

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0099

PIN: 13-15-100-003 and
Part of PINs 13-10-300-008, and 13-15-100-004

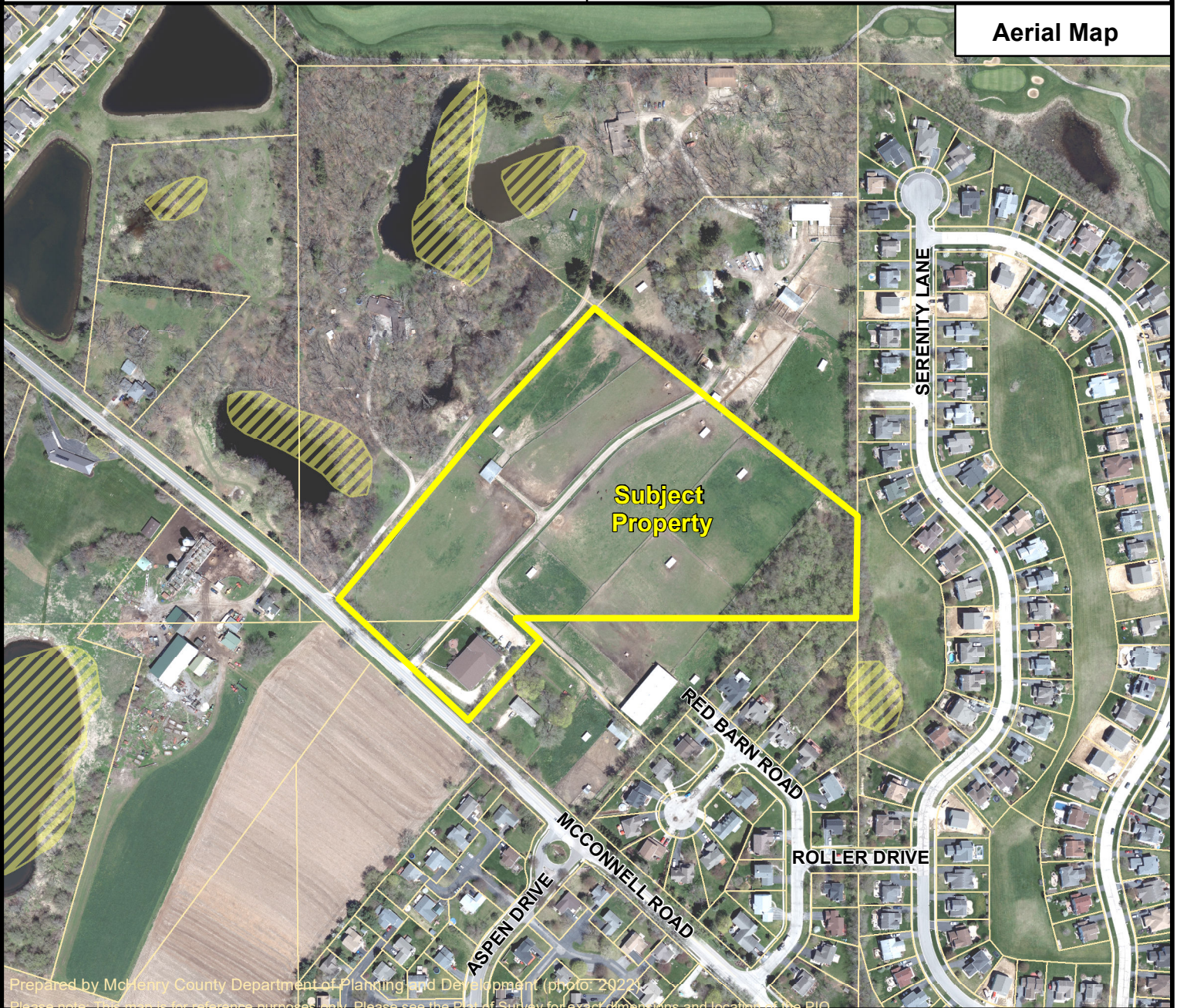
Address: 10804 McConnell Road, Woodstock

Request: Reclassification from E-3 Estate District to A-1 Agriculture District.

Hearing: April 02, 2026

Applicants: Hooved Animal Humane Society

Location: The subject property is located on the east side of McConnell Road, approximately five-hundred and eighteen (518) feet northwest of the intersection of McConnell Road and Aspen Drive, with a common address of 10812 McConnell Road, Woodstock, Illinois, in Dorr Township.



Elevation

(feet above sea level)

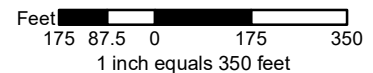
- 10-foot contours
- 2-foot contours

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



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STAFF COMMENTS

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

BACKGROUND & REQUEST SUMMARY

The applicant is requesting a map amendment to rezone approximately fourteen point thirty-eight (14.38) acres from the E-3 Estate District to the A-1 Agriculture District. The request is made in response to a McHenry County Unified Development Ordinance text amendment that was adopted in December of 2023 that prohibits Temporary Entertainment Events as a permitted use and the ability to apply for Temporary Use Permits for such events within Estate and Residential zoned districts. The subject property is operated by a non-profit organization that relies on fundraising activities to remain operational and provides essential community services in coordination with local residents, McHenry County Animal Control, and law enforcement agencies.

The proposed rezoning area is part of a larger approximately thirty-three (33) acre parcel currently utilized for residential use, animal shelter and rehabilitation operations, equestrian activities, and agricultural purposes.

The subject property is located on the east side of McConnell Road, approximately five hundred eighteen (518) feet northwest of the intersection of McConnell Road and Aspen Drive. According to the plat of survey, the property includes several agricultural structures. While not all of the buildings are specifically shown on the plat, based on conversations with the applicant as well as review of available information, the property is understood to include a welcome center, two (2) horse stables, two (2) horse arenas, approximately five (5) horse lean-to shelters, and several small temporary equine shelter pods.

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*.

STAFF ANALYSIS

Current Land Use & Zoning

The subject property is currently zoned E-3 Estate District and has long been used for equestrian activities and agricultural purposes, including the care, shelter, rehabilitation, and training of hooved animals.

Surrounding land uses include properties to the east that are incorporated into the City of Woodstock, properties to the north and west that are zoned E-3 Estate District, and properties to the south that contain a mix of incorporated areas and E-3 zoning. The existing and ongoing use of the subject property is compatible with the surrounding rural and estate character of the area.

2030 Comprehensive Plan Future Land Use map

The 2030 Comprehensive Plan Future Land Use map depicts this property as being developed with **Residential**.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The text of the 2030 Comprehensive Plan and 2030 and Beyond Plan supports the reclassification to the A-1 Agriculture District. *(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 choice for all residents." (p.12)

- The subject property is located approximately one and a half (1.5) miles from two (2) municipalities - Woodstock and Bull Valley.
- The predominant land uses within a half (0.5) mile radius along McConnell Road surrounding the subject property are agricultural, primarily on parcels zoned A-1 Agriculture District.

Big Idea #2 Let's build on our strengths

"We can make it happen by preserving our wide array of housing choices and lot sizes – from rural to urban." (p.14)

- Approving the rezoning from E-3 Estate District to A-1 Agriculture District supports the preservation of rural land uses and larger lot patterns. This allows the non-profit to continue operations without encouraging higher density residential development, maintaining the full range of housing and land use environments from rural to urban.

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)

- Rezoning the subject property from the E-3 Estate District to the A-1 Agriculture District supports this objective by preserving the rural and agricultural character of the area rather than encouraging estate residential development patterns.

Big Idea #4 Let's expand our economy

- No applicable text.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

Objective: *"Promote a mix of housing types and values to meet the needs of all segments of the population."* (p. 15)

- As mentioned above, reclassification to the A-1 Agriculture District would maintain the rural character of the area while allowing for low-density residential use that is compatible with the surrounding landscape.

Agricultural Resources

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

- The proposed A-1 designation reinforces long-term agricultural viability by preserving the land for equestrian, agricultural, and open-space uses.
- The property is already utilized for agricultural and animal-related operations, making the A-1 Agriculture District a more accurate reflection of existing and intended land use.

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* (NRI L25-116-4777) indicates that a full report is not required due to the nature of the request and finds that impacts to natural resources from the proposed use would be minimal.

Water Resources

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

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

Economic Development

- No applicable text.

Infrastructure

- No applicable text.

Future Land Use

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

- The subject property is already developed, and the proposed rezoning from E-3 to A-1 will not involve any new development. It will not affect existing development patterns or density and is consistent with long-term land use plans.

STAFF ASSESSMENT

The applicant is requesting to rezone approximately fourteen-point thirty-eight (14.38) acres of an approximately thirty-three (33) acre property from the E-3 Estate District to the A-1 Agriculture District. The request is intended to allow continued agricultural and animal shelter operations, including fundraising activities necessary to support the non-profit organization's services. The property is located within a Sensitive Aquifer Recharge Area (SARA), and no additional development is proposed at this time.

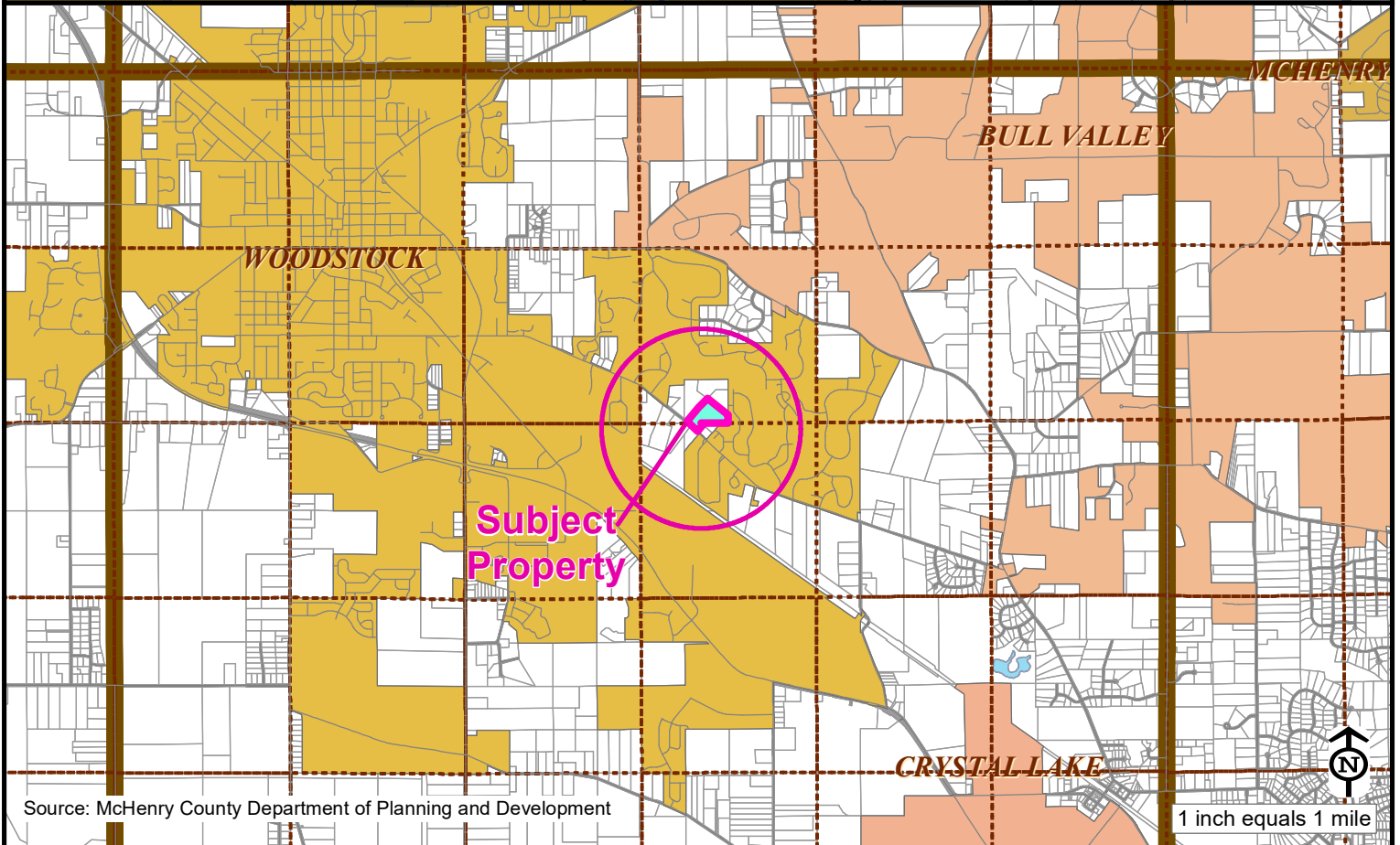
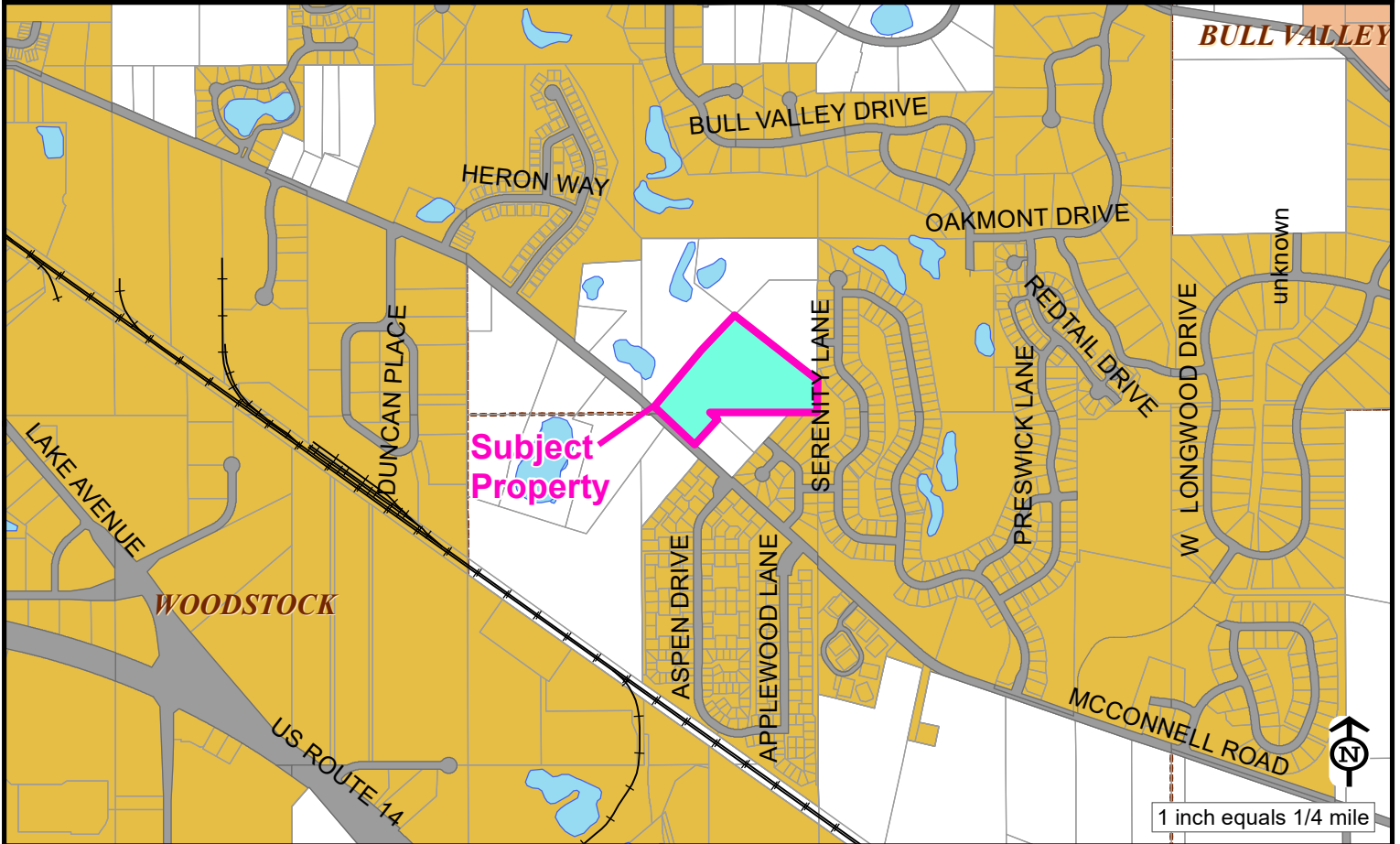
While the 2030 Future Land Use Map designates this area for **Residential** development, the recently approved 2050 Future Land Use Map supports **Agricultural** uses in this vicinity. The proposed rezoning request aligns with this updated plan and is consistent with the intent of the map, particularly as it complements the existing A-1 Agriculture zoning located approximately one-half (0.50) mile to the east and west along McConnell Road, where A-1 zoning is already established. Based on this review, staff offers no objections to the request.

Report prepared March 03, 2026, by Melody Jacobson, Planner - McHenry County Department of Planning & Development.

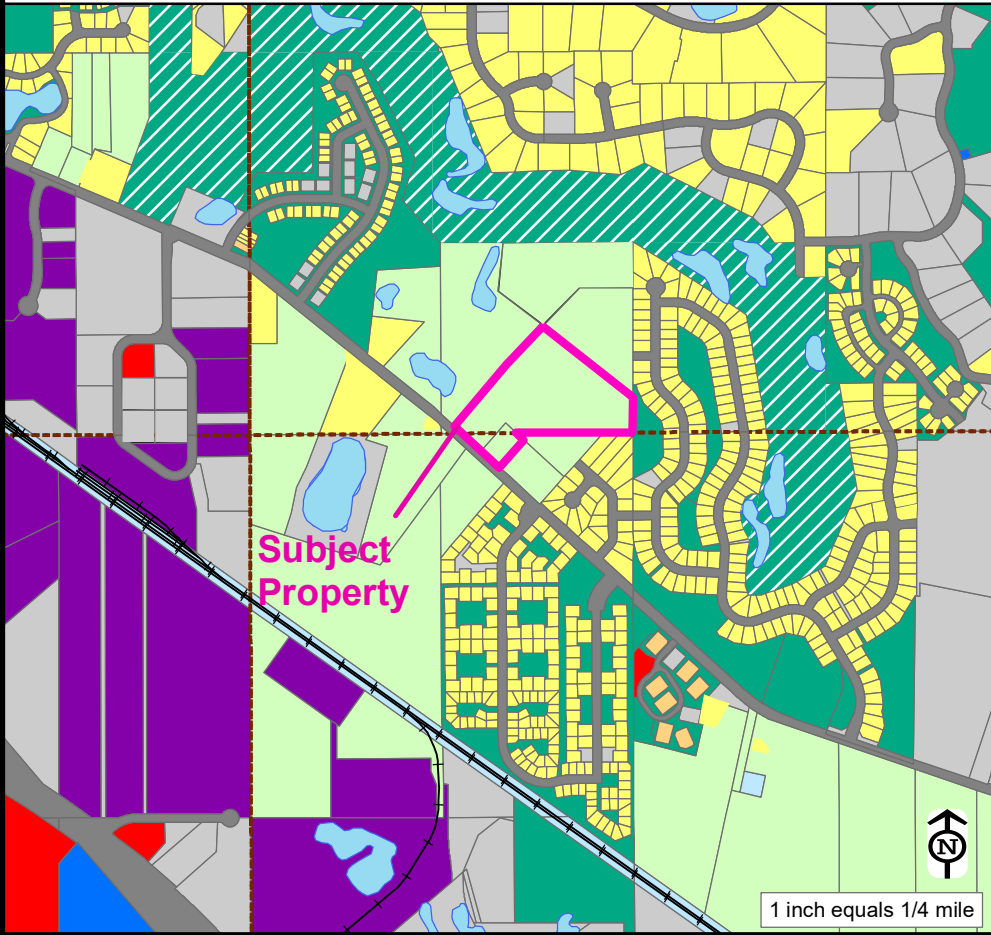
Approval Standards for Zoning Amendments. The Zoning Board of Appeals recommendation and the County Board decision shall consider the following standards. However, the Zoning Board of Appeals' recommendation and the County Board's decision on any zoning text or map amendment is not controlled by any 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.



Current Land Use Map



Current Land Use

Agriculture

Adjacent Land Use(s)

North: Agriculture

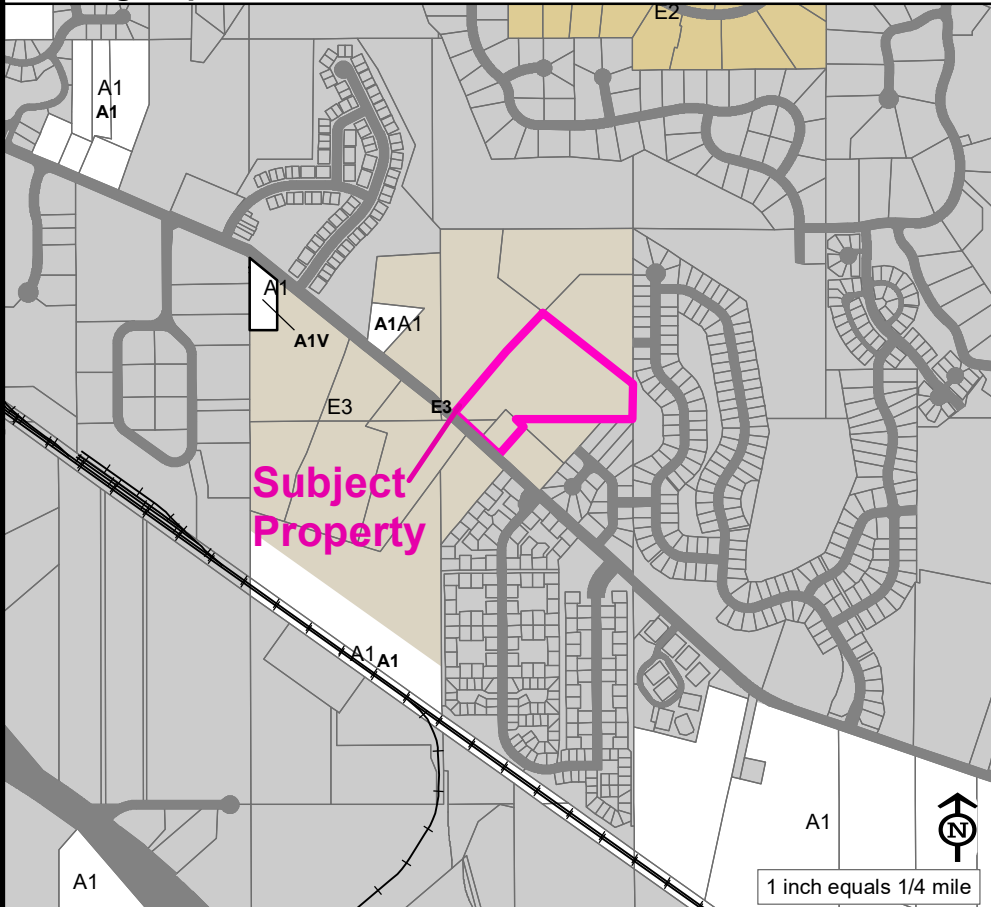
South: Agriculture/ Single-Family Residential

East: Open Space/ Single-Family Residential

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

E-3 Estate

Adjacent Zoning

North: E-3 Estate

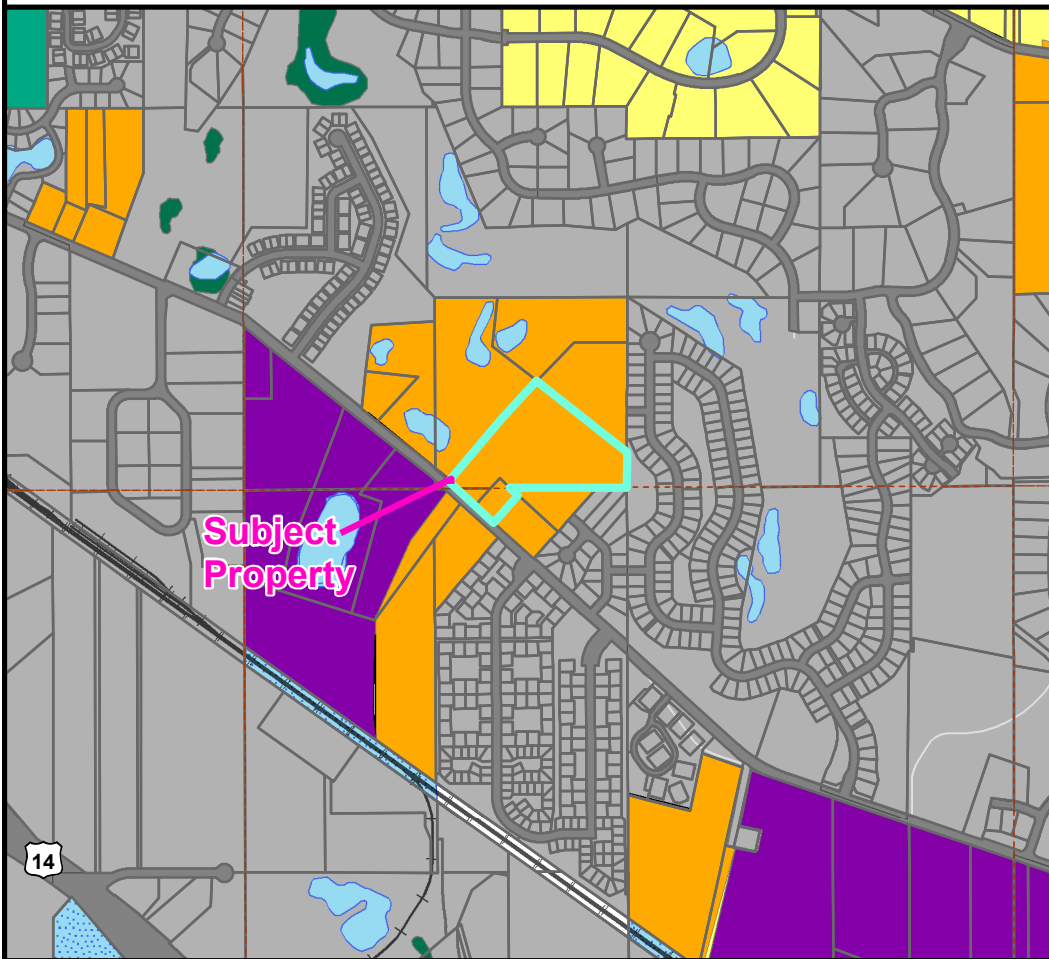
South: E-3 Estate/ Incorporated

East: Incorporated

West: E-3 Estate

- 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 Multi-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

Residential

- 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

Dorr Township: Residential
Woodstock: Agriculture

McHenry County 2030 Comprehensive Plan -Text Analysis

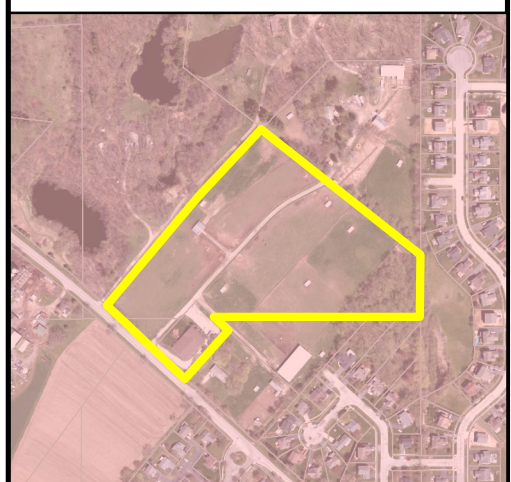
Land Use

Residential includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit. Within the Residential district, development densities should consider nearby land uses and zoning, and the availability of transportation, infrastructure, water supply, and other public services, environmental limitations, and other factors required by County ordinances, state statutes, and case law. (p. 135)

Sensitive Aquifer Recharge Areas

The site IS located in a zone with moderate contamination potential.

Sensitive Aquifer Recharge Areas (SARA)

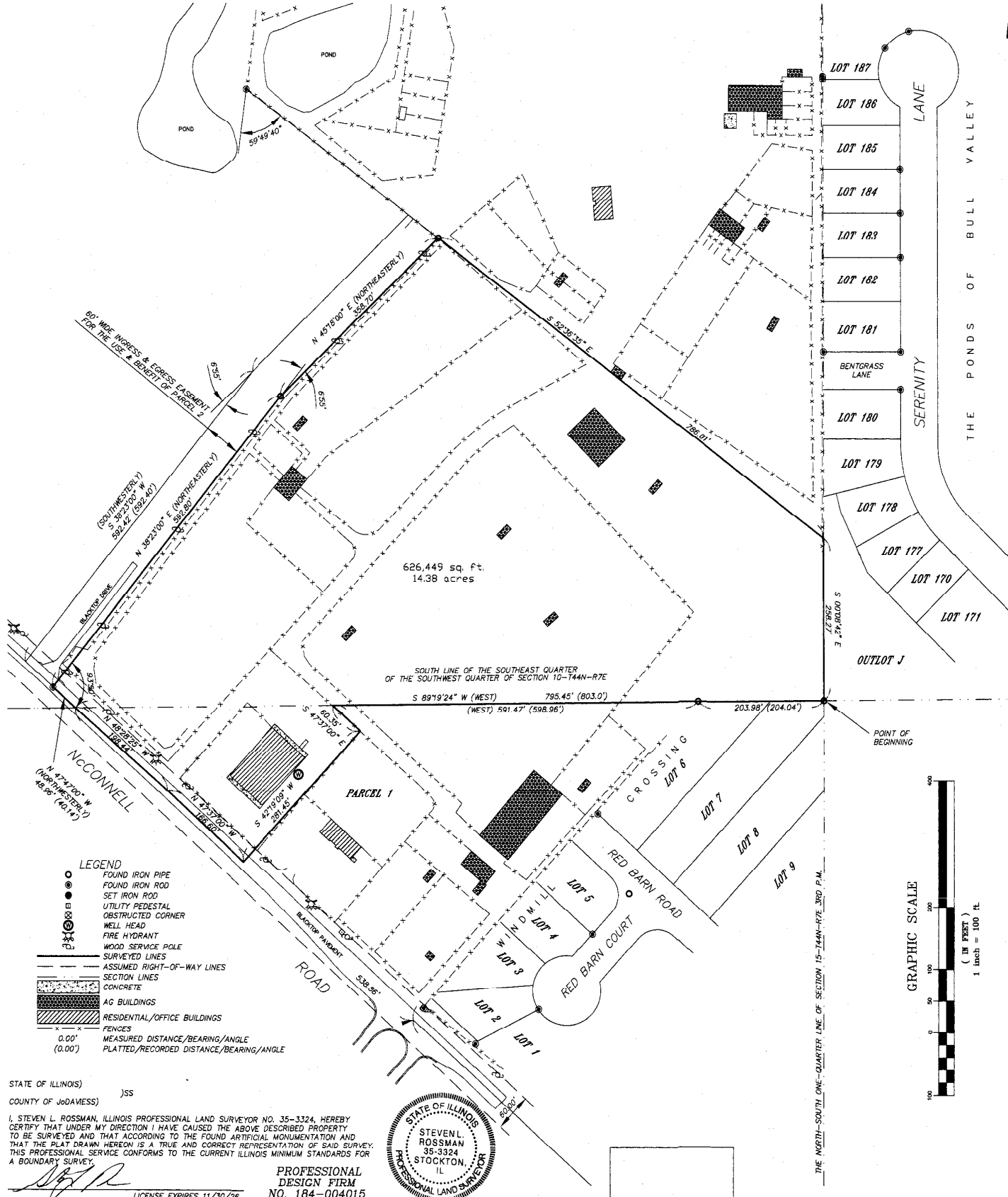


Sensitive Recharge Area

PLAT OF SURVEY OF PROPERTY DESCRIBED AS

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°19'24" WEST, 795.45 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 42°19'00" WEST, 281.45 FEET, TO THE CENTERLINE OF MCCONNELL ROAD; THENCE NORTH 47°33'00" WEST, 186.60 FEET ALONG THE CENTERLINE OF SAID MCCONNELL ROAD; THENCE NORTH 48°28'25" WEST, 198.44 FEET CONTINUING ALONG THE CENTERLINE OF SAID MCCONNELL ROAD; THENCE NORTH 47°47'00" WEST, 48.96 FEET CONTINUING ALONG THE CENTERLINE OF SAID MCCONNELL ROAD; THENCE NORTH 30°23'00" EAST, 592.80 FEET; THENCE NORTH 45°18'00" EAST, 358.70 FEET; THENCE SOUTH 52°36'35" EAST, 786.01 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°08'42" EAST, 258.27 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.38 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENT OR RIGHT-OF-WAY OF MCCONNELL ROAD AND ANY OTHER EASEMENTS OF RECORD.



STATE OF ILLINOIS)
COUNTY OF JOHNSON)
I, STEVEN L. ROSSMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3324, HEREBY CERTIFY THAT UNDER MY DIRECTION I HAVE CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND THAT ACCORDING TO THE FOUND ARTIFICIAL MONUMENTATION AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PROFESSIONAL
DESIGN FIRM
NO. 184-004015



JOB #	2305316	LICENSE EXPIRES	11/30/26	SCALE:	1"=100'	SHEET:	1/1	PREPARED FOR:	Hooved Animal Humane Society
DRAWN BY:	S.L.R.	CHECKED BY:	S.L.R.	FIELD WORK:	7/1/23				

NOTE: COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES. 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 IMPLIED. REFER TO ABSTRACT, TITLE OR LOCAL ORIGINATOR FOR ANY ADDITIONAL RESTRICTIONS, EASEMENTS OR BUILDING LINES. NO ABSTRACT, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE IS NO WARRANTY OF RECORD WHICH WOULD AFFECT THIS PARCEL. THIS PLAT OF SURVEY IS FOR THE USE AND BENEFIT OF THE PREPARED FOR NAMED HEREON. THIS DOCUMENT IS PRO FROM BEING RECORDED AT ANY GOVERNMENT AGENCY WITHOUT THE WRITTEN PERMISSION OF STEVEN L. ROSSMAN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-3324.

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



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

December 11, 2025

Cynthia Glensgard, Executive Director
Hooved Animal Humane Society
10804 McConnell Rd
Woodstock, IL 60098
Email: info@hahs.org

Re: Parcel # 13-10-300-007, 13-10-300-008, 13-15-100-003, 13-15-100-004,
13-15-100-005
Common Location: 10804 McConnell Rd., Woodstock, IL
NRI# L25-116-4777
Zoning Change: E-3 to A-1 (Text Amendment)

Dear Ms. Glensgard:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Hooved Animal Humane Society property as applied for in Report #25-116-4777. Due to the nature of the request, 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.

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

Sincerely,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development