

IN THE MATTER OF THE APPLICATION OF)
STAUSS FAMILY FARM LTD., OWNER)
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) 2024-050
 ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR)
A RECLASSIFICATION)

WHEREAS, your Petitioner **Stauss Family Farm, LTD., owner of record**, has filed an application with the McHenry County Zoning Board of Appeals requesting reclassification of the subject property from the **“A-1” Agriculture District to “A-2” Agriculture District** as it relates to the McHenry County Unified Development Ordinance, as it relates to the real property more fully described as:

Part of the East Half of the West Half of the Southwest Quarter of Section 10, Township 45 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the said Southwest Quarter; thence South 89 degrees 07 minutes 23 seconds East along the South line thereof, 668.79 feet to the Place of Beginning; thence North 00 degrees 52 minutes 37 seconds West, 288.39 feet; thence South 89 degrees 07 minutes 23 seconds East along a line parallel with the said South line of the said Southwest Quarter, 113.99 feet; thence North 00 degrees 52 minutes 37 seconds West, 22.56 feet; thence South 89 degrees 07 minutes 23 seconds East along a line parallel with the said South line, 174.46 feet; thence South 00 degrees 52 minutes 37 seconds East, 310.98 feet to the South line of the said Southwest Quarter; thence North 89 degrees 07 minutes 23 seconds West along said South line, 288.45 feet, to the Place of Beginning, in McHenry County, Illinois.

Part of PINs 07-10-300-012 and 07-10-300-015

More commonly known as **16910 Streit Road, Illinois in Hartland Township.**

WHEREAS, the Application requests **reclassification of the subject property from its present classification which is “A-1” Agriculture District to “A-2” Agriculture District.**

WHEREAS, the subject property consists of approximately **two (2) acres** in which reclassification is contemplated.

WHEREAS, a hearing on said application 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 the exhibits advanced thereat, the Zoning Board of Appeals of McHenry County did **recommend by a vote of 7 ayes and 0 nay the granting of the reclassification of the subject property from its present classification which is “A-1” Agriculture District to “A-2” Agriculture District.**

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 requirements for reclassification of the subject property 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 **reclassification of the subject property from its present classification which is "A-1" Agriculture District to "A-2" Agriculture District.**

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

DATED this _____ day of _____, 2024.

Chairperson, McHenry County Board
McHenry County, Illinois

ATTEST:

County Clerk

NUMBER VOTING AYE: _____

NUMBER VOTING NAY: _____

NUMBER ABSTAINING: _____

NUMBER ABSENT: _____

MCHENRY COUNTY
ZONING BOARD OF APPEALS
MINUTES | September 26, 2024

Zoning Hearing

County Board Conference Room

1:30 PM

667 Ware Rd, Woodstock, IL 60098

ZONING BOARD OF APPEALS REPORT TO THE MCHENRY COUNTY BOARD - #2024-050

- 1. APPLICANT:** Stauss Family Farm Ltd
- 2. REQUEST:** A-1 Agriculture District to A-2 Agriculture District
- 3. LOCATION AND SIZE OF PROPERTY IN QUESTION:** The two (2) acre tract is approximately one thousand, seven hundred thirty (1,730) feet west of the intersection of Deep Cut Road and Streit Road on the north side of Streit Road, in Hartland Township with a common address of 16910 Streit Road, Harvard. PINs: part of 07-10-300-012 and 07-10-300-015.
- 4. DATE AND TIME OF HEARING AND VOTING MEETING:** September 26, 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, Jessica Beverly, William Kurnik, Mary Donner
 - B. Witness: Joel Stauss
 - C. Attorney: Craig Krandel
 - D. Public: Anna Kurtzman – County Staff, Kit GearhartSchinske – County Staff, James Lukey, Cindy Lukey, Jeffrey Hymen
- 7. ITEMS OF EVIDENCE:** Exhibit A – Plat of Survey of original parcels, Exhibit B – Plat of Survey for 2024-049, Exhibit C – Plat of Survey for 2024-050
- 8. SUMMARY OF TESTIMONY AT HEARING:** Vice Chair Gartner opened the hearing. The board members introduced themselves. It was agreed that the testimony for this case would be gathered at

the same time as the testimony for 2024-049. Ms. Gartner introduced the application. Ms. Gartner performed the swearing in.

Mr. Krandel introduced himself, his client and the application. He introduced Exhibit A, a Plat of Survey showing the historical context of the parcels. He introduced Exhibit B (Plat of Survey for case 2024-049) and Exhibit C (Plat of Survey for case 2024-050). Mr. Krandel addressed the criteria from A-1 to A-2 with Mr. Stauss. Mr. Krandel requested to incorporate the written responses to the map amendment standards as testimony for the hearing. Ms. Gartner accepted the request.

Mr. Eldredge indicted that the westernmost residence seems to encroach onto the eastern parcel. Mr. Krandel stated that at one point the property line went through the house. Mr. Stauss stated that in the past when it was all one family, that did not matter to them.

Ms. Gartner asked if the house is currently occupied. Mr. Stauss stated that they had a renter that moved out. Mr. Stauss stated that it is time to sell them off. The family does not want to be landlords.

Staff gave their report. The current zoning is A-1 Agricultural. The surrounding zoning is A-1 Agricultural. Staff stated that the surrounding land uses are primarily agricultural with some scattered single-family residences in the area. As noted in the Natural Resource Inventory reports, there is a floodplain that extends through the area. The future land use map indicates environmentally sensitive areas. The size and road frontage of the lot meets the minimum A-2 requirements and is consistent with the area.

Ms. Gartner closed the testimony portion of the hearing.

9. SOIL AND WATER CONSERVATION DISTRICT REPORT:

For further information refer to report number: L24-075-4631.

10. ILLINOIS DEPARTMENT OF NATURAL RESOURCES:

This consultation was not required for this application.

11. SUMMARY OF VOTING MEETING DISCUSSION:

Vice Chair Gartner opened the voting meeting immediately following the hearing.

Mr. Eldredge motioned to accept the petitions for both 2024-049 and 2024-050 as submitted. Ms. Donner seconded the motion.

Mr. Eldredge stated that the sites are side by side and the requests are essentially identical. The parcel is in a very rural part of the county. The uses are largely agricultural and small amounts of residential uses. He stated that the standards for a map amendment and for reclassification from A-1 to A-2 have been met.

Mr. Kosin stated that the petitions are in compliance with the regulations. Motion carried.

12. FACTS THAT SUPPORT RECOMMENDING APPROVAL OF THE REQUEST:

- The current zoning is A-1 Agricultural.
- The surrounding zoning is A-1 Agricultural.
- The future land use map indicates environmentally sensitive area.
- The Standards for a Map Amendment have been met.
- The Standards for an “A-1” Agriculture District to an “A-2” Agriculture District have been met.

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

14. MOTIONS: Mr. Eldredge motioned to accept the petition as submitted. 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 map amendment from A-1 Agriculture District to A-2 Agriculture District:

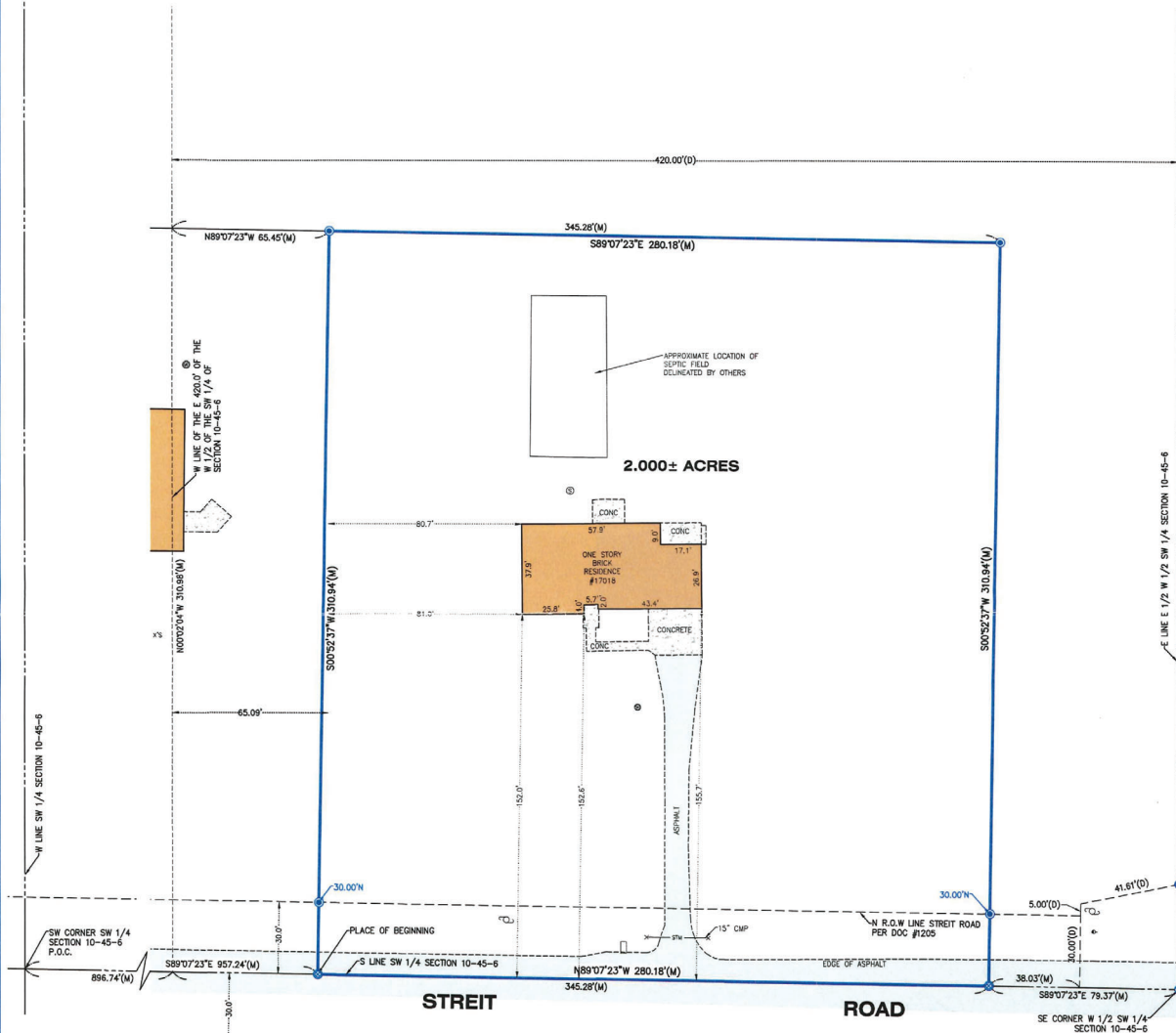
Full Comments and complete application submittal for the above agenda items are available on the McHenry County Meeting Portal.



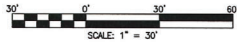
PLAT OF SURVEY

Ex B

Part of the East Half of the West Half of the Southwest Quarter of Section 10, Township 45 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the said Southwest Quarter; thence South 89 degrees 07 minutes 23 seconds East along the South line thereof, 957.24 feet to the Place of Beginning; thence North 00 degrees 52 minutes 37 seconds West, 310.94 feet; thence South 89 degrees 07 minutes 23 seconds East along a line parallel with the said South line of the Southwest quarter, 280.18 feet; thence South 00 degrees 52 minutes 37 seconds East, 310.94 feet to the said South line of the Southwest Quarter; thence North 89 degrees 07 minutes 23 seconds West along said South line, 280.18 feet to the Place of Beginning in McHenry County Illinois.



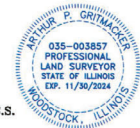
LEGEND	
•	DOWN GUY
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
☆	LIGHT
□	MAIL BOX
⊙	SEPTIC LID
⊕	SPIGOT
⊞	TELEPHONE RISER
⊚	UTILITY POLE
●	WELL
(M)	MEASURE
(D)	DEED



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.



STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 06/14 A.D., 2024.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *Michael J. Vanderstappen*
Illinois Professional Land Surveyor No. 3857

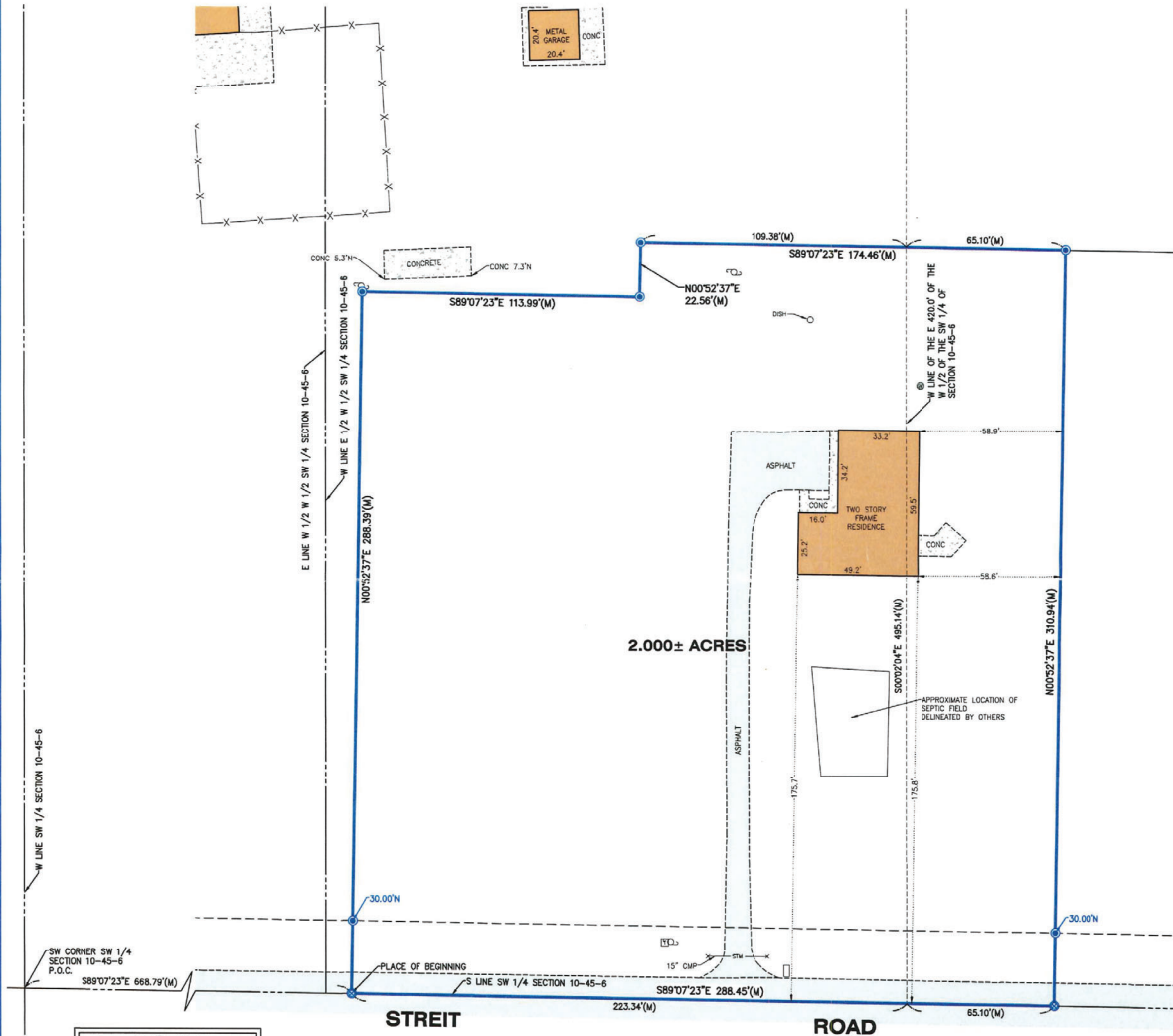
CLIENT: STAUSS FAMILY FARM LTD
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 10 T. 45 R. 06 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.L.N.: 07-10-300-012_015
JOB NO.: 240454-B I.D. MBS
FIELDWORK COMP.: 06/8/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF. 080488



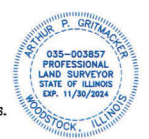
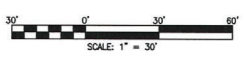
PLAT OF SURVEY

Ex C

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●	FOUND IRON BAR
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⊟	UTILITY POLE
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(M)	MEASURE
(D)	DEED



CLIENT: STAUSS FAMILY FARM LTD
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 10 T. 45 R. 06 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.L.N.: 07-10-300-012_015
JOB NO.: 240454-A I.D. MBS
FIELDWORK COMP.: 06/8/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF. 080488

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
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* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 06/14 A.D., 20 24.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *Arthur P. Grimbacher*
Illinois Professional Land Surveyor No. 3857

Craig Krandel:

I think it was a separate page. That was a runaway.

Vicki Gartner:

I have-

Anna Kurtzman:

Both of those were?

Craig Krandel:

They're already in the package, but because I called them out as exhibits, I still-

Vicki Gartner:

So they will be accepted then, as Exhibits A, B and C. Yeah.

Anna Kurtzman:

So those will go to the county Board specifically in the packet as exhibits.

Vicki Gartner:

Excellent. Yes. Okay. All right. So I can now close the hearing portion of the meeting and we'll move into the voting portion. This again is for two petitions. Let me put my glasses on so I get this right. 2024-050 and 2024-049. Both for A1 to A2.

Robert Kosin:

Yep. Madam Chairman, I would like to move that both petitions be accepted.

Vicki Gartner:

Okay. Is there a second?

Mary Donner:

Second.

Vicki Gartner:

Okay. All right. Do you have any discussion on both of these?

Charles Eldredge:

Yes. I think that they're side-by-side. The requests are essentially identical except for the address which are, as I said, side-by-side. They're each roughly two-acre parcels. This is in a very rural part of the county. All of the zoning for the better part of a mile in all directions is agricultural. The land uses, there's spotty residential, but is largely once again agricultural. And apparently there was a business, but it was an agricultural business next to this, owned in fact by the petitioner family. It is the policy of McHenry County to try to preserve farmsteads even when they're no longer of use to the people farming the land.

And that is really the focus of the A1 to A2, to permit a small parcel to be carved off with a farmstead so that can be sold separately and the character of the community can stay as near as possible to what it was when farming operations were much smaller than they are today. This is an absolutely typical example of

it, if it was a somewhat complex requirement to get to it. Both of these are fifty-year-old or older sets of farm buildings that were originally built for farmers farming this land. For all of these reasons, I believe they've met the standards both for map amendment and for A1 to A2 and I will be supporting the petition.

Vicki Gartner:

Thank you. Ms. Donner?

Mary Donner:

I will be supporting the petition.

Vicki Gartner:

Mr. Kosin?

Robert Kosin:

I'd like to also commend the applicant for the thorough presentation, even to the extent of creating for interest this whole cabinet of curiosities of land use regulations, but not to hold us any longer. The presentation also included a full, I believe, compliance with the regulations and I too will be supporting this petition.

Vicki Gartner:

Thank you. Mr. Schnable?

Kurt Schnable:

I'm in agreement. I totally support both petitions.

Jessica Beverly:

I support petitions.

William Kurnik:

I concur in everything that my colleagues have said.

Vicki Gartner:

Thank you. And I too support both petitions. So yeah, these definitely are straightened out now, I think, to some extent. Okay, so I'll take the roll call to see for our vote. And this again is on both petitions, so if you have any hesitations, speak now or forever hold your peace. Okay. Mr. Eldredge?

Charles Eldredge:

Yes.

Vicki Gartner:

Ms. Donner?

Mary Donner:

Yes.

This transcript was exported on Oct 01, 2024 - view latest version [here](#).

Vicki Gartner:

Mr. Kosin?

Robert Kosin:

Yes.

Vicki Gartner:

Mr. Schnable?

Kurt Schnable:

Yes.

Vicki Gartner:

Ms. Beverly?

Jessica Beverly:

Yes.

Vicki Gartner:

Mr. Kurnik?

William Kurnik:

Yes.

Vicki Gartner:

And I'll vote yes, so that will go to the board with a seven to zero recommendation from our Board to approve.



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

September 26, 2024, 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 2024-049 Stauss Family Farm Ltd, Hartland Twp, A1-A2 2
 - 3.2 2024-050 Stauss Family Farm Ltd, Hartland Twp, A1-A2 20
4. OLD BUSINESS
5. PUBLIC COMMENT
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

Staff Report for the McHenry County Zoning Board of Appeals

Application: #2024-050

Hearing: September 26, 2024

PIN: Part of 07-10-300-012 and 07-10-300-015

Location: The two (2) acre tract is approximately one thousand, seven hundred thirty (1,730) feet west of the intersection of Deep Cut Road and Streit Road on the north side of Streit Road, in Hartland Township.

Address: 16910 Streit Road, Harvard

Applicant: Stauss Family Farm Ltd

Request: A-1 Agriculture District to A-2 Agriculture District

Aerial Map



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

Please note this is for reference purposes only. Please see the Plat of Survey for exact dimensions and location of the PIO.

Elevation

(feet above sea level)

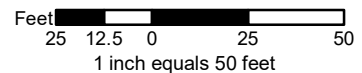
- 10-foot contours
- 2-foot contours

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 map amendment from the A-1 Agriculture District to the A-2 Agriculture District on a two (2) acre tract of land. This tract of land is part of two (2) larger parcels, totaling nine (9) acres. A portion of the eastern “parent” parcel is also subject to a reclassification request to A-2 Agriculture (see case #2024-049 for details).

According to the plat of survey, the subject property contains: a frame single-family residence and an asphalt driveway.

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*.

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. The proposed reclassification is consistent with the A-1 zoning of the properties to the north, east west, and south. The proposed reclassification is consistent with surrounding Agriculture and Single-Family Residential uses within a quarter (1/4) mile of the subject property.

2030 Comprehensive Plan Future Land Use map

The proposed reclassification is consistent with the future land use designation of **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 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.

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.
- The property is not 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. The letter indicates that a full report isn’t necessary but does identify the presence of a floodplain and hydric soils on the parcel. Please refer to attached NRI Letter #L24-075-4631 for details.

Water Resources

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

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

Economic Development

No applicable text.

Infrastructure

No applicable text.

STAFF ASSESSMENT

The applicant is requesting a map amendment from the A-1 Agriculture District to the A-2 Agriculture District on two (2) acres. 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 **Environmentally Sensitive Area**. The subject property is not located in a sensitive aquifer recharge area (SARA). Staff has no objection to the applicant’s request for reclassification.

Report prepared the September 10, 2024, by Anna Kurtzman, Senior 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.

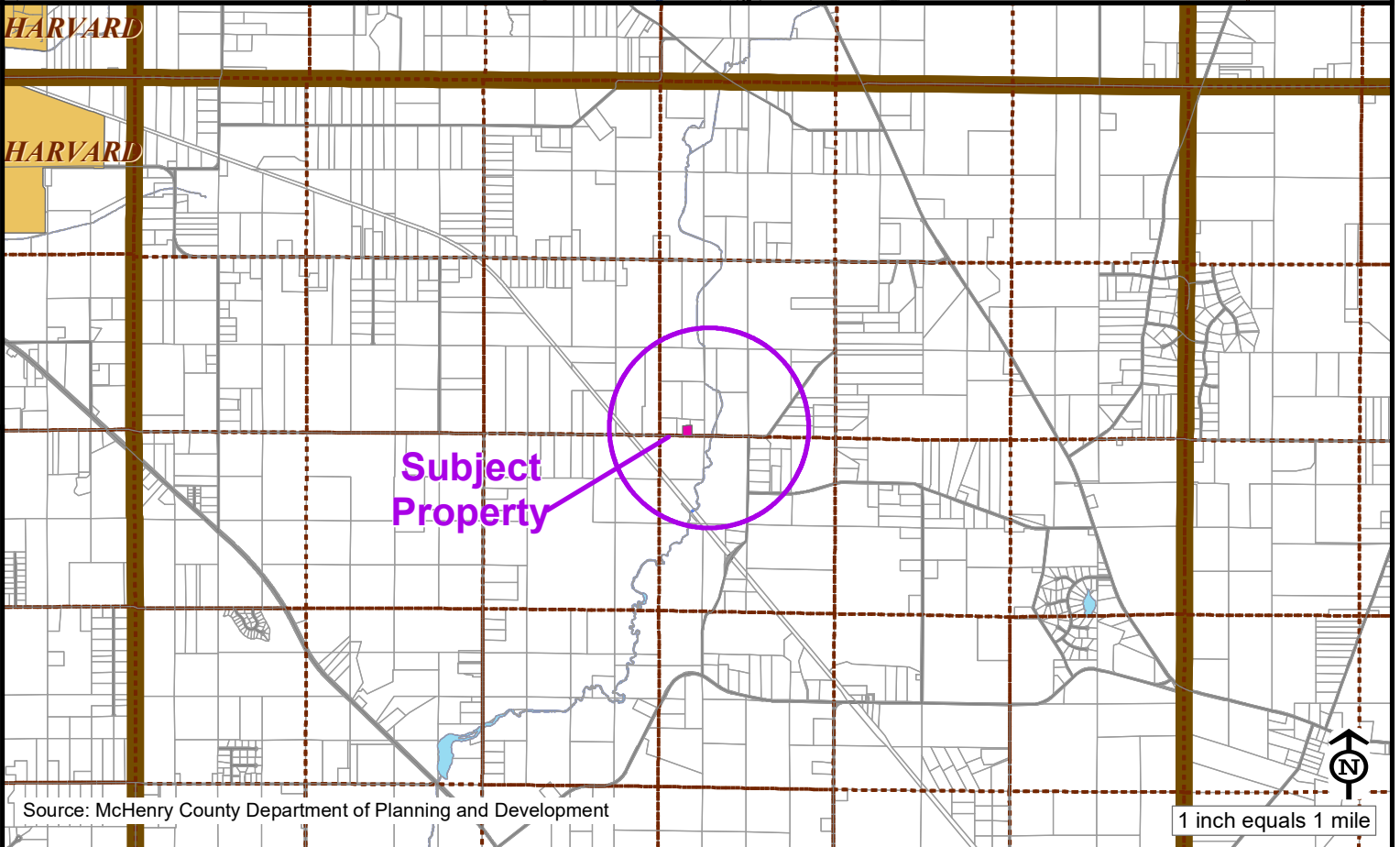
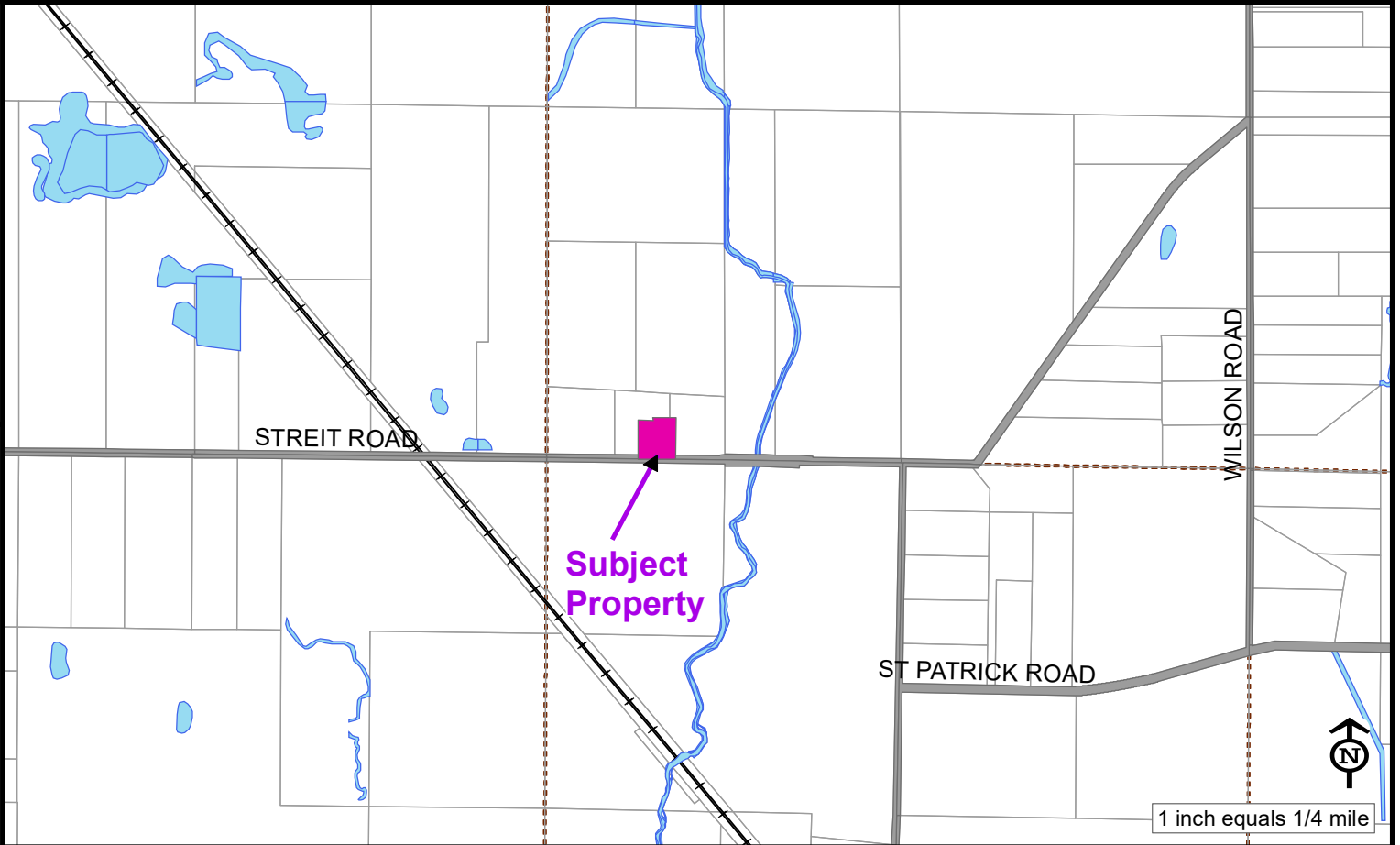
1. *Approval Standards for Map Amendments.*

- 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.

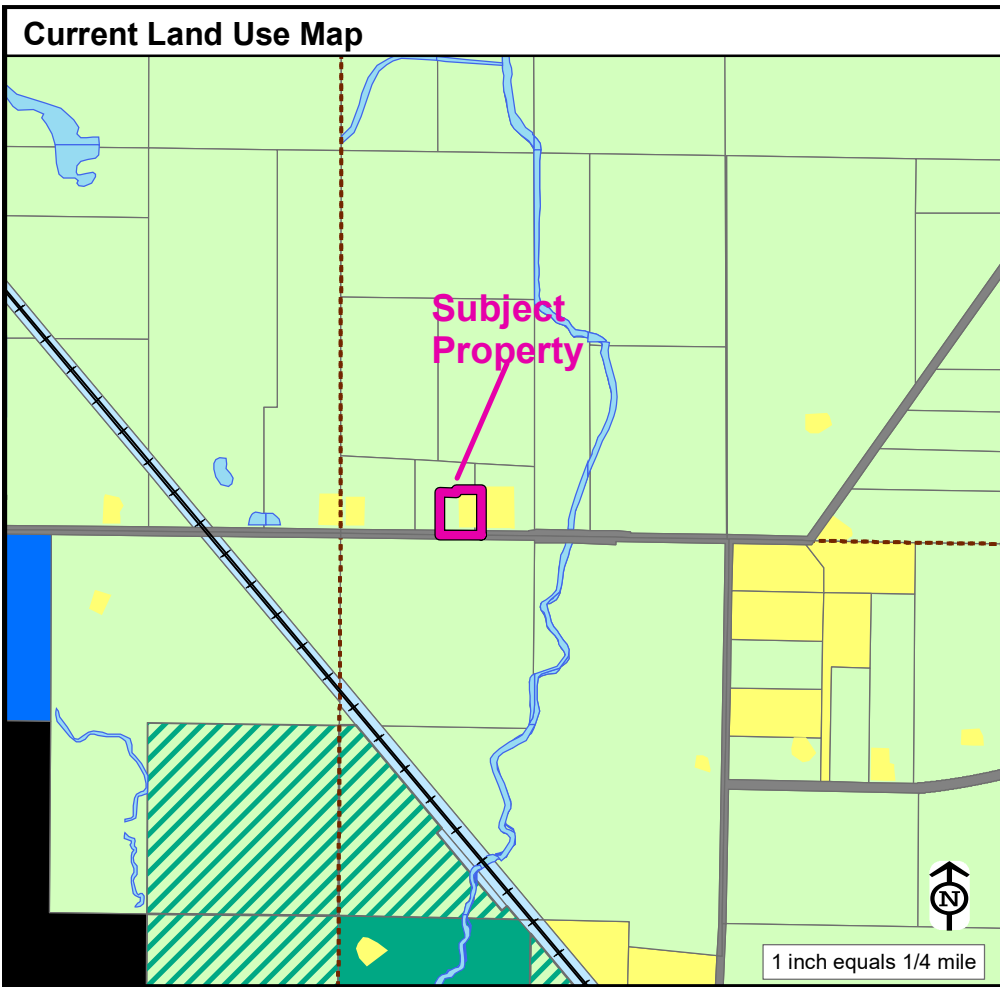
Section 16.36.020 of the McHenry County Unified Development Ordinance

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.



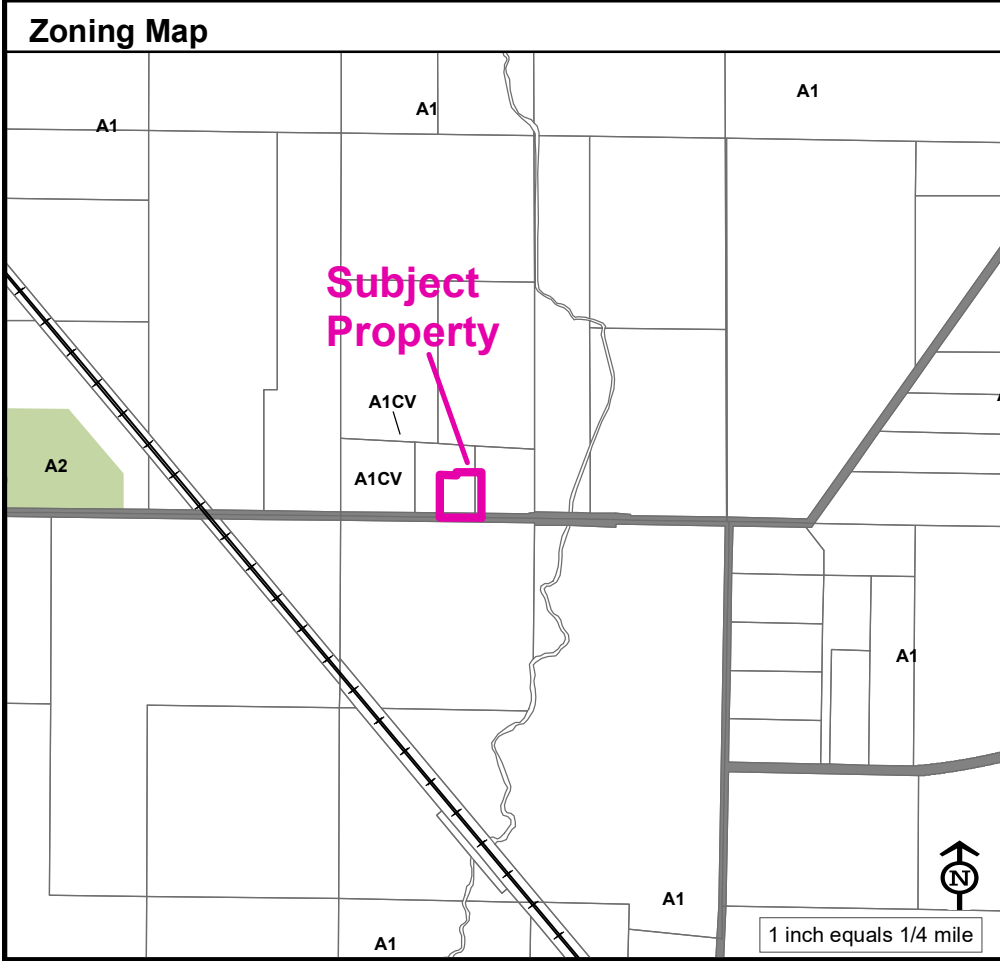
Source: McHenry County Department of Planning and Development



Current Land Use
Agriculture and Single-Family Residential

Adjacent Land Use(s)
 North: *Agriculture*
 South: *Agriculture*
 East: *Agriculture & Single-Family Residential*
 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



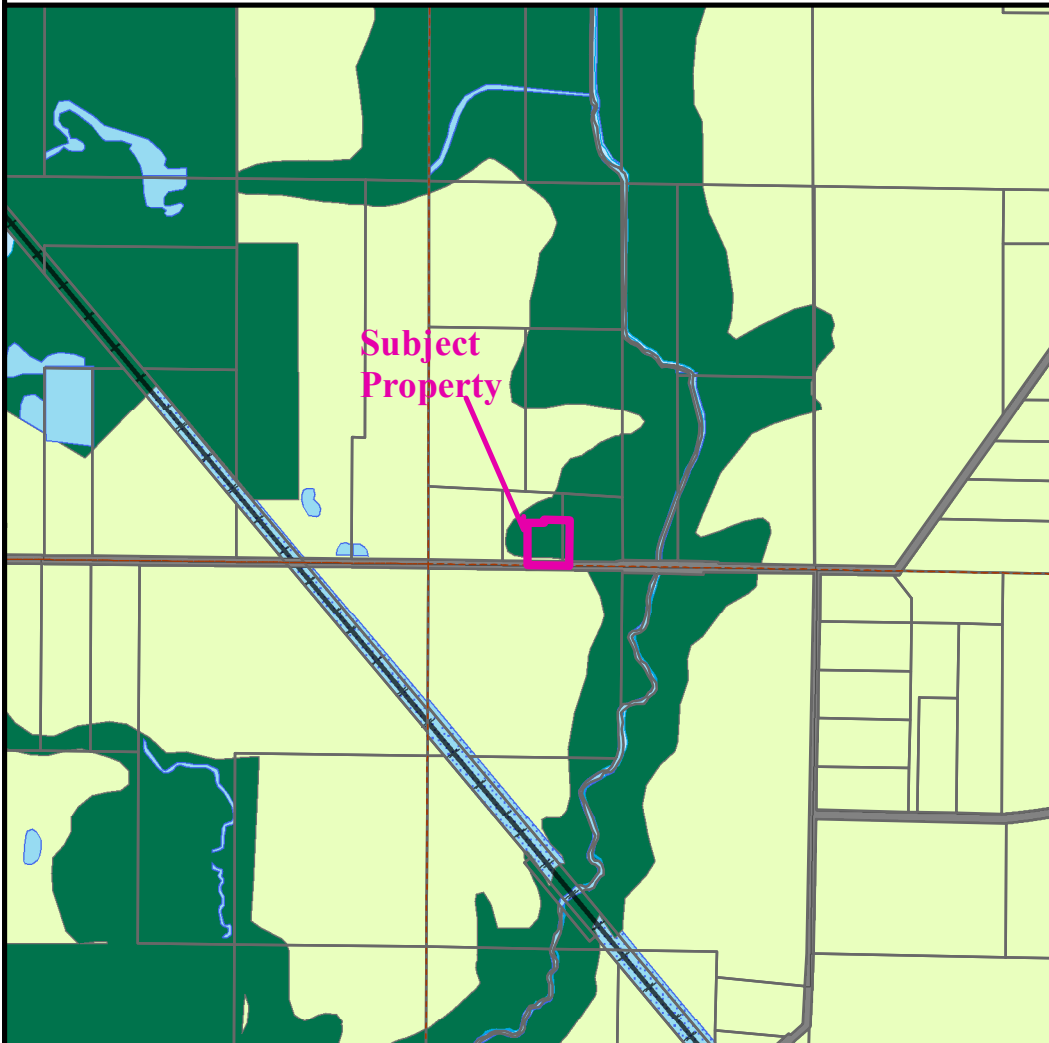
Current Zoning
A-1 Agriculture

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



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

Hartland Township: Single-Family Residence

McHenry County 2030 Comprehensive Plan — Text Analysis

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 NOT located in a zone with elevated contamination potential.

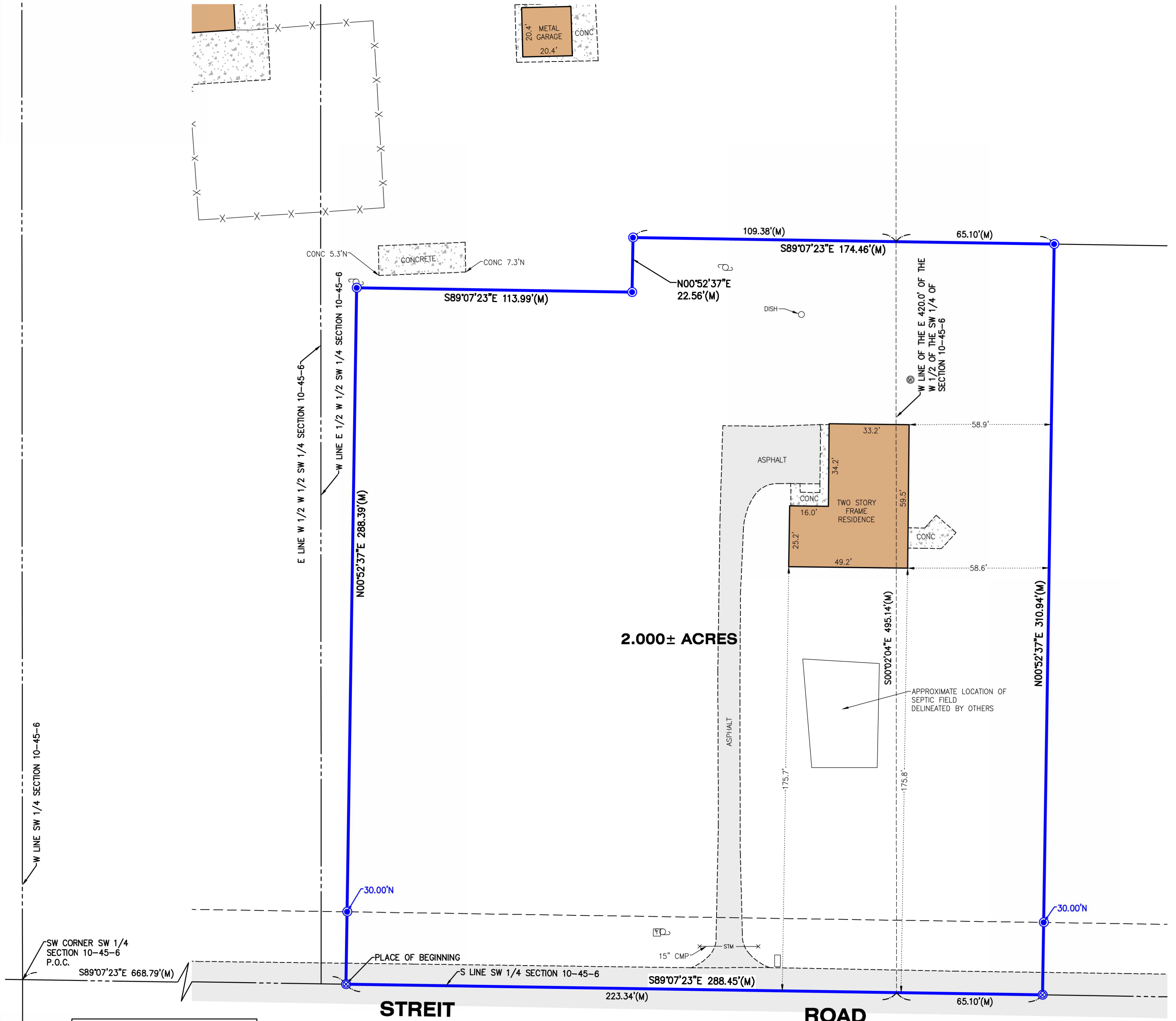
Sensitive Aquifer Recharge Areas (SARA)



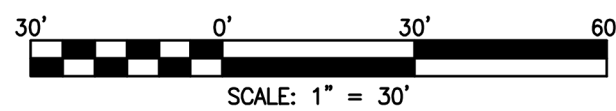
Sensitive Recharge Area

PLAT OF SURVEY

Part of the East Half of the West Half of the Southwest Quarter of Section 10, Township 45 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the said Southwest Quarter; thence South 89 degrees 07 minutes 23 seconds East along the South line thereof, 668.79 feet to the Place of Beginning; thence North 00 degrees 52 minutes 37 seconds West, 288.39 feet; thence South 89 degrees 07 minutes 23 seconds East along a line parallel with the said South line of the said Southwest Quarter, 113.99 feet; thence North 00 degrees 52 minutes 37 seconds West, 22.56 feet; thence South 89 degrees 07 minutes 23 seconds East along a line parallel with the said South line, 174.46 feet; thence South 00 degrees 52 minutes 37 seconds East, 310.98 feet to the South line of the said Southwest Quarter; thence North 89 degrees 07 minutes 23 seconds West along said South line, 288.45 feet, to the Place of Beginning, in McHenry County, Illinois.



LEGEND	
•	DOWN GUY
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
☆	LIGHT
□	MAIL BOX
⊙	SEPTIC LID
○ ^{SPOT}	SPIGOT
□	TELEPHONE RISER
⊙	UTILITY POLE
●	WELL
(M)	MEASURE
(D)	DEED



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

CLIENT: STAUSS FAMILY FARM LTD
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 10 T. 45 R. 06 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 07-10-300-012, 015
JOB NO.: 240454-A I.D. MBS
FIELDWORK COMP.: 06/8/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF: 090488
PARTS THEREOF CORRECTED TO 68° F.



STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 06/14 A.D., 2024.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: Arthur P. Gritmacker
Illinois Professional Land Surveyor No. 3857

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



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

September 5, 2024

Craig Krandel
50 North Virginia Street
Crystal Lake, IL 60014

Re: Parcel # 07-10-300-012
Common Location: 16910 Streit Road, Harvard, IL 60033
NRI# L24-075-4631
Zoning Change: A1 to A2

Dear Mr. Krandel:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Stauss Family Farm Ltd property as applied for in Report #L24-075-4631. Due to size of parcel being rezoned and no or 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.

Office maps indicate the presence of hydric soils in the middle region of the parcel. 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 a portion of the parcel lies within the 100-year flood plain. 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.

Sincerely,

Ryan Bieber
Urban Conservation Specialist

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

Resources for the Future