

IN THE MATTER OF THE APPLICATION OF)
CHICAGO TITLE LAND TRUST 1065334, OWNER)
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) Z26-0003
 ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR)
A RECLASSIFICATION

WHEREAS, your Petitioner **Chicago Title Land Trust 1065334, 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 Government Lot 2 of the Northwest Quarter of Section 2, Township 45 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of said Government Lot 2 of the Northwest Quarter of Section 2; thence South 89 degrees 56 minutes 50 seconds East along the North line thereof, 31.07 feet to the Southwest corner of the Southwest Quarter of Section 35 in Township 46 North, Range 7 East of the Third Principal Meridian; thence North 89 degrees 52 minutes 22 seconds East along the North line of said Government Lot 2 of the Northwest Quarter of Section 2, a distance of 397.48 feet to the Place of Beginning; thence continuing North 89 degrees 52 minutes 22 seconds East along said North line, 491.00 feet; thence South 00 degrees 07 minutes 38 seconds East, 350.00 feet; thence South 89 degrees 52 minutes 22 seconds West, 339.00 feet; thence South 00 degrees 07 minutes 38 seconds East, 302.30 feet; thence South 89 degrees 52 minutes 22 seconds West, 152.00 feet; thence North 00 degrees 07 minutes 38 seconds West, 652.30 feet to the Place of Beginning in McHenry County, Illinois.
 Part of PIN 08-02-100-001**

More commonly known as **9913 Thayer Road, Wonder Lake, Illinois in Greenwood 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 **five (5) 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 6 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 _____, 2026.

Chairperson, McHenry County Board
McHenry County, Illinois

ATTEST:

County Clerk

NUMBER VOTING AYE: _____

NUMBER VOTING NAY: _____

NUMBER ABSTAINING: _____

NUMBER ABSENT: _____

Linnea Kooistra:

Okay. All right. So, at this time, we'll close the hearing portion, and we'll move on to the voting portion of this meeting. So, I would entertain a motion to approve this request.

Vicki Gartner:

So moved.

Duane Dahlman:

So moved.

Linnea Kooistra:

Okay, moved by Ms. Gartner, seconded by Mr. Dahlman. Discussion, Ms. Gartner?

Vicki Gartner:

This property, it's application number Z26-0003, one of the first ones of this year, by the way, at 9913 Thayer Road. And it's not Marengo, it's actually-

Linnea Kooistra:

Wonder Lake.

Vicki Gartner:

Wonder Lake.

Louis Pappas:

Wonder Lake.

Vicki Gartner:

Okay, despite what our packet says. And it is here in McHenry Township. This is a simple A1 to A2 request. This meets the Plat Act, the standards have been met. There's nothing outstanding about this. Nothing is going to change should this be approved. And I'm in favor of it.

Linnea Kooistra:

Mr. Kosin.

Robert Kosin:

I, too, am in favor of this. And I appreciate the elements as set out in compliance with the UDO, as well as the reference to the provisions of the Illinois Plat Act. And for that reason, reasons, I'll be in support of this application.

Linnea Kooistra:

Mr. Schnable?

Kurt Schnable:

This is a classic example of what an A2 reclassification should look like. It's a nice clean one, and I highly support it.

Linnea Kooistra:

Ms. Donner?

Mary Donner:

I'm in support.

Linnea Kooistra:

Mr. Dahlman?

Duane Dahlman:

I think the petitioner has done an excellent job of laying out a good plan here for the property. It shows a lot of future thought, and I will be supporting this.

Linnea Kooistra:

And I agree with my colleagues, I believe this is a classic A2. It's out in a rural area. The purpose of the A2 is to protect rural residences and allow farmers to sell off the balance of their land but maintain a rural residence.

And so, I think it meets the standards of Section 16.20.0101.E.1 of the Unified Development Ordinance, as well as Section 16.36.020. It matches the Comprehensive Plan, it's consistent with the surrounding land uses and future land-use designation, and so, I'm in favor of the request. So, I'll call for the vote.

Ms. Gartner?

Vicki Gartner:

Yes.

Linnea Kooistra:

Mr. Kosin?

Robert Kosin:

Yes.

Linnea Kooistra:

Mr. Schnable?

Kurt Schnable:

Yes.

Linnea Kooistra:

This transcript was exported on Feb 27, 2026 - view latest version [here](#).

Ms. Donner?

Mary Donner:

Aye.

Linnea Kooistra:

Mr. Dahlman?

Duane Dahlman:

Yes.

Linnea Kooistra:

And I'll vote yes. So, this will go to the County Board with a 6-0 vote approving their request.

MCHENRY COUNTY
ZONING BOARD OF APPEALS
MINUTES | February 26, 2026

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 – Z26-0003

1. **APPLICANT:** Chicago Title Land Trust
2. **REQUEST:** Reclassification from A-1 Agriculture District to A-2 Agriculture District.
3. **LOCATION AND SIZE OF PROPERTY IN QUESTION:** The five (5) acre subject property is located on the South side of Thayer Road, approximately four hundred (400) feet East of the intersection of Miller Road and Thayer Road, with a common address of 9913 Thayer Road, Wonder Lake, Illinois in Greenwood Township.
4. **DATE AND TIME OF HEARING AND VOTING MEETING:** February 26, 2026, 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: Linnea Kooistra–Chair, Vicki Gartner– Vice Chair, Robert Kosin, Mary Donner, Kurt Schnable, Duane Dahlman
 - B. Witness: Louis Pappas
 - C. Attorney: Jeremy Shaw
 - D. Public: Melody Jacobson – County Staff, Kit GearhartSchinske – County Staff, John Ferris, M. McCleasy
7. **ITEMS OF EVIDENCE:** None
8. **SUMMARY OF TESTIMONY AT HEARING:** Chair Kooistra opened the hearing and introduced the application.

Mr. Shaw, the attorney representing the applicant, provided testimony that the petition requests A-2 Agricultural zoning for the five (5) acre subject property. He explained that the purpose of the request is to allow the five (5) acre tract to be sold as a residential parcel, while the remaining approximately one hundred and sixteen (116) acres, currently being actively farmed and row-cropped, would continue to be used for agricultural purposes. He further stated that the five (5) acre area under consideration includes the existing residence and remaining farmstead structures.

Mr. Shaw stated that the rezoning qualifies under an exemption to the Illinois Plat Act because the parcel exceeds five (5) acres and does not require new access easements or roads. He emphasized that the configuration of the five-acre parcel was intentionally designed to preserve as much productive farmland as possible while separating the wooded residential area from the tillable acreage. Mr. Shaw then stated that the request meets the standards for map amendment and aligns with the intent and requirements of the A-2 Agricultural District.

Mr. Pappas, who currently resides in the principal residential structure, testified that the property has been in his family since 1972, and that the residence was originally built in 1886. He noted that the property once included a full-size milking barn, which has since fallen, and that a machine shed remains. Mr. Pappas also noted that he intends to continue living in the home if the rezoning is approved.

Mr. Pappas testified that selling the residence as part of a one hundred and sixteen (116) acre tract would limit marketability and affordability, whereas the A-2 Agriculture classification would allow the farmstead to be separately purchased while preserving surrounding agricultural operations. He stated that the request would not negatively impact public health, safety, or welfare and would remain consistent with the agricultural character of the area.

During Board questioning, Mr. Dahlman inquired about including mature trees within the proposed parcel boundary. Mr. Pappas reiterated that the intent was to protect productive farmland and maintain agricultural operations.

No further questions were raised by board members.

Staff gave their report confirming that the subject property and all surrounding parcels are zoned A-1 Agriculture and currently used for agricultural purposes, with the subject property also containing a single-family residence. The future land use map designation identifies the area for agricultural uses, the property is not located within a sensitive aquifer recharge area, and staff had no objections to the request.

During public comment, Mr. Farris who resides in Greenwood, Illinois, spoke in support of the reclassification.

Mr. McCleasy of the Greenwood Township Planning Commission attended as an observer and did not provide formal testimony.

In closing, Mr. Shaw reiterated that the proposal reflects the true intent of A-2 zoning by allowing an established farmstead to be separated while ensuring that the bulk of the property remains in active agricultural production. With no opposition from staff or the public and no further questions from the Board, Ms. Kooistra closed the testimony portion of the hearing, and the matter moved forward for discussion and a vote.

9. SOIL AND WATER CONSERVATION DISTRICT REPORT:

For further information refer to report number: L25-087-4748.

10. ILLINOIS DEPARTMENT OF NATURAL RESOURCES:

This consultation was not required for this application.

11. SUMMARY OF VOTING MEETING DISCUSSION:

Chair Kooistra began the voting portion by noting that only six (6) members were present and mentioned that they are entitled to a vote by seven (7) members. Mr. Shaw stated that they would like to proceed with the vote regardless.

A motion to approve the petition was made by Ms. Gartner and seconded by Mr. Dahlman.

Ms. Gartner spoke first in discussion, describing the request as a straightforward A-1 to A-2 rezoning. She stated that it met the requirements of the Plat Act and emphasized that nothing about the property would change if approved. She expressed her support.

Mr. Kosin followed, stating he was also in favor of the request. He referenced compliance with the Unified Development Ordinance and the Illinois Plat Act as reasons for his support.

Mr. Schnable described the application as a classic example of what an A-2 reclassification should look like, calling it a clean and appropriate request and voicing strong support.

Ms. Donner briefly stated that she was in support.

Mr. Dahlman commented that the petitioner had presented a thoughtful and well-planned proposal for the property and indicated he would be supporting the request.

Ms. Kooistra then added her own comments, agreeing with her colleagues. She described the request as consistent with the purpose of A-2 zoning in rural areas, noting it protects rural residences while allowing farmers to sell the remaining land. She stated that the application met the standards of the Unified Development Ordinance, aligned with the Comprehensive Plan, and was consistent with surrounding land uses.

Motion carried (6-0).

12. FACTS THAT SUPPORT RECOMMENDING APPROVAL OF THE REQUEST:

- The current zoning is "A-1" Agriculture District.
- The surrounding zoning is "A-1" Agriculture District.
- The future land use map indicates agricultural development.
- 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: Ms. Gartner motioned to accept the petition as submitted. Mr. Dahlman seconded the motion. Motion carried.

15. VOTE: 6 – 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.

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z26-0003

PIN: Part of PIN 08-02-100-001

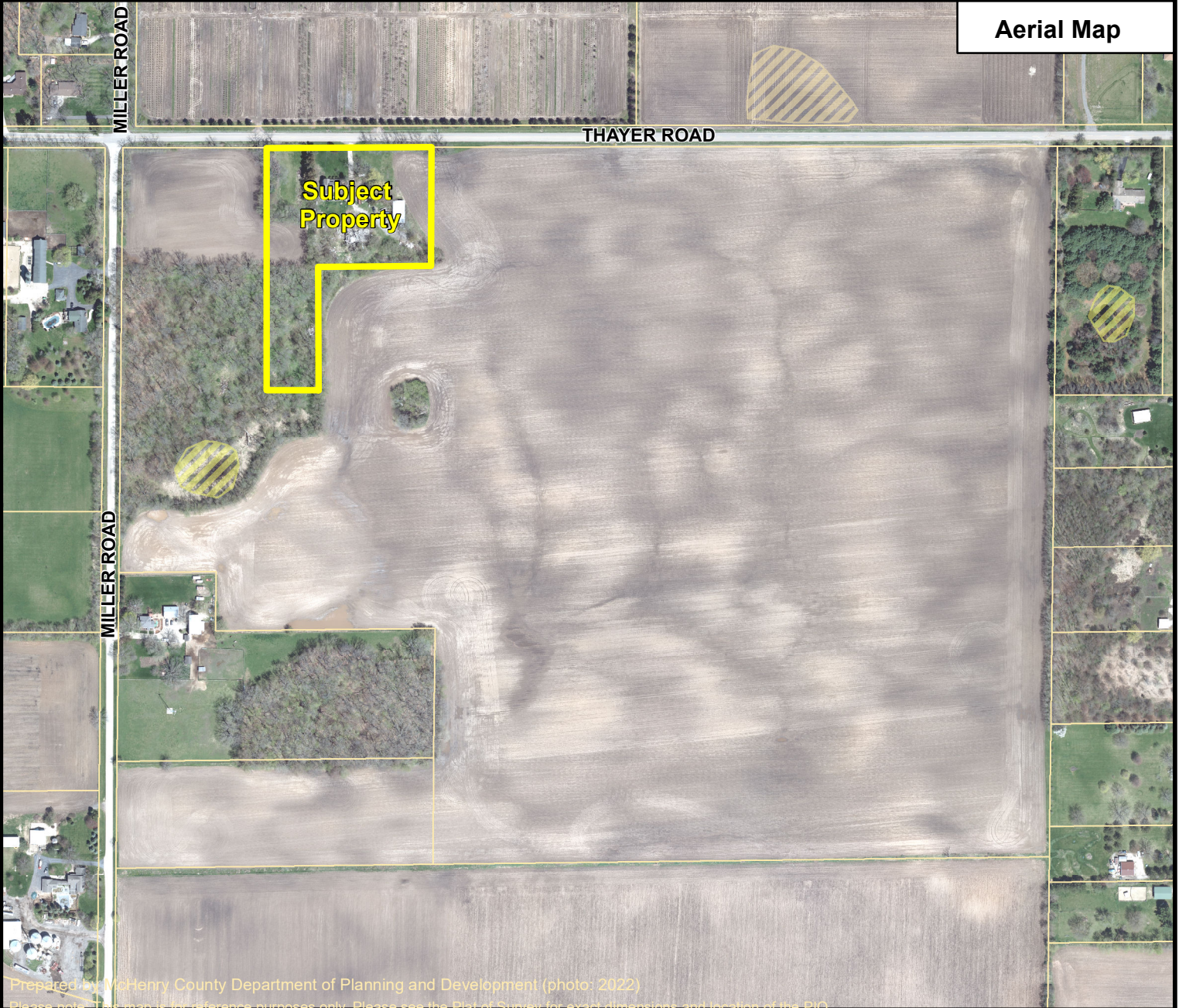
Address: 9913 Thayer Road, Wonder Lake

Request: Reclassification of five (5) acres from A-1 Agriculture District to A-2 Agriculture District.

Hearing: February 26, 2026

Applicants: Chicago Title Land Trust

Location: The subject property is located on the South side of Thayer Road, approximately four-hundred (400) feet East of the intersection of Miller Road and Thayer Road, with a common address of 9913 Thayer Road, Wonder Lake, Illinois in Greenwood Township.



Elevation

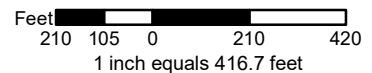
(feet above sea level)
 — 10-foot contours
 — 2-foot contours

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



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 to rezone approximately five (5) acres from the A-1 Agriculture District to the A-2 Agriculture District. The area proposed for rezoning is part of a larger one hundred nine and forty-seven hundredths (109.47) acre parcel with existing agricultural uses, which is intended to remain as a separate, stand-alone parcel.

The subject property is located on the South side of Thayer Road, approximately four-hundred (400) feet East of the intersection of Miller Road and Thayer Road.

According to the Plat of Survey, the area subject to rezoning currently contains a two-story frame residence, one (1) frame building, one (1) metal building, a wood furnace and propane tank.

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 subject property is zoned A-1 Agriculture and has historically been used as a single-family residence with associated agricultural uses. Surrounding properties to the north, south, east, and west are also zoned A-1 Agriculture, reflecting a predominantly agricultural character in the immediate area. Parcels located approximately a quarter (.25) mile to the north and south along Miller Road are zoned A-2 Agriculture, which demonstrates that the rezoning request is consistent with the existing agricultural zoning pattern in the vicinity.

2030 Comprehensive Plan Future Land Use map

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

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 existing rural character of the landscape and will not increase development intensity beyond what is already established in the area.
- While the subject property is located near the Villages of Greenwood and Wonder Lake, it remains separate from areas of concentrated development. Maintaining this separation helps preserve the rural landscape and agricultural land, while supporting the goal of directing more compact development to established municipalities.

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 agricultural use of surrounding properties and would not hinder ongoing agricultural activities in the area.
- Although the subject property is located near the Villages of Greenwood and Wonder Lake, it remains outside municipal boundaries and lacks urban infrastructure and services. Maintaining the property in a rural or agricultural classification supports the objective of directing compact, higher-density development to areas within or contiguous to municipalities, while preserving agricultural land and rural character elsewhere.

Big Idea #4 Let's expand our economy

No applicable text.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

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 will preserve the essential elements of the rural character by allowing agricultural uses to continue.
- The subject property is not located within a 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 states that a full report is not required due to previously disturbed soils and minimal anticipated impacts to natural resources. No wetlands or floodplains were identified on the parcel. For additional information, refer to NRI Letter #L26-003-4786.

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.

Land Use

Objective: *“Preserve areas with aggregate resources from encroachment from development uses.”* (p. 125)

- As previously noted, the proposed reclassification will help preserve the rural character of the landscape and will not increase the existing density established for this area.

STAFF ASSESSMENT

The applicant is requesting to rezone approximately five (5) acres from A-1 Agriculture to A-2 Agriculture. This area is part of a larger one hundred nine and forty-seven hundredths (109.47) acre parcel with existing agricultural uses, which will remain a separate, stand-alone parcel. The proposed rezoning is consistent with the existing agricultural land uses and the 2030 Comprehensive Plan’s future land use map designation of **Agriculture**. No additional development is proposed at this time. Staff has reviewed the request and has no objections.

Report prepared January 30, 2026, by Melody Jacobson, 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.

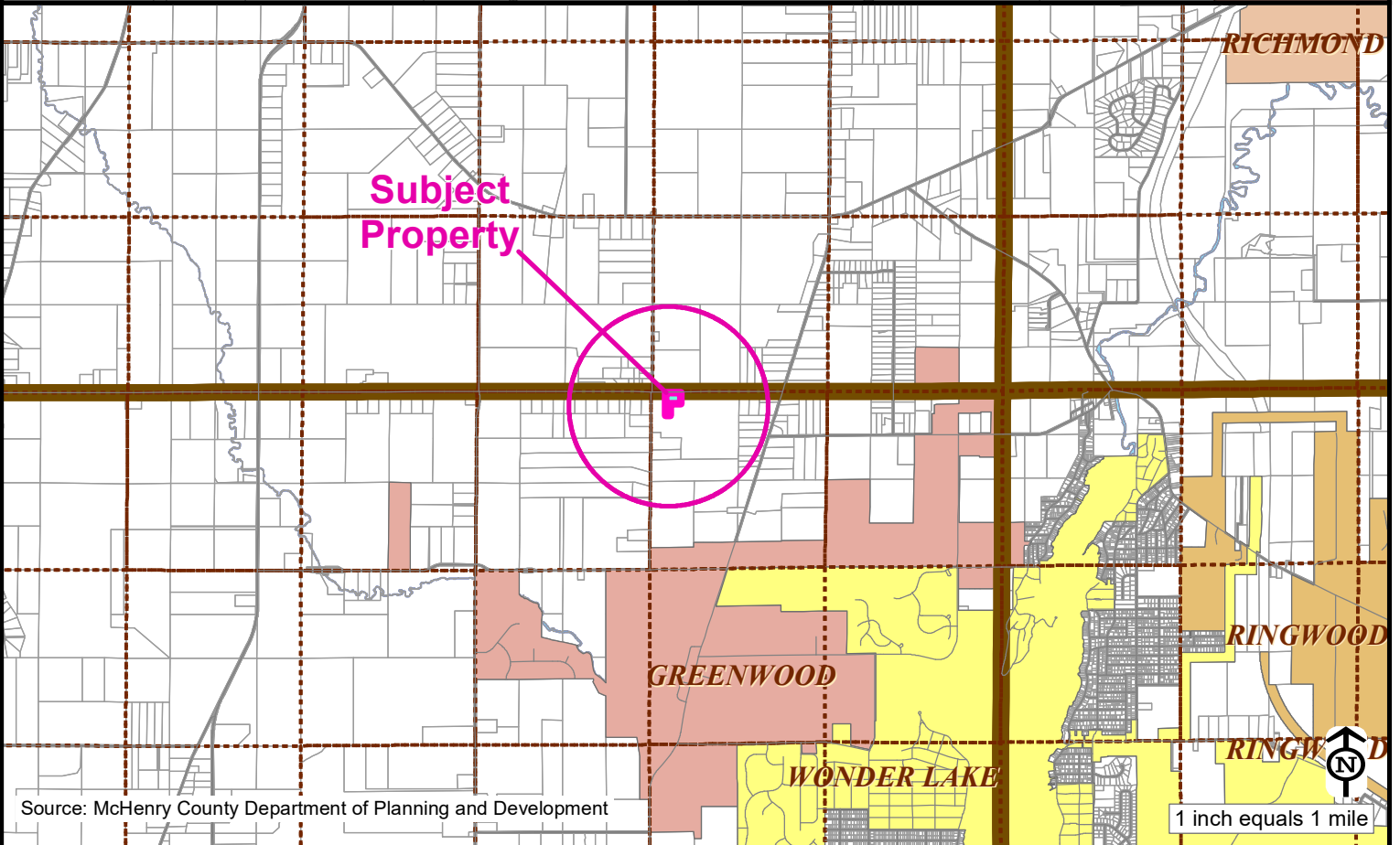
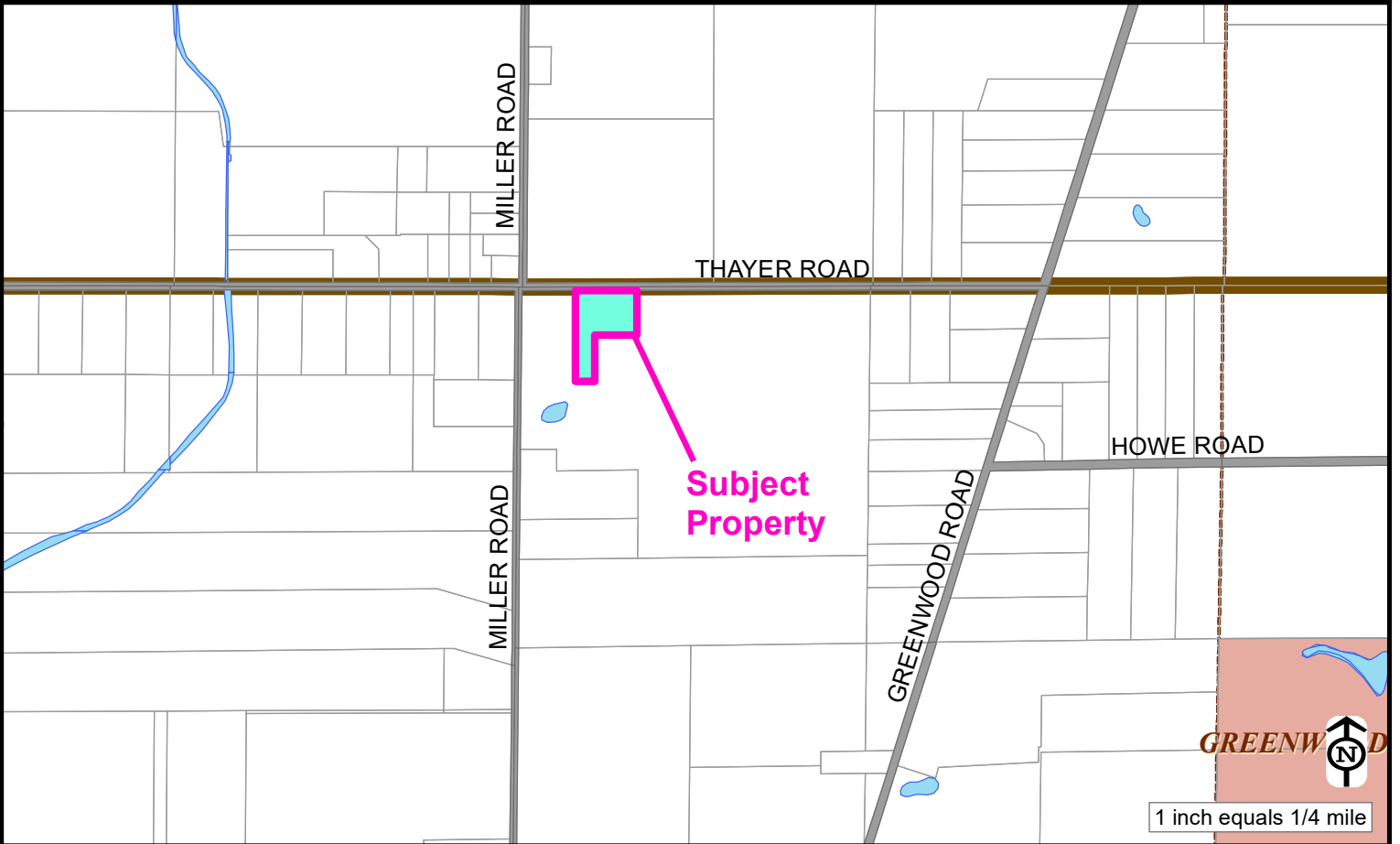
1. *Approval Standards for Map Amendments.*

- 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.

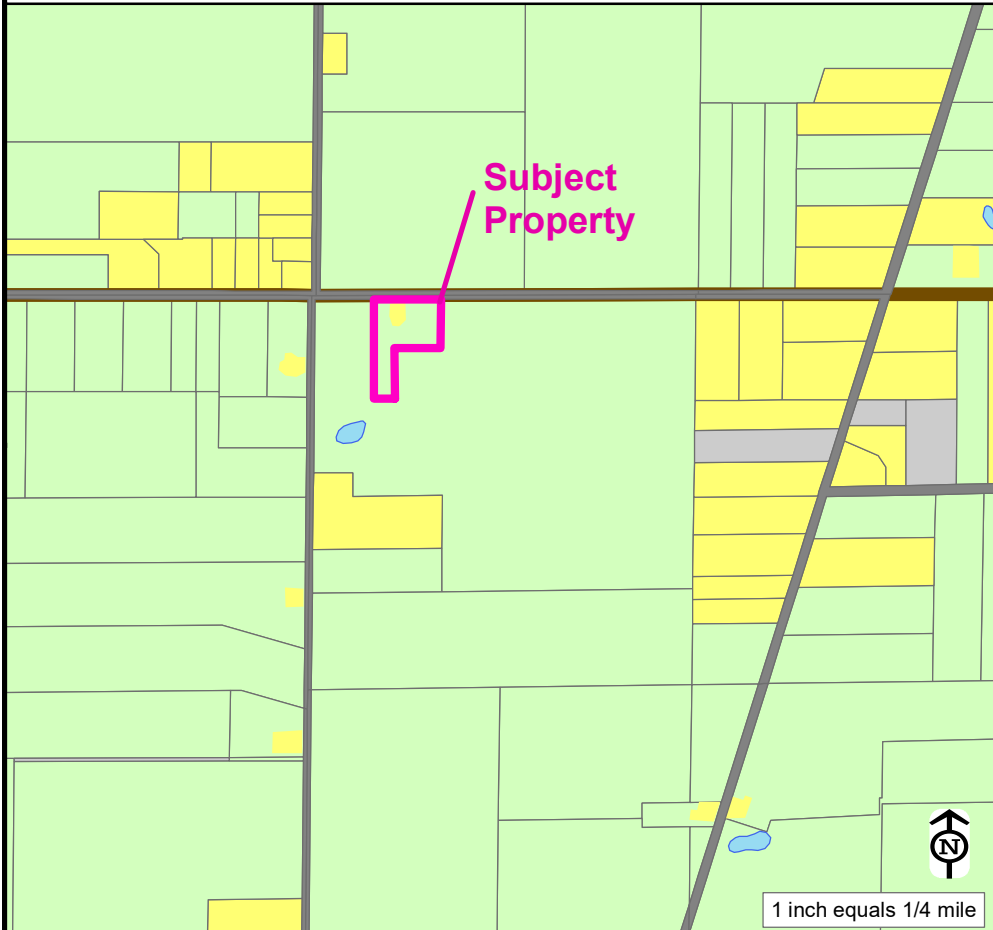
Section 16.36.020 of the McHenry County Unified Development Ordinance

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.



Current Land Use Map



Current Land Use

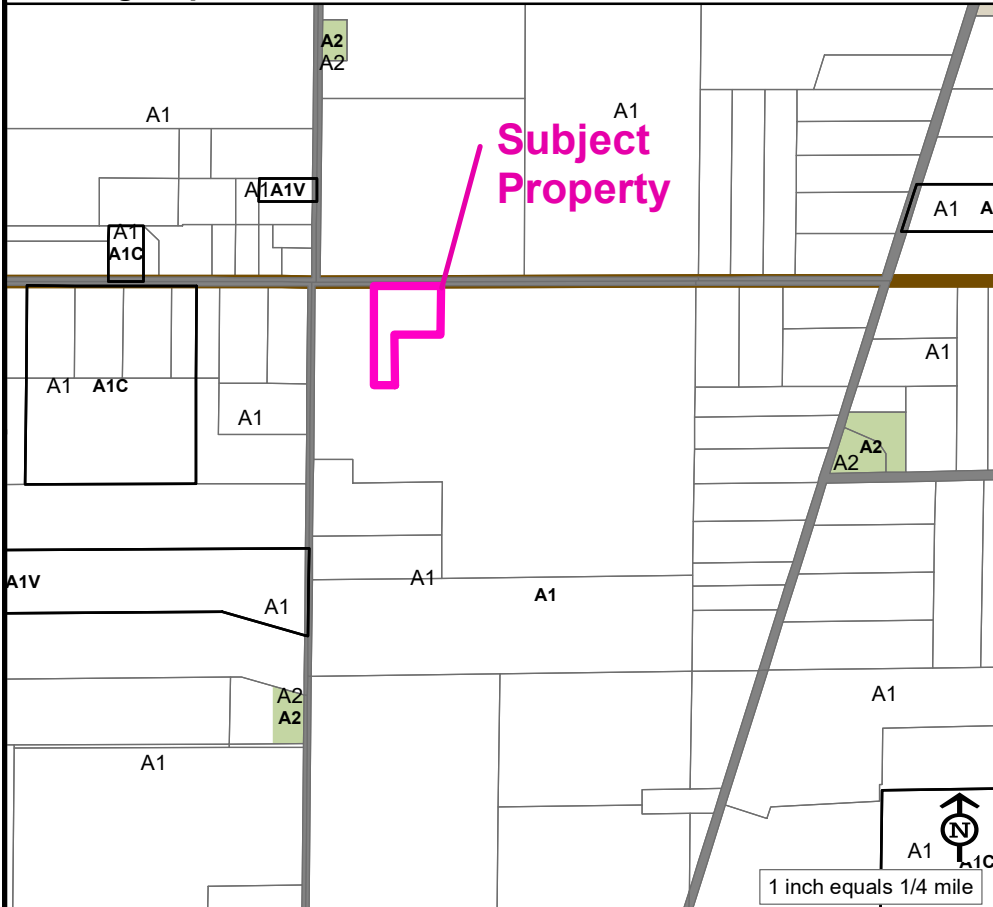
*Agriculture/
Single-Family Residential*

Adjacent Land Use(s)

North: *Agriculture*
 South: *Agriculture*
 East: *Agriculture*
 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

Zoning Map



Current Zoning

A-1 Agriculture

Adjacent Zoning

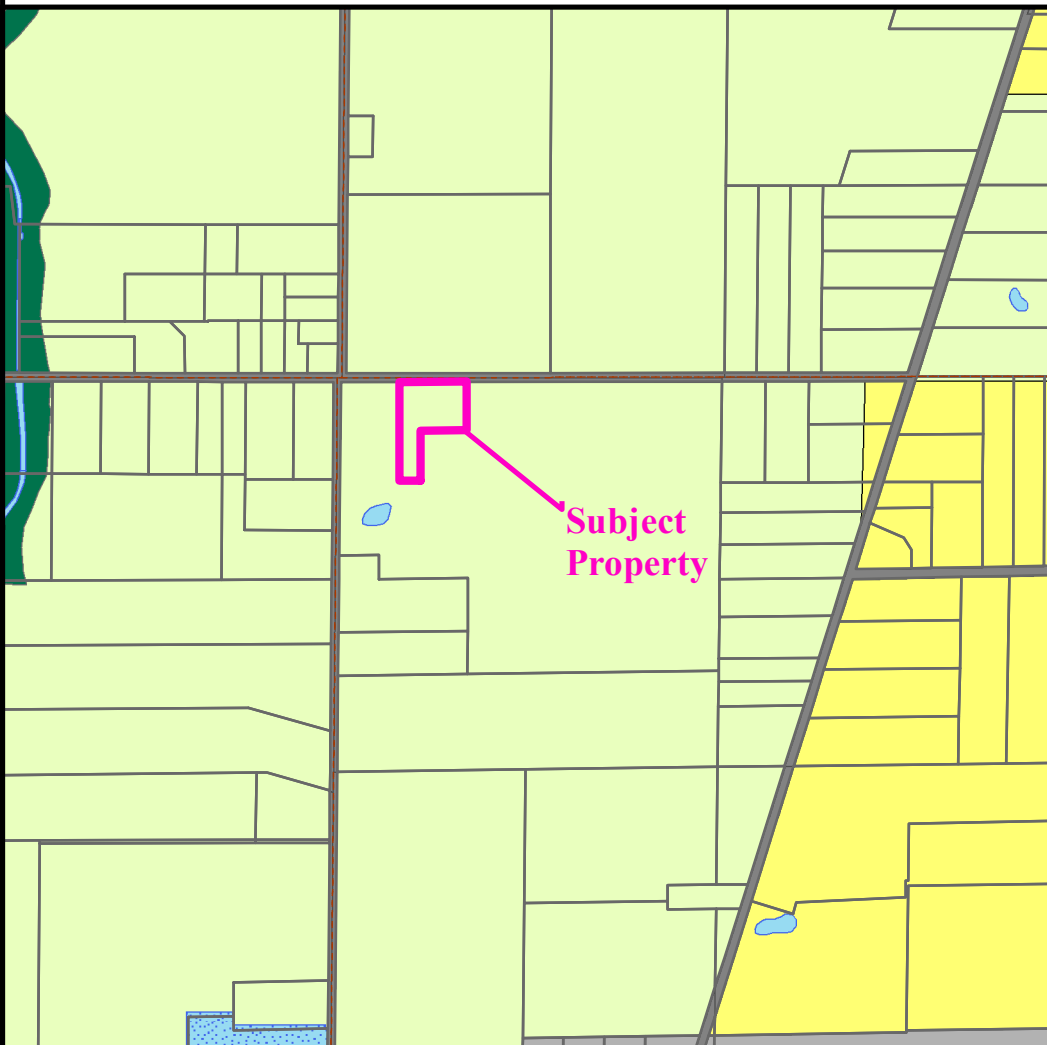
North: A-1 Agriculture
 South: A-1 Agriculture
 East: A-1 Agriculture
 West: A-1 Agriculture

- 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

Agricultural



- Agricultural
- Open Space
- Environmentally Sensitive Area
- Estate
- Isolated Estate
- Residential
- Isolated Residential
- Retail
- Mixed Use
- Office, Research, Industrial
- Gov't, Institutional, Utilities
- TOD Existing Rail Station
- TOD Future Rail Station
- Active Earth Extraction Site
- Municipality

Scale: 1 inch = 1/4 mile



Municipal / Township Plan Designations

Greenwood Township: Agriculture

Wonder Lake: Agriculture

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

AGRICULTURAL – represents existing agricultural acres, including cropland, pastureland, farm yards, and farmsteads, that should remain in agricultural use through the 2030 planning horizon. Development in the Agricultural District should be strictly limited to agriculture, agricultural residences, and agricultural support uses. (p. 134)

Sensitive Aquifer Recharge Areas

The site is NOT located in a zone with elevated contamination potential.

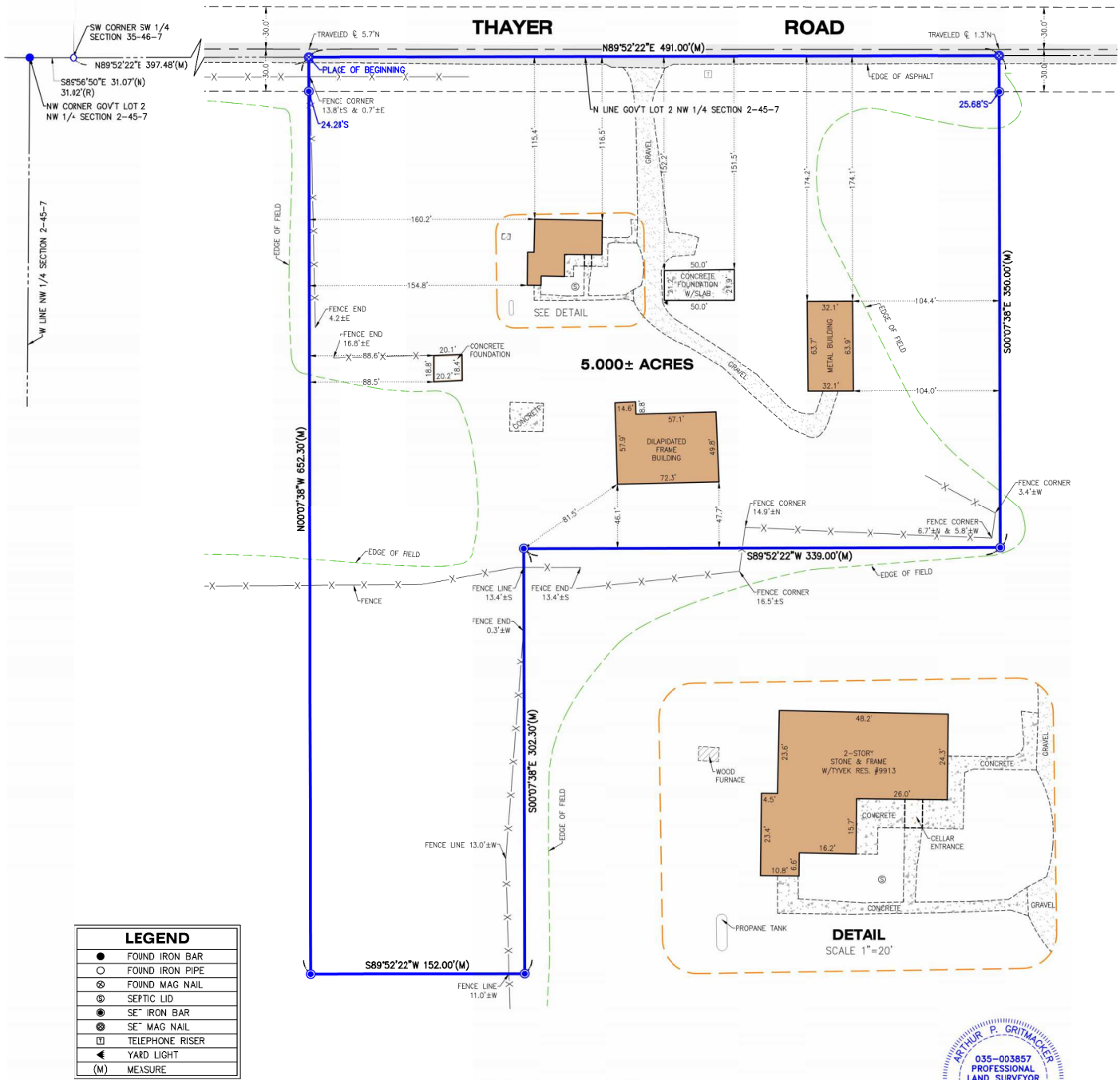
Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area

PLAT OF SURVEY

Part of Government Lot 2 of the Northwest Quarter of Section 2, Township 45 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northwest corner of said Government Lot 2 of the Northwest Quarter of Section 2; thence South 89 degrees 56 minutes 50 seconds East along the North line thereof, 31.07 feet to the Southwest corner of the Southwest Quarter of Section 35 in Township 46 North, Range 7 East of the Third Principal Meridian; thence North 89 degrees 52 minutes 22 seconds East along the North line of said Government Lot 2 of the Northwest Quarter of Section 2, a distance of 397.48 feet to the Place of Beginning; thence continuing North 89 degrees 52 minutes 22 seconds East along said North line, 491.00 feet; thence South 00 degrees 07 minutes 38 seconds East, 350.00 feet; thence South 89 degrees 52 minutes 22 seconds West, 339.00 feet; thence South 00 degrees 07 minutes 38 seconds East, 302.30 feet; thence South 89 degrees 52 minutes 22 seconds West, 152.00 feet; thence North 00 degrees 07 minutes 38 seconds West, 652.30 feet to the Place of Beginning in McHenry County, Illinois.



SURVEY COMPLETED WITH OVER 6" OF SNOW COVER. SOME GROUND IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE & SURVEYED AT THIS TIME.

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.

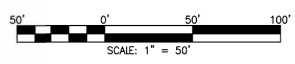
- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

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 12/19 A.D., 20 25.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

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



CLIENT: CAPSTONE LEGAL, LLC
DRAWN BY: SES CHECKED BY: APG
SCALE: 1"=50' SEC. 2 T. 45 R. 7 E.
BASIS OF BEARING: ILL. EAST ZONE NAD83 (2011)
P.I.N.: 08-02-100-301
JOB NO.: 251027 I.D. MBS
FIELDWORK COMP.: 2/18/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

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



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

January 20, 2026

Jeremy Shaw
Capstone Legal, LLC
11416 Allendale Rd.
Woodstock, IL 60098
Email: jeremy@capstonelegal.net

Re: Parcel # 08-02-100-001
Common Location: 9913 Thayer Rd., Wonder Lake, IL
NRI# L26-003-4786
Zoning Change: A-1 to A-2

Dear Mr. Shaw:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Chicago Title Land Trust #1065334 dated aa/18/1974 property as applied for in Report #126-003-4786. Due to the amount of previously disturbed soils 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.

No floodplain or wetlands were found on the site from office maps. Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

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

Sincerely,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development