



MCHENRY COUNTY
ZONING BOARD OF APPEALS
AGENDA • MARCH 12, 2015

Zoning Hearing

County Board Conference Room

1:30 PM

667 Ware Rd, Administration Building, Woodstock, IL 60098

I. AGENDA ITEMS

1. #2014-037 - Fraternite of Notre Dame, Inc. - Coral Twp - A1/A1C-A1C

Amendment of Conditional Use Permit #05-04 to A) add 30 acres to the Conditional Use Permit as Parcel 2, B) be allowed to build a barn on Premises to be able to build a commercial kitchen, process grapes for wine making purposes therein, and brew beer and C) be allowed to build and operate a school with an attached dormitory, a nursing home which would include hospice services, and a gift shop to sell pastries, religious and inspirational articles and wine made on the premises with a pastry, beer and wine tasting area.

PETITIONERS HAVE REQUESTED CONTINUANCE TO APRIL 9, 2015

AGENDA ITEM

#2014-037 - FRATERNITE OF NOTRE DAME, INC. - CORAL TWP - A1/A1C-A1C

Amendment of Conditional Use Permit #05-04 to A) add 30 acres to the Conditional Use Permit as Parcel 2, B) be allowed to build a barn on Premises to be able to build a commercial kitchen, process grapes for wine making purposes therein, and brew beer and C) be allowed to build and operate a school with an attached dormitory, a nursing home which would include hospice services, and a gift shop to sell pastries, religious and inspirational articles and wine made on the premises with a pastry, beer and wine tasting area.

ATTACHMENTS:

- 2014-037 Petition (PDF)
- 2014-037 Site Plan (PDF)

**BEFORE THE MCHENRY COUNTY ZONING BOARD OF APPEALS
MCHENRY COUNTY, ILLINOIS**

IN THE MATTER OF THE PETITION OF)
FRATERNITE OF NOTRE DAME, INC. FOR)
AN AMENDMENT OF CONDITIONAL USE PERMIT)
ORDINANCE NUMBER 05-04 UNDER THE)
UNIFIED DEVELOPMENT ORDINANCE)
OF MCHENRY COUNTY, ILLINOIS)

No. 2014-037

*March 12, 2015
1:30 PM
Conference Room B*

PETITION FOR CONDITIONAL USE PERMIT

The petitioner, FRATERNITE OF NOTRE DAME, INC., Owner of Record, by and through its attorney, ZANCK, COEN, WRIGHT & SALADIN, P.C., respectfully represent to the Zoning Board of Appeals of McHenry County, as follows:

1. The petitioner, FRATERNITE OF NOTRE DAME, INC., of 10002 Harmony Hill Road, Marengo, IL 60152, is the owner of Parcel 1 and of Parcel 2 of the real estate described on Exhibit A, attached hereto and incorporated herein by reference hereinafter collectively referred to as "Premises".

2. The Premises consists of approximately 95 acres and is commonly known as 10002 Harmony Hill Road, Marengo, IL 60152, and is located on the East side of Harmony Hill Road, one-half mile North of its intersection with Church Road, Parcel 1 of Premises has a single-family residence, two garages, a church, bakery and barn and Parcel 2 of Premises has a single-family residence on it.

3. The Petitioner requests that its Conditional Use Permit #05-04 be amended as follows:

A. To add 30 acres to the Conditional Use Permit as Parcel 2; set forth on Exhibit

A.

B. To allow it to build a barn on Premises to be able to:

i. build a commercial kitchen;



Attachment: 2014-037 Petition (3979) : #2014-037 - Fraternite of Notre Dame, Inc. - Coral Twp - A1/A1C-A1C

- ii. process grapes for wine making purposes therein;
- iii. brew beer;

C. To allow it to build and operate:

- i. a school with an attached dormitory;
- ii. a nursing home which would include hospice services; and
- iii. a gift shop to sell pastries, religious and inspirational articles and wine made on the premises with a pastry, beer and wine tasting area;

4. The Premises, which is the subject of this petition, consists of approximately 95.00 acres and is located in Coral Township, McHenry County, Illinois.

5. Parcel 1 of Premises is presently classified A-1 Agricultural District with a Conditional Use permitting the construction of a place of worship, including a monastery, a church, seminary, convent, retreat center, bakery, printing press and a cemetery subject to conditions. Parcel 2 of Premises is zoned A-1.

6. The Petitioner, FRATERNITE OF NOTRE DAME, INC., is a religious order and plans to use the existing structures and add several new buildings as requested in this Petition to further its charitable works.

7. All contiguous property is classified under the McHenry County Zoning Ordinance is follows: East A-1; South A-1; West A-1; and North A-1.

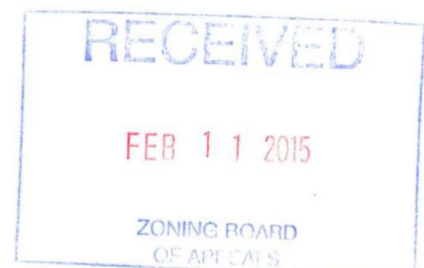
8. The surrounding properties are used as agriculture and single family homes.

9. Petitioners shall meet the standards for conditional uses as outlined in Section 5.4.E. The site is situated so that it is compatible with existing planned and future development of the area. The establishment, maintenance or operation of this conditional use is not detrimental to or endangering the public health, safety, morals, comfort or general welfare of the neighboring property. The conditional use is not injurious to the use of the adjoining property and the meaningful and significant purposes already permitted. The conditional use will not substantially diminish or impair the property values within the neighborhood. There are

adequate utilities, access roads, drainage and other necessary facilities have been provided, and adequate measures have been taken to provide an increase in the egress in order to minimize traffic congestion. The conditional use conforms in all the respects with the applicable regulations of the McHenry County Unified Development Ordinance for the district in which it is located. The conditional use is reasonably in the interest of the public welfare.

10. The list of the surrounding property owners are to be given proper notice of the hearing, is attached as Exhibit B.

WHEREFORE, your Petitioner, FRATERNITE OF NOTRE DAME, INC. request the Chairman of the Zoning Board of Appeals of the County of McHenry, State of Illinois, set a date, time and Place for a public hearing to be held for the purposes of amending its existing Conditional Use Permit.



Respectfully submitted,
FRATERNITE OF NORE DAME, INC.

By: Mother Marie Martha + SND
Mother Mary Martha a/k/a Martine Guibert

Attest: _____

VERIFICATION

FRATERNITE OF NOTRE DAME, INC., being first duly sworn on oath, hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Mother Marie Martha + SND

Subscribed and sworn to before me
This 19th day of September 2014.

Susan M. Rajzer
Notary Public

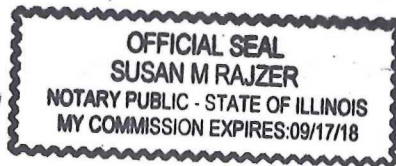


EXHIBIT A

PARCEL 1

TRACT 1

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE SOUTH 600 FEET AND ALSO EXCEPT THE WEST 940 FEET THEREOF), IN MCHENRY COUNTY, ILLINOIS.

PIN: 17-20-400-004

TRACT 2

THE NORTH 120 FEET OF THE EAST 155 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 600.0 FEET TO A POINT FOR THE PLACE OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID WEST LINE, FOR A DISTANCE OF 499.50 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, AT LAST DESCRIBED POINT, FOR A DISTANCE OF 940.00 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE THEREOF, FOR A DISTANCE OF 510.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 600.00 FEET OF SAID SOUTHEAST QUARTER; THENCE WEST, 940.00 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PIN: 17-20-400-004

TRACT 3

THE SOUTH 600 FEET OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS

PIN: 17-20-400-005

PARCEL 2

TRACT 1:

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 495.95 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 48 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER, 2635.56 FEET TO THE EAST LINE THEREOF; THENCE NORTH 00 DEGREES 16 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 495.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 32 MINUTES 48 SECONDS WEST ALONG THE NORTH LINE THEREOF, 2634.60 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

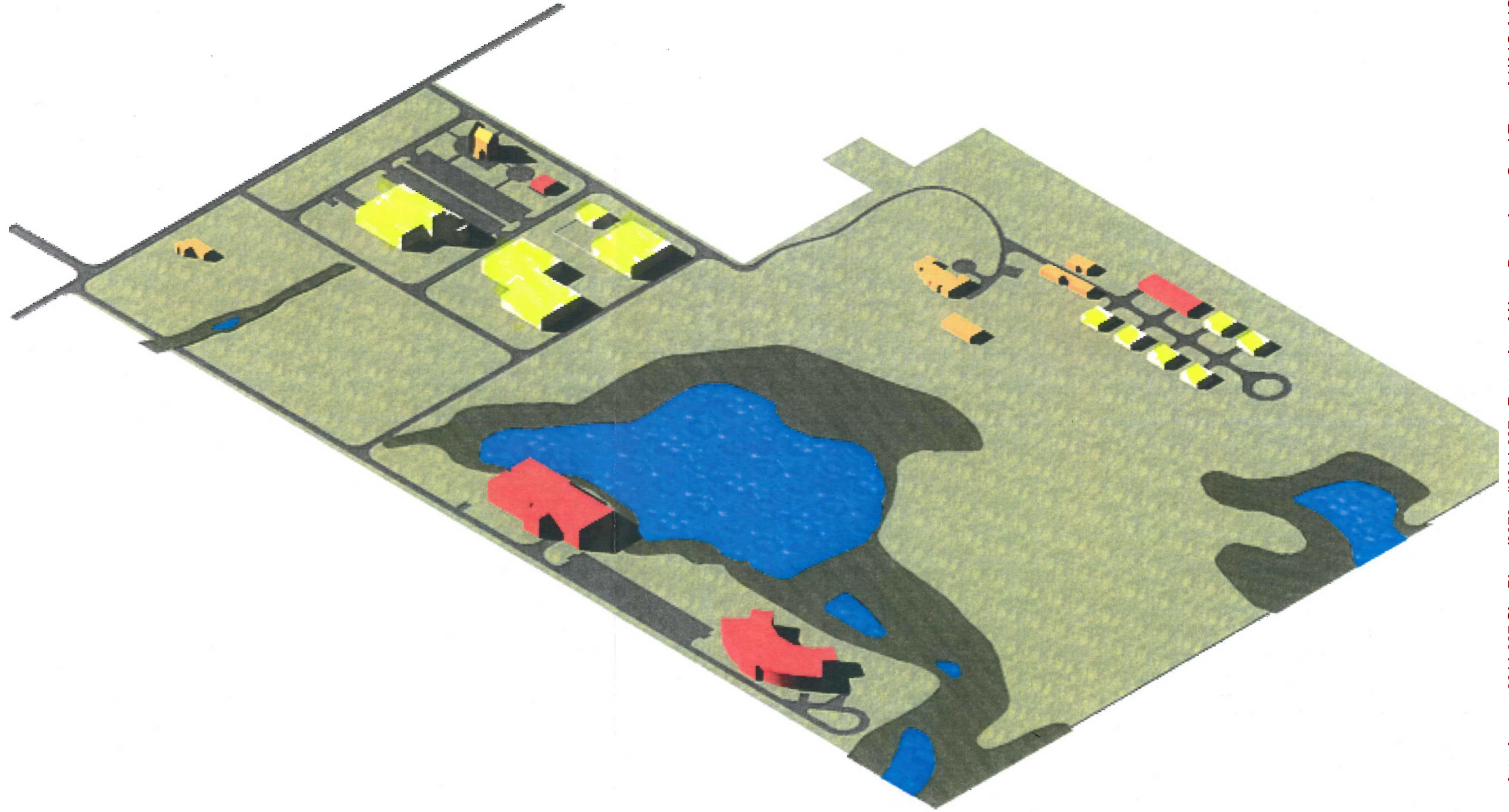
PIN: 17-29-200-006 and 17-29-200-008

RECEIVED

FEB 11 2015

ZONING BOARD
OF APPEALS

1.1.b



Attachment: 2014-037 Site Plan (3979 : #2014-037 - Fraternite of Notre Dame, Inc. - Coral Twp - A1/A1C-A1C)