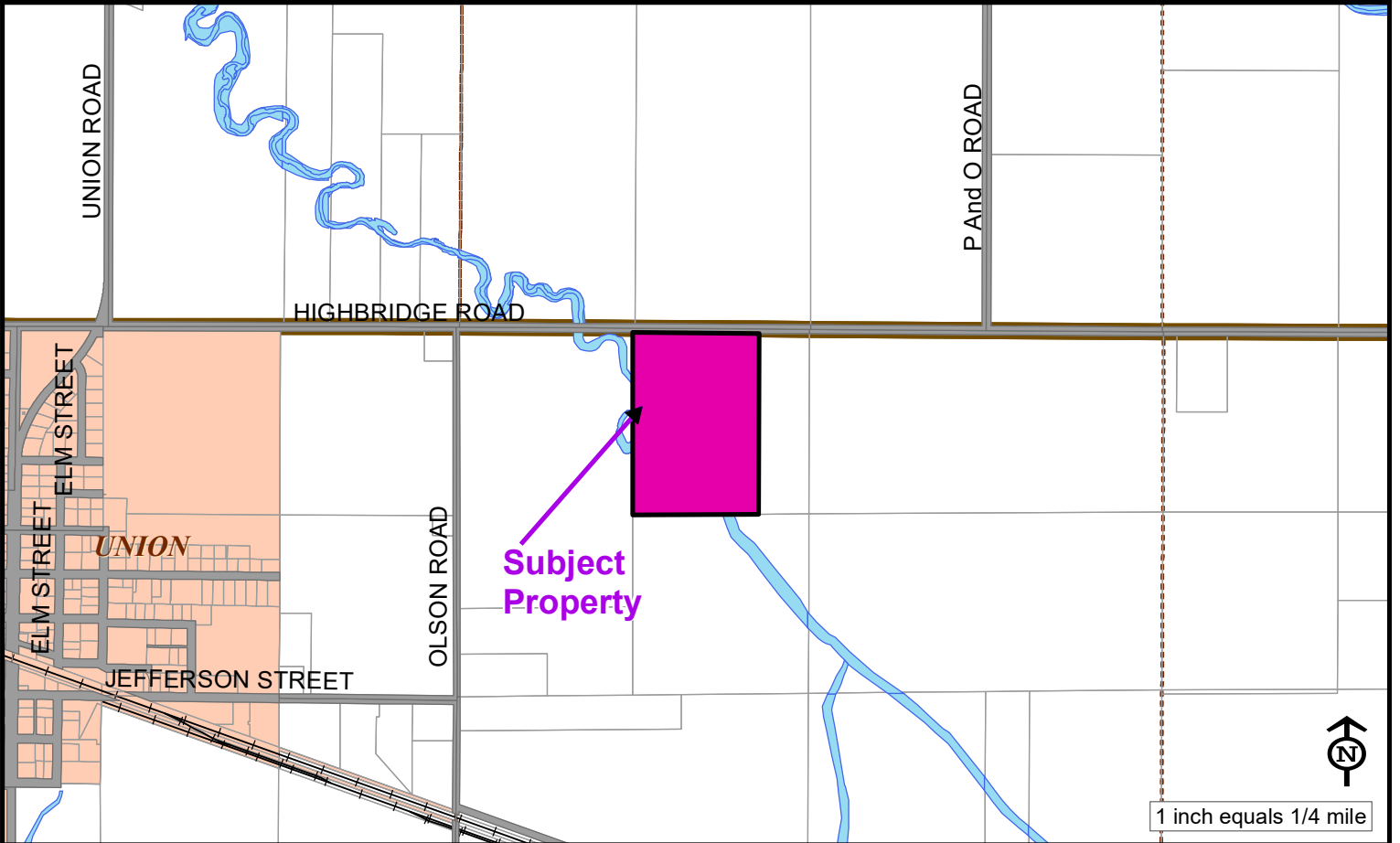
1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.
2. The Conditional Use shall substantially conform to the Site Plan prepared by CE LTD, with a last revision date of June 14, 2024.
3. All other federal, state, and local laws shall be met.

McHenry County Unified Development Ordinance Section 16.20.040.E

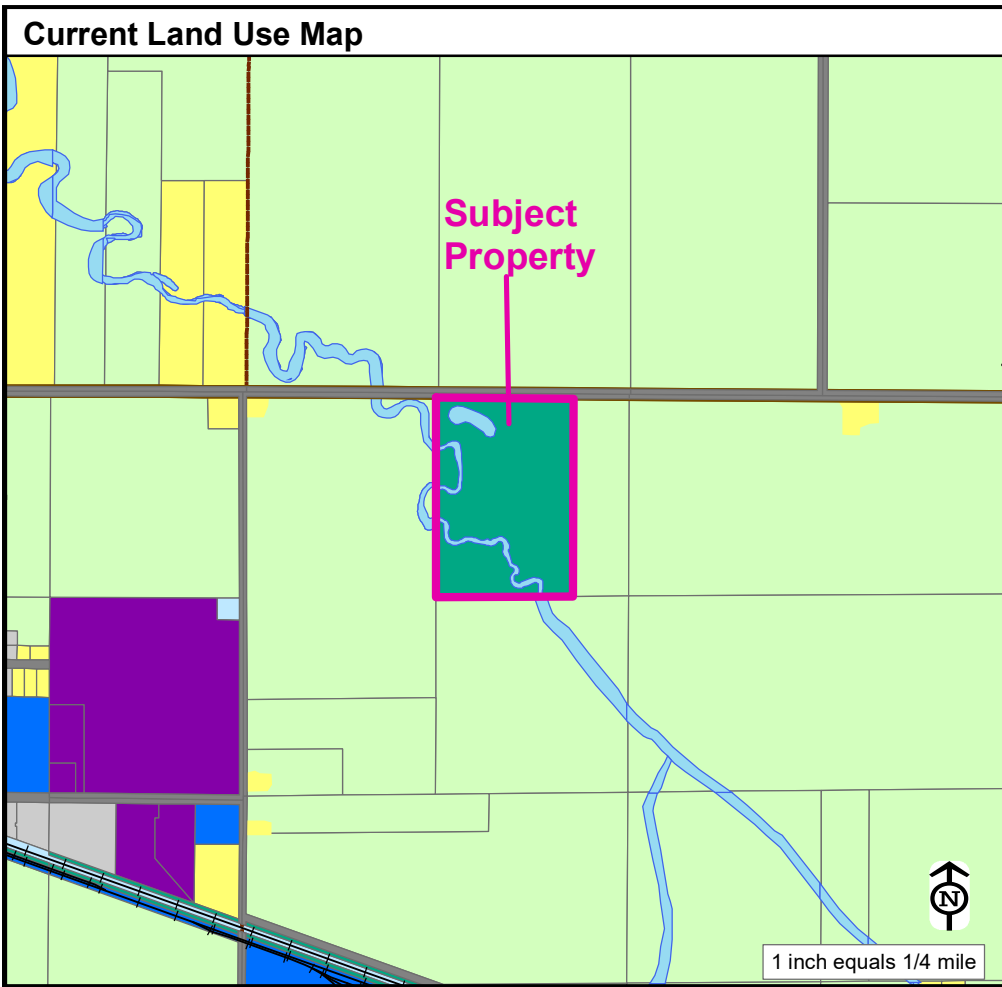
E. *Approval Standards for Conditional Use Permits.* No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:

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 July 12, 2024, by Anna Kurtzman, Sr. Planner – McHenry County Department of Planning & Development

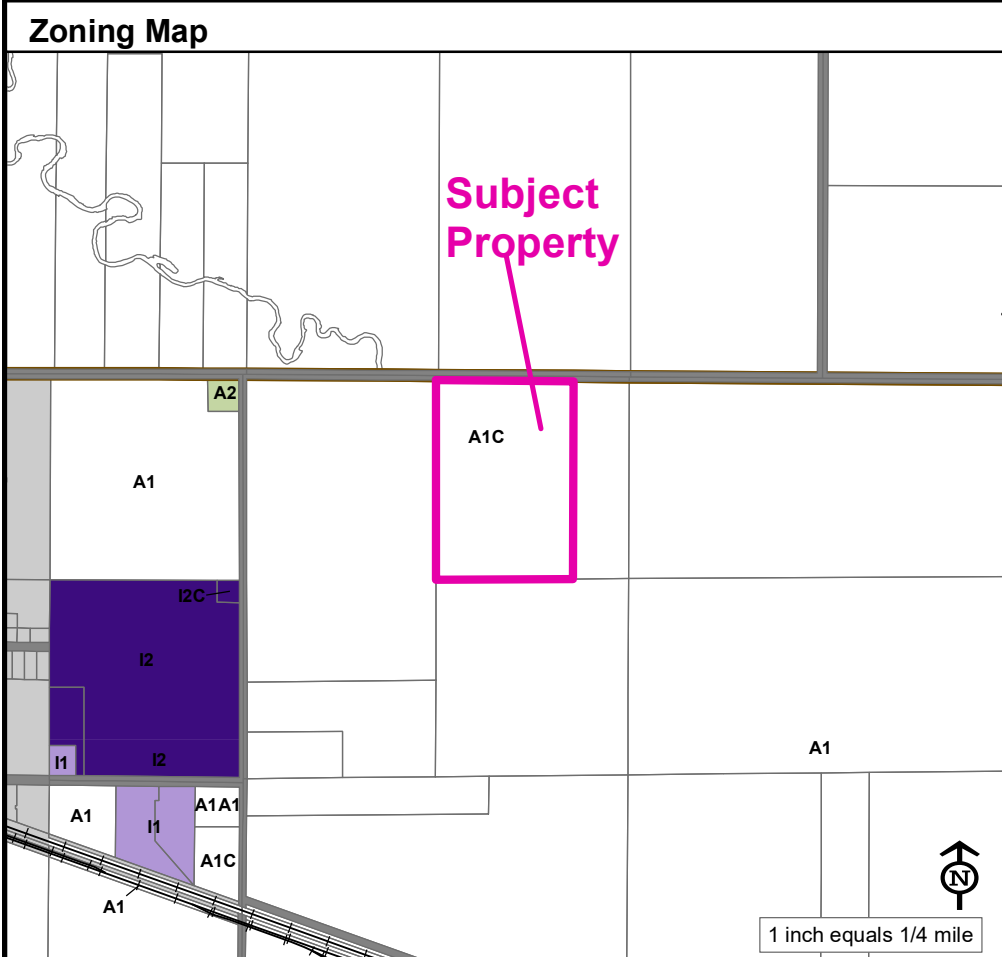
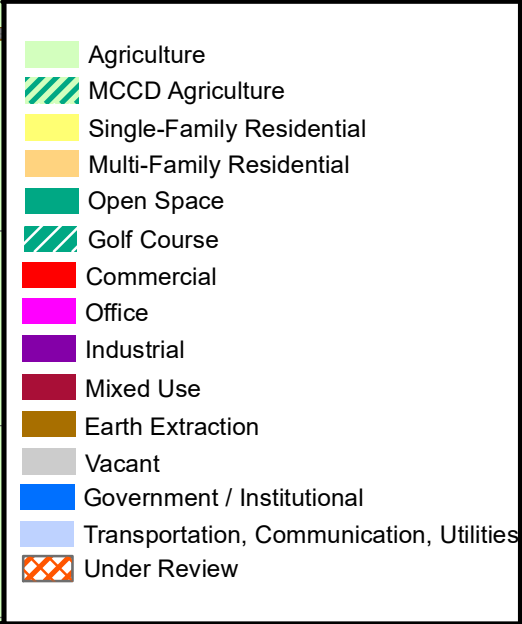


Source: McHenry County Department of Planning and Development



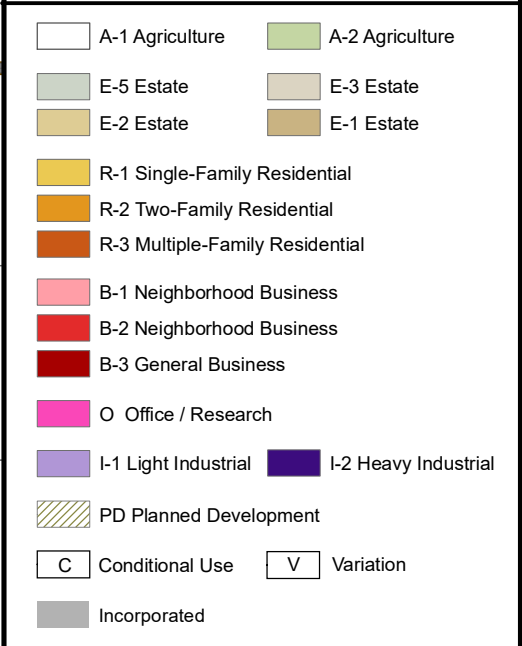
Current Land Use
Open Space

Adjacent Land Use(s)
North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

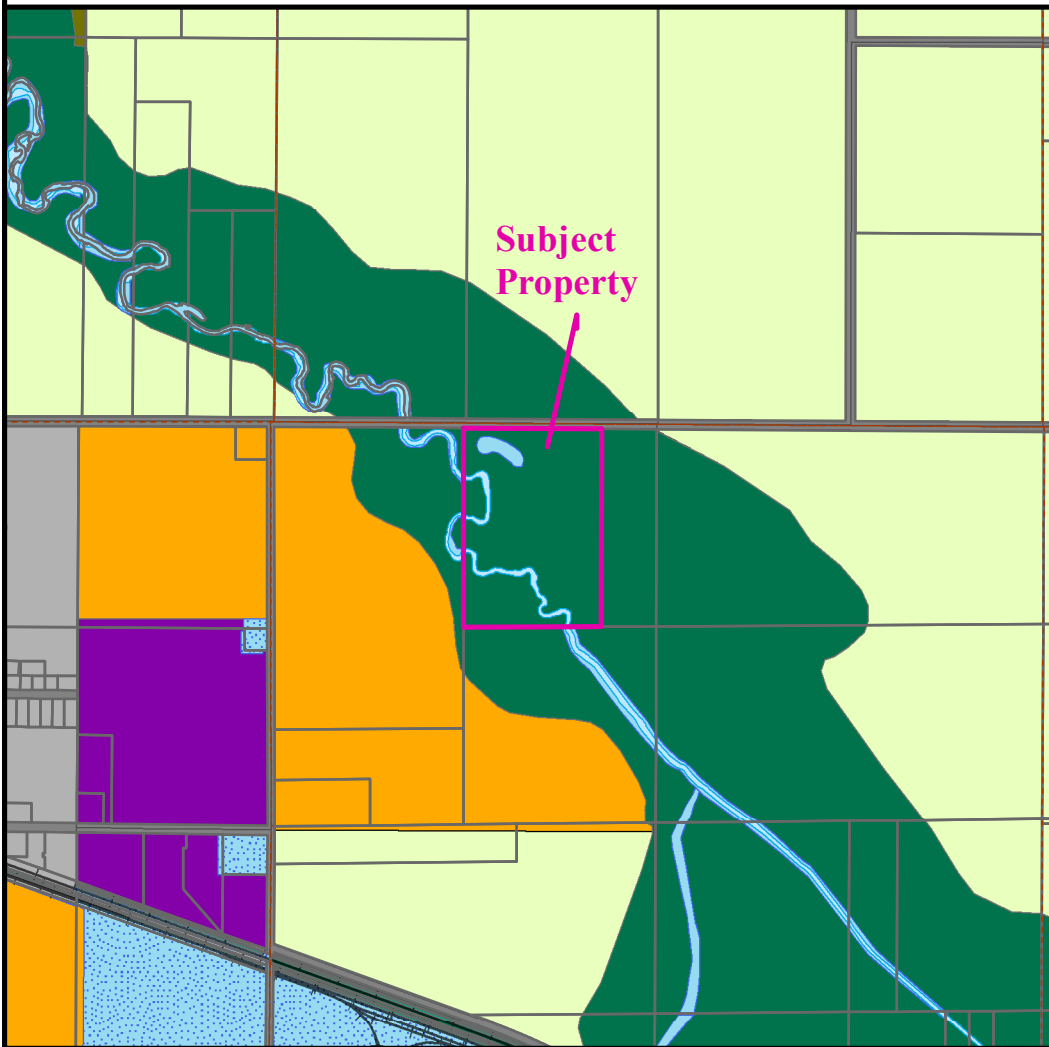


Current Zoning
A-1 Agriculture and A-1C Agriculture

Adjacent Zoning
North: A-1 Agriculture
South: A-1 Agriculture
East: A-1 Agriculture
West: A-1 Agriculture



McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation

Environmental 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

Coral Township: Green Space/Natural Areas
Union: Park

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

Environmentally Sensitive

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

February 20, 2024

Jay K. Filler Jr.
903 N. IL Rte. 23
Marengo, IL 60152

Re: Parcel # 17-03-100-003
Common Location: 16711 High Bridge Rd, Union, IL 60180
NRI# L24-023-4579
Zoning Change: A1 to CUP

Dear Mr. Filler Jr.:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Siems Memorial Park, Inc. property as applied for in Report #L24-023-4579. Due to minimal new construction 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 the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the McHenry County Department of Planning & Development. The McHenry County ADID Wetland Inventory indicates the presence of Wetlands throughout most of the parcel (see attached ADID Wetland Locations Map). The Natural Resource Conservation Service inventory indicates the presence of Farmed Wetland Pasture throughout most of the parcel (see attached NRCS Wetland Locations Map). It is recommended that a jurisdictional wetland delineation be performed on this parcel before any additional construction occurs. Please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Office maps also indicate the presence of hydric soil throughout the parcel (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.

Additionally, the FEMA Flood Insurance Rate Map indicates that the entire parcel is within the 100 yr. floodplain (see attached FEMA 100 yr. Floodplain Locations Map). If additional construction is to occur it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

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.