



McHenry County  
Zoning Board of Appeals - Zoning Hearing  
AGENDA

February 20, 2025, 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 2023-019 Solis, A1-A1C, Riley Twp 2
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:** #2023-019

**Hearing:** February 20, 2025

**PIN:** 16-14-300-004 and 16-14-300-010

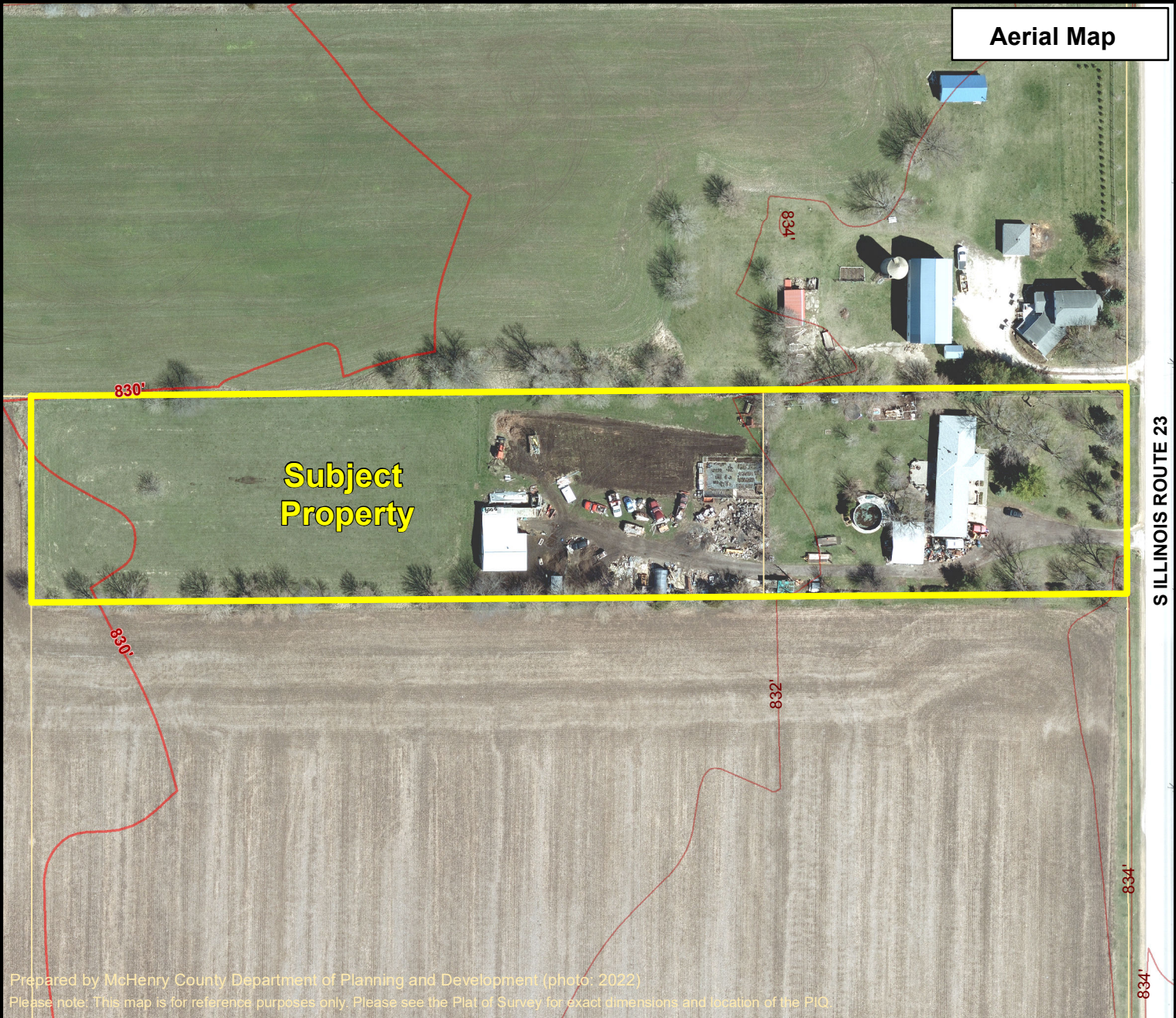
**Location:** The 3.7 acre tract is located on the west side of South Illinois Route 23, about one (1) mile south of West Coral Road, in Riley Township.

**Address:** 8605 S IL Route 23, Marengo

**Applicant:** Urbano Solis

**Request:** A-1 Agriculture District to A-1C Agriculture District with Conditional Use Permit for Landscape Business with Outdoor Storage

**Aerial Map**



Prepared by McHenry County Department of Planning and Development (photo: 2022)  
 Please note: This map is for reference purposes only. Please see the Plat of Survey for exact dimensions and location of the PIO.

**Elevation**

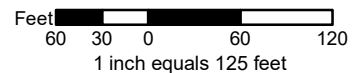
(feet above sea level)  
 — 10-foot contours  
 — 2-foot contours

**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 Conditional Use Permit to allow for a Landscape Business with Outdoor Storage. The subject property consists of three point seven (3.7) acres and is zoned A-1 Agriculture District. According to the 2006 plat of survey, the property is improved with a single-family residence and two (2) detached accessory.

This application was filed in 2023 in response to a violation regarding outdoor storage of materials associated with a landscaping business.

## **MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE**

- The applicant must meet the Approval Standards for Conditional Use Permit, listed in County Code Section 16.20.040.E of the McHenry County Unified Development Ordinance (UDO).
- The applicant must meet the Principal Use Standards for a Landscape Business, listed in County Code Section 16.56.030.Z of the UDO.

## **STAFF ANALYSIS**

### Current Land Use & Zoning

Properties to the north and east are zoned A-1 Agriculture and A-2 Agriculture. Properties to the east are zoned A-1C Agriculture with conditional uses for earth extraction. Properties to the west and south are incorporated into the City of Marengo. The property to the north is used residentially and agriculturally. The properties to the south and west are used for row crop production. There is an active gravel mine to the east of the subject property.

### 2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property, and the surrounding properties, as **Office, Research and Industrial**.

### 2030 Comprehensive Plan & 2030 and Beyond Analysis

The proposed use of the property is consistent with the 2030 Comprehensive Plan and 2030 and Beyond due to the facts that there are minimal impacts to the agricultural, natural, and water resources on the site and that it furthers the economic policies of the plans. *(See comments below)*

### *McHenry County 2030 and Beyond, Adopted October 18, 2016*

#### Big Idea #1 Let's make our communities healthy, active, and green

*"We can make it happen by preserving our groundwater aquifers, lakes, rivers, streams, and their natural functions."* (p.11)

- The entire property is within the Sensitive Aquifer Recharge Area.

#### Big Idea #2 Let's build on our strengths

*"We can make it happen by recognizing the economic and social importance of our agricultural industry."* (p.15)

- Landscape businesses have been recognized by McHenry County as part of the agricultural industry.

#### Big Idea #3 Let's grow smarter

*"We can make it happen by supporting business development and commercial uses to reduce the property tax burden on residential homeowners."* (p. 17)

- The conditional use permit for the operation of a landscape business with outdoor storage would allow for a commercial use which could help reduce the property tax burden on residential properties.

Big Idea #4 Let's expand our economy

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

- The Conditional Use Permit would allow the proposed business to be legally established on the subject property.

*McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010*

Community Character & Housing

No applicable text.

Agricultural Resources

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

- The subject property currently is not used for agricultural purposes.

Greenways, Open Space & Natural Resources

*"Promote land uses that [...] minimize the impact on land, water, energy, and other natural resources..."* (p. 43)

- The McHenry-Lake County Soil and Water Conservation District's Natural Resources Inventory report/letter has been received. They determined that there are no wetlands, hydric soils or floodplains on the subject property. Please refer to NRI L23-034-4494 for more information.

Water Resources

*"...land use and development should be carefully examined and regulated within sensitive groundwater recharge areas to ensure that the water quality, quantity, and natural recharge functions of the area are safely maintained."* (p.67)

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

Economic Development

*Objective: "Increase the commercial/industrial tax base to be at least 35% of the countywide total tax base."* (p. 87)

- Granting the Conditional Use Permit will help increase the commercial/industrial tax base for the County.

Infrastructure

No applicable text.

**STAFF ASSESSMENT**

The requested Conditional Use Permit is not in conflict with the McHenry County 2030 Future Land Use map, which designates this area as developing with office, research, and industrial uses. The proposed use furthers the economic policies of the 2030 Comprehensive Plan, as well as its companion document, 2030 and Beyond.

During the Staff Plat Review Committee meetings, staff from the County's Environmental Health Division requested that conditions associated with the restroom facilities be added to the Conditional Use Permit. The requested conditions are reflected below.

As noted earlier, there is an outstanding Request for Enforcement (RFE) associated with this property for conducting a landscape business with outdoor storage without a Conditional Use Permit.

Staff offer the following conditions for consideration:

1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.
2. The Conditional Use shall substantially conform to the Site Plan stamped received December 18, 2024.

3. Apply for a Highway Access Permit from the Illinois Department of Transportation within three (3) months of County Board approval of this Conditional Use Permit.
4. The property owner shall apply for a Health Review conducted by the County's Environmental Health Division if employees are hired and/or if a restroom is added to the barn.
5. Employees may not use the restrooms located within the house.
6. All other federal, state, and local laws shall be met.

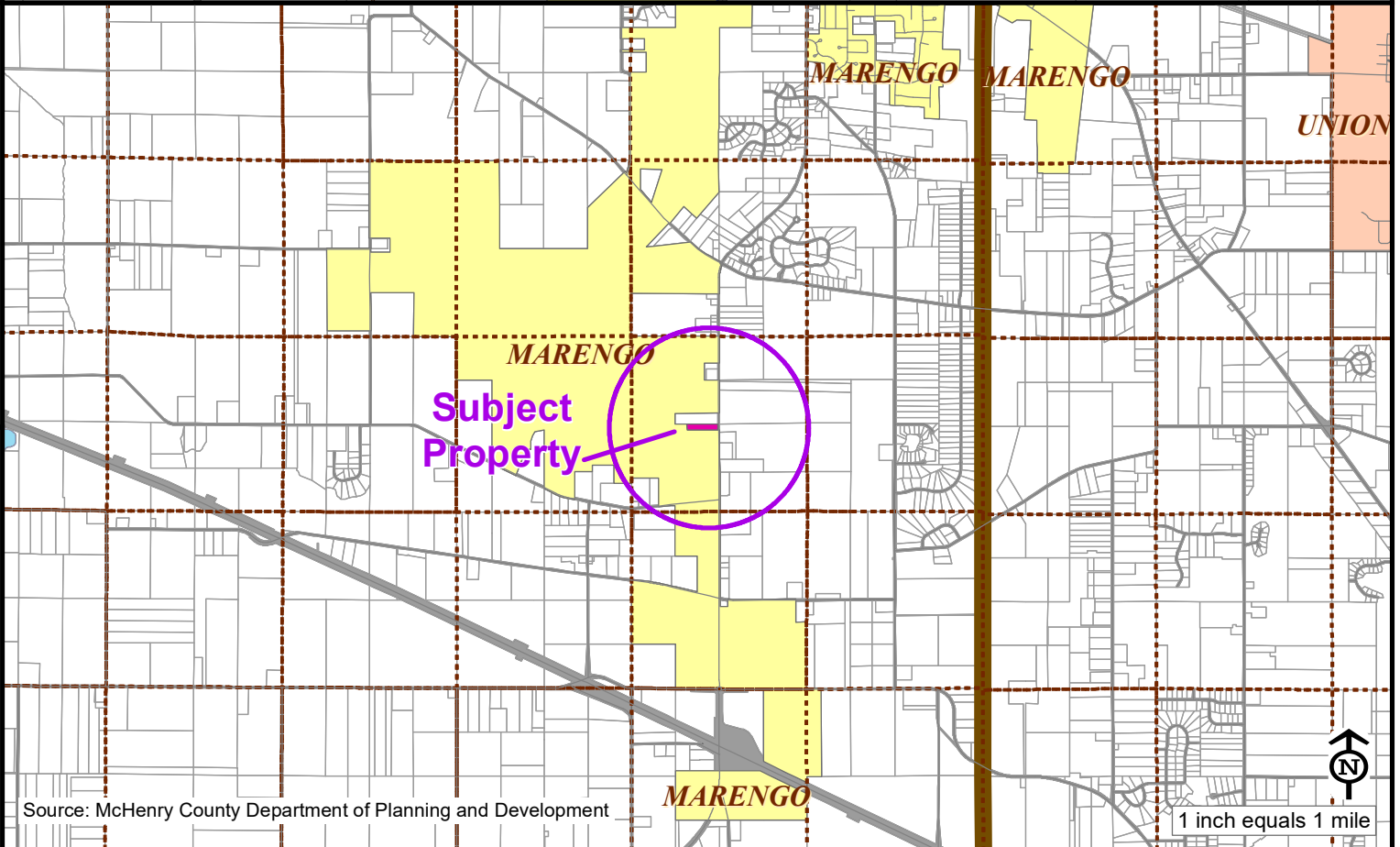
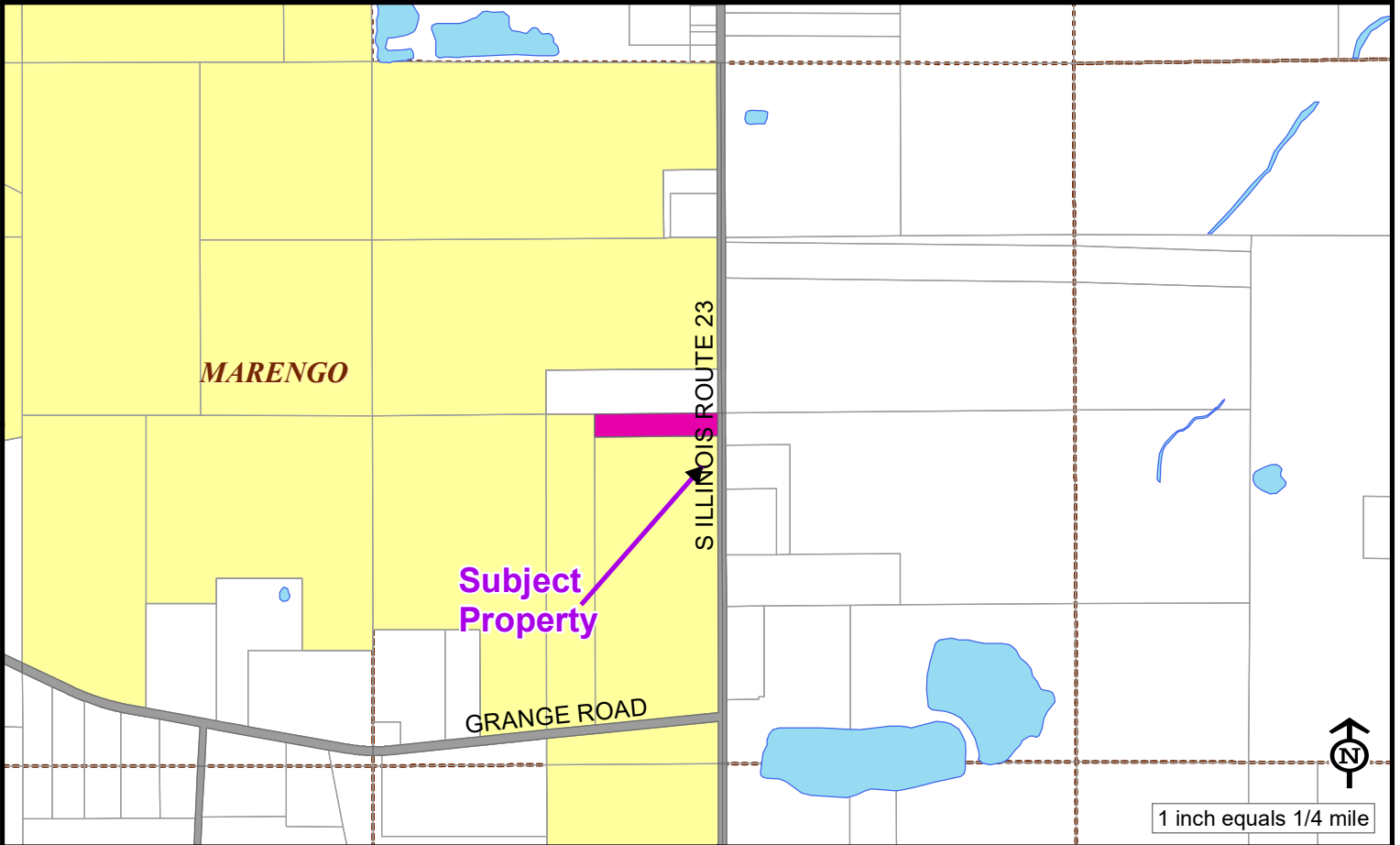
### McHenry County Unified Development Ordinance Section 16.20.040.E

- E. *Approval Standards for Conditional Use Permits.* No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:
1. That the petitioner has demonstrated the ability to meet any applicable standards contained in [Chapters 16.56](#) (Use Standards) and [16.60](#) (Site Development Standards).
  2. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.
  3. That the establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
  4. That the conditional use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
  5. That the conditional use shall not substantially diminish and impair property value within the neighborhood.
  6. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
  7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on public streets.
  8. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.
  9. That the conditional use is reasonably in the interest of the public welfare.
  10. That adequate measures will be taken to provide protection to groundwater recharge and groundwater quality.

## McHenry County Unified Development Ordinance Section 16.56.030.Z

### Z. *Landscape Business.*

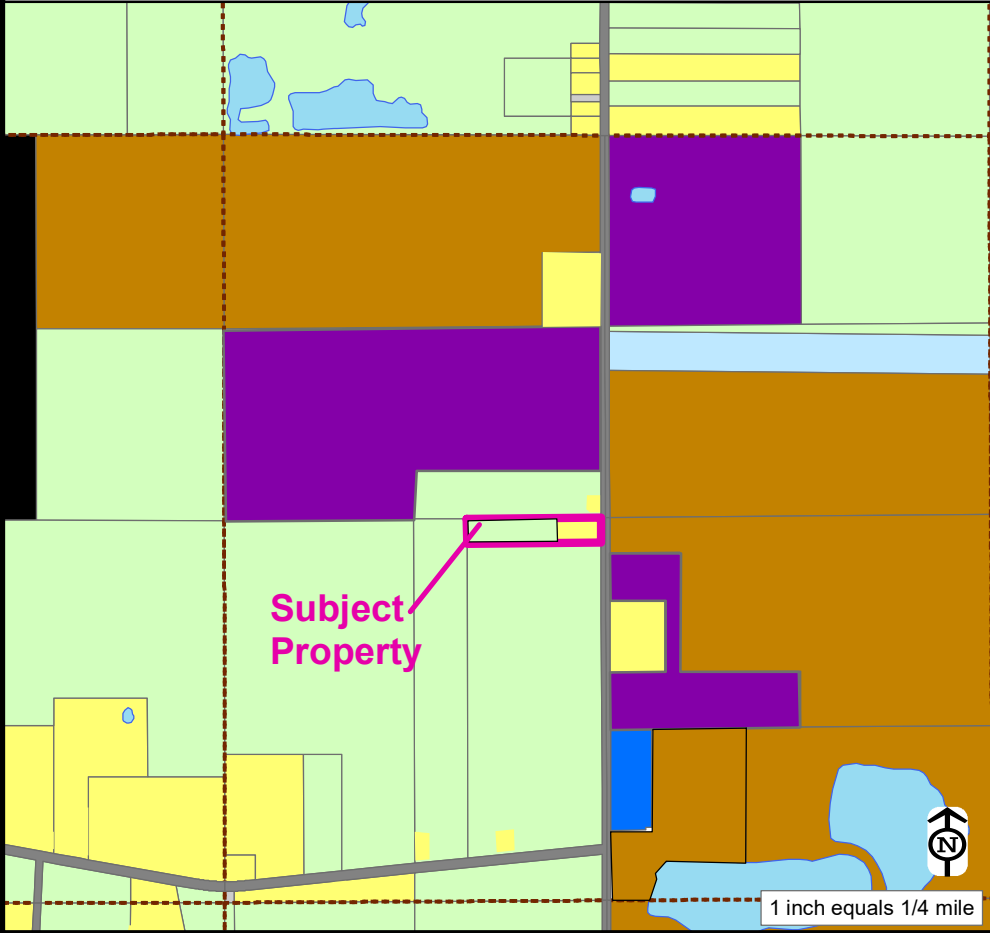
1. Storage areas shall be restricted to those areas so designated on the site plan.
2. All landscape business vehicles and equipment shall be stored entirely within an enclosed structure or in a permitted exterior storage area.
3. Preparation, assembly, and processing of materials shall occur wholly indoors or within the permitted exterior storage area only.
4. Storage shall be limited to vehicles, equipment, and materials owned or leased by the property owner or tenant.
5. All vehicles stored on-site must have current plate registration.
6. All structures utilized by the Landscape Business must meet all applicable building codes for the occupancy category.
7. Vehicle oil changes and maintenance shall occur only inside of an enclosed structure meeting all applicable building and plumbing codes.
8. On-site retail sales are prohibited, except as allowed by a Greenhouse/Nursery Business.
1. The collection and storage of landscape waste at the facility shall be limited to tree branches two (2) inches or greater in diameter, free of leaves, to be used as raw material to produce a legitimate product (i.e. firewood, mulch, wood chips), so long as it is processed in a reasonable amount of time, as determined by the Illinois Environmental Protection Agency Bureau of Land Permit Section.
10. A landscape business shall not store asphalt paving equipment or supplies.
11. Storage of pavement de-icing agents shall comply with § [16.56.050E](#). (De-Icing Agent Storage).
12. Employee parking shall be provided in accordance with [Chapter 16.64](#) (Off-Street Parking and Loading).
13. Employee bathrooms shall be provided in accordance with the McHenry County Public Health Ordinance and Illinois State Plumbing Code.
14. All storage areas, parking areas, and buildings shall comply with required setbacks for the zoning district.



Source: McHenry County Department of Planning and Development



**Current Land Use Map**



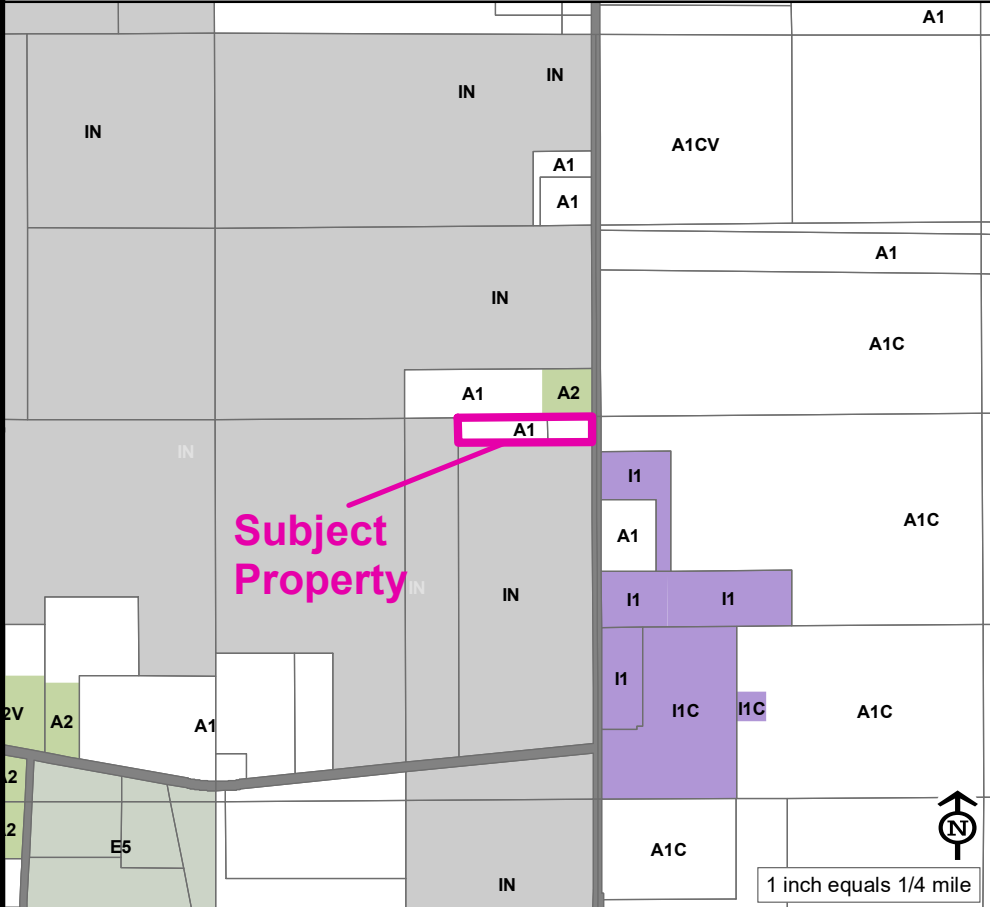
**Current Land Use**  
 Agriculture & Single-Family Residential

**Adjacent Land Use(s)**

North: Agriculture  
 South: Agriculture  
 East: Earth Extraction  
 Agriculture  
 West:

- 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**

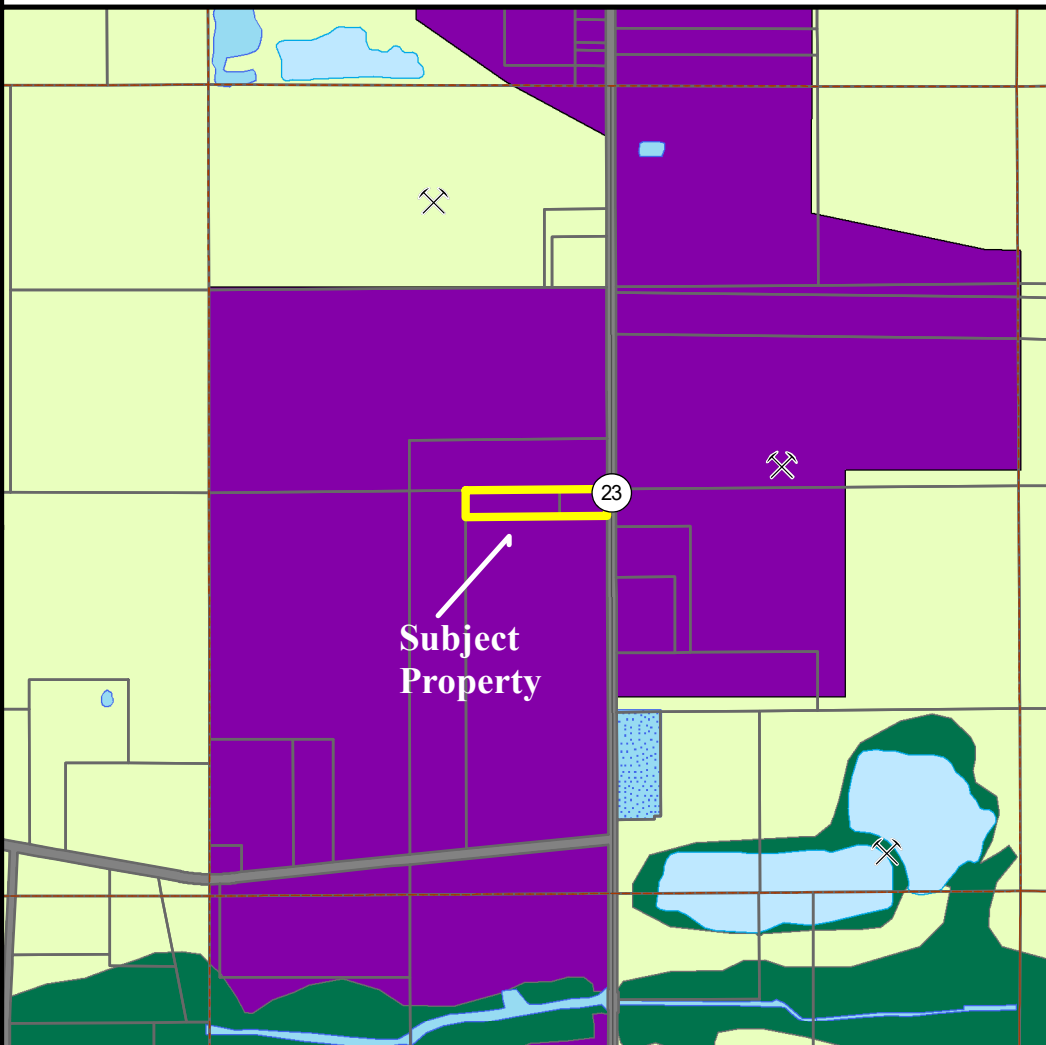
North: A-1 and A-2 Agriculture  
 South: Incorporated  
 East: A-1C Agriculture  
 West: Incorporated

- 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

*Office, Research, Industrial*



- 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

City of Marengo: Light Industrial  
Riley Township: Commercial

### McHenry County 2030 Comprehensive Plan — Text Analysis

#### Land Use

OFFICE/RESEARCH/INDUSTRIAL includes existing and proposed areas for office, research, industrial, warehousing, and wholesale trade uses. (p. 135)

#### Sensitive Aquifer Recharge Areas

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

### Sensitive Aquifer Recharge Areas (SARA)

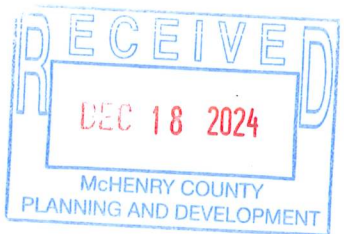


Sensitive Recharge Area

OFFICIAL SITE PLAN



@ 9000 sq ft  
Total



SCALE AS SHOWN

# Plat of Survey

OF PROPERTY DESCRIBED AS: PARCEL A: A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN ROUTE 23 MARKING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS; RUNNING THENCE SOUTHERLY ALONG THE EAST LINE THEREOF, BEING IN ROUTER 23, AT AN ANGLE OF 89 DEGREES 32 MINUTES MEASURED COUNTER CLOCKWISE FROM THE NORTH LINE OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 170.00 FEET TO A POINT; RUNNING THENCE WESTERLY PARALLEL WITH THE SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 335.20 FEET TO AN IRON STAKE; RUNNING THENCE NORTHERLY, AT AN ANGLE OF 89 DEGREES 38 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 170.00 FEET TO AN IRON STAKE ON THE SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14; RUNNING THENCE EASTERLY ALONG SAID NORTH LINE AT AN ANGLE OF 90 DEGREES 22 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 335.40 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. ALSO

PARCEL B: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 335.4 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 170.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 617.25 FEET TO THE EAST LINE OF THE WEST 365.84 FEET ( AS MEASURED ALONG THE LINE THEREOF) OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14 LYING NORTH OF THE CENTER LINE OF GRANGE ROAD; THENCE NORTHEASTERLY ALONG SAID EAST LINE, A DISTANCE OF 170.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 617.21 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

Page 1 of 2

See page 2 for drawing

Order No: 26170

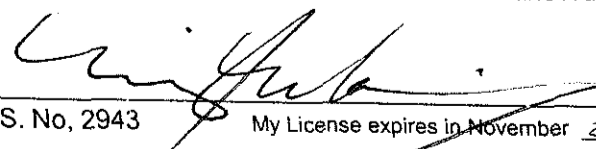
Ordered By: Thomas Law Office

Property Address: 8605 S. State Street  
Marengo, IL

STATE OF ILLINOIS  
COUNTY OF KANE

SS JUNE 23, 2006

This is to certify that this plat and the survey on which it is based was made under my direction. This professional service conforms to the current Illinois minimum standards for a boundary survey.





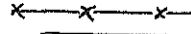

Michael J. Morrissy, P.L.S. No, 2943

My License expires in November 2006

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

**MJM CONSULTING, INC.**  
40W580 ATCHISON DRIVE  
HAMPSHIRE, IL 60140-9005  
TEL. (847) 888-8293

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF

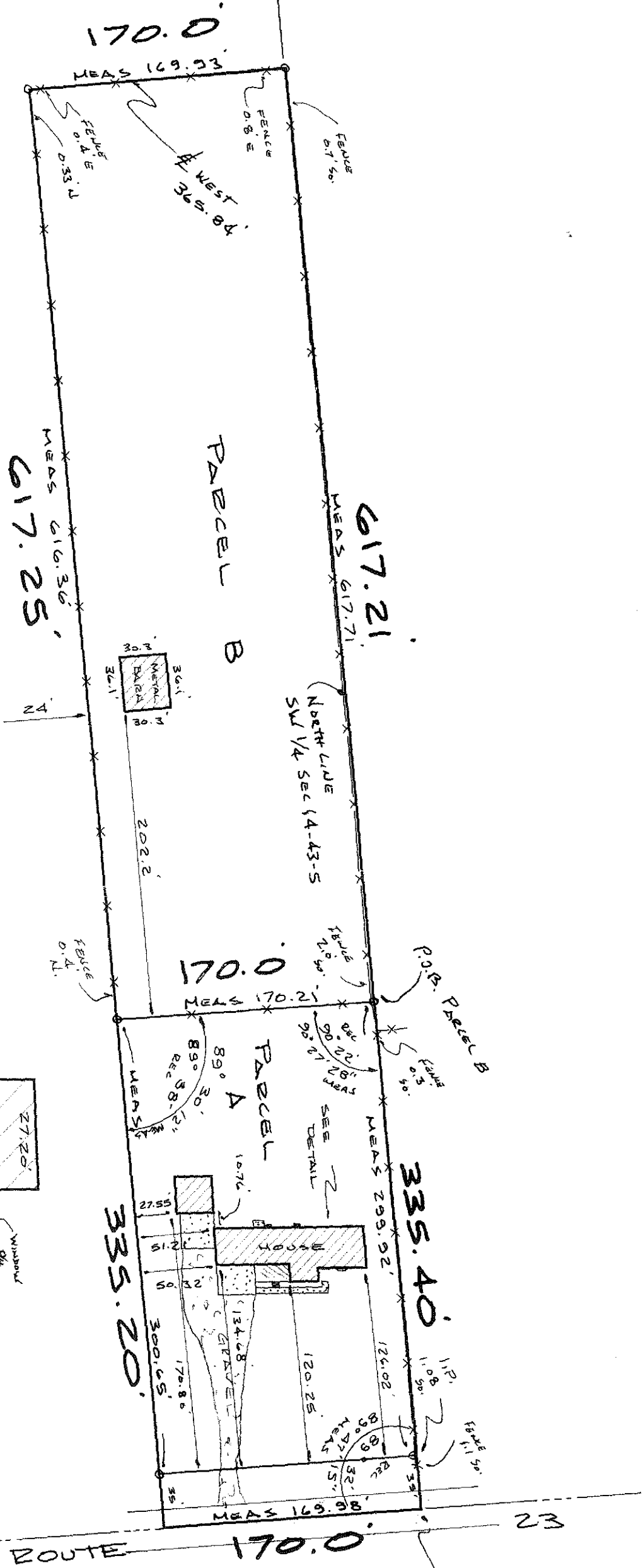
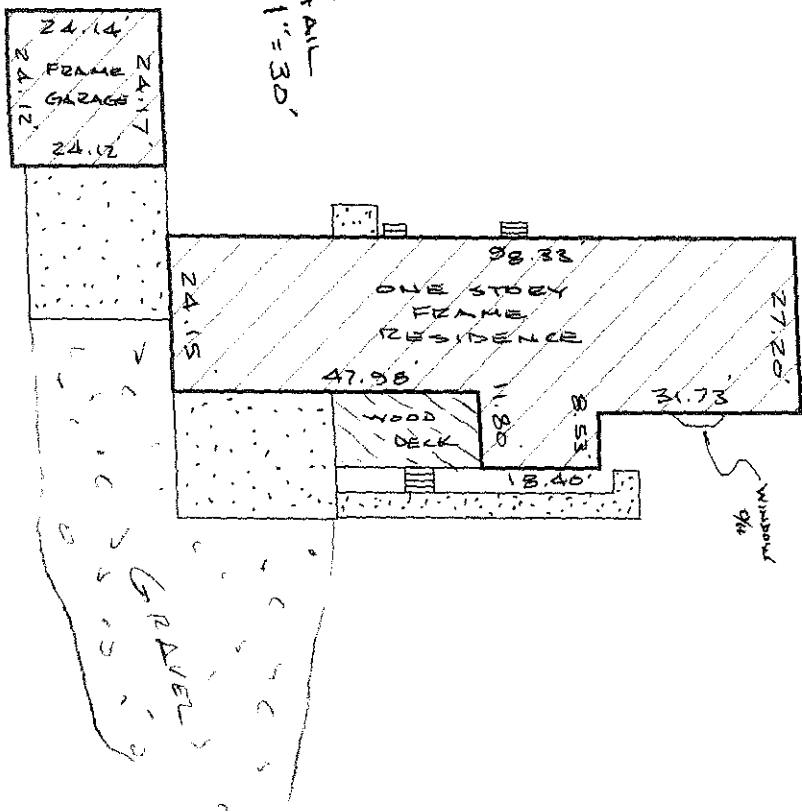
-  INDICATES IRON STAKE FOUND
-  INDICATES IRON STAKE SET
-  INDICATES FENCING
-  INDICATES CONCRETE

PLAT NOT VALID WITHOUT EMBOSSED SEAL



LOT DETAIL  
SCALE 1"=80'

HOUSE  
DETAIL  
SCALE 1"=30'



PAGE 2 OF 2

ORDER No. 26170  
PROPERTY ADDRESS: 8605 So. STATE  
MARENGO, IL  
DATE JUNE 23, 2006

P.O.B. PARCEL A  
NE CORNER  
SW 1/4 SEC 14-43-S

IN THE MATTER OF THE APPLICATION OF  
**URBANO SOLIS, OWNER OF RECORD**  
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT  
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A  
**CONDITIONAL USE**

)  
)  
) LEGAL NOTICE OF PUBLIC HEARING  
) 2023-019  
)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Zoning Board of Appeals**, in connection with this Ordinance, which would result in a **CONDITIONAL USE** for the following described real estate:

**PARCEL A: A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN ROUTE 23 MARKING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS; RUNNING THENCE SOUTHERLY ALONG THE EAST LINE THEREOF, BEING IN ROUTE 23, AT AN ANGLE OF 89 DEGREES 32 MINUTES MEASURED COUNTER CLOCKWISE FROM THE NORTH LINE OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 170.00 FEET TO A POINT; RUNNING THENCE WESTERLY PARALLEL WITH THE SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 335.20 FEET TO AN IRON STAKE; RUNNING THENCE NORTHERLY, AT AN ANGLE OF 89 DEGREES 38 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 170.00 FEET TO AN IRON STAKE ON THE SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14; RUNNING THENCE EASTERLY ALONG SAID NORTH LINE AT AN ANGLE OF 90 DEGREES 22 MINUTES MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 335.40 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. ALSO**

**PARCEL B: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 335.4 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 170.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 617.25 FEET TO THE EAST LINE OF THE WEST 365.84 FEET ( AS MEASURED ALONG THE LINE THEREOF) OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14 LYING NORTH OF THE CENTER LINE OF GRANGE ROAD; THENCE NORTHEASTERLY ALONG SAID EAST LINE, A DISTANCE OF 170.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 617.21 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.**

**PINs 16-14-300-010 and 16-14-300-004**

The subject property is located on the west side of South Illinois Route 23 approximately ninety-three hundredths (.93) of a mile south from the intersection of South Illinois Route 23 and West Coral Road, **with a common address of 8605 S IL RT 23, Marengo, Illinois, in Riley Township.**

The subject property is presently zoned **“A-1” Agriculture District** and consists of approximately **3.7 acres** with **“A-1” and “A-2” Agriculture District zoning to the North, “A-1” Agriculture District with a Conditional Use zoning to the East, and the City of Marengo to the South and West.**

The Applicant is requesting a **CONDITIONAL USE of the subject property to allow for a landscape business with outdoor storage.**

Owner of record and applicant, Urbano Solis, can be reached at 8605 S IL Rt 23 Marengo, IL 60152.

A hearing on this Petition will be held on the 20<sup>th</sup> day of February 2025 at 1:30 P.M. in the County Board conference room at the McHenry County Government Center/Ware Rd. Administration Building 667 Ware Road, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 21<sup>ST</sup> DAY OF JANUARY 2025.

By: Linnea Kooistra, Chair  
McHenry County Zoning Board of Appeals  
2200 N. Seminary Avenue  
Woodstock, IL 60098

*Petitions for all Zoning Board of Appeals hearings can be accessed at the following link:*  
[www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the "Agenda" link for the specific meeting date.

*Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link:*  
[www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the "Video" link for the specific meeting date.

Office Use Only

Petition #/Permit #

2023-019

**APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW**

<p><b>OWNER INFORMATION:</b></p> <p>Name <u>Urbano Solis <del>Jose Pulido</del></u></p> <p>Address <u>8605 SIL RT. 23</u></p> <p>City, St, Zip <u>Marengo IL 60152</u></p> <p>Daytime Phone <u>(630) 776-3887</u></p> <p>Email <u>urbano05@yahoo.com</u></p>	<p><b>ATTORNEY or AGENT CONTACT INFORMATION (if Applicable):</b></p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
--	--

**RECEIVED**  
 MAR 24 2023  
**ZONING DIVISION**

<p><b>APPLICANT (if other than owner):</b></p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Daytime Phone _____</p> <p>Email _____</p>	<p><b>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</b></p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
--	--

**PARCEL INFORMATION:**

Address ~~Grange Rd.~~ 8605 S. 1L RT. 23

City Marengo IL Zip 60152

Parcel/Tax Number 16-14-300-010 16-14-300-040

Number of Acres 2.41 \$ 1.308

<p><b>Applying For:</b> (Check all that apply)</p>	<input type="checkbox"/> Reclassification	<p>Current Zoning: _____</p> <p>Requested Zoning: _____</p>
	<input checked="" type="checkbox"/> Conditional Use & Site Plan Review	<p>CUP Request: <u>Landscape Business with outdoor Storage</u></p>
	<input type="checkbox"/> Variation, Administrative <input type="checkbox"/> Variation, Zoning	<p>Variation Request: _____</p>
	<input type="checkbox"/> Site Plan Review	<p>Type: _____</p>
	<input type="checkbox"/> Text Amendment	<p>UDO Section(s): _____</p>
<input type="checkbox"/> Appeal	<p>Type: _____</p>	

Please provide additional information on the back of this page.



X

**NARRATIVE:** Please use this space to explain your request in detail.

Use part of the parcel to park Tractors and trailers used for Landscaping Company, that I own. It won't be a big Tractors or Semi's only Tractors under 16K Lbs. Trailers that we use to carry lawn mowers.

Will use part of that space for parking skid steers or construction equipment, storage fire wood and dirt, and any other material that we use for Landscaping Construction, such as, Gravel, sand, bricks etc. mention those won't be a large amount of material, only fewer tons to have handy once I need to use.

**CONSENT**

I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

**VERIFICATION**

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Urbano Solis  
Owner's Signature

Urbano Solis  
Print Name

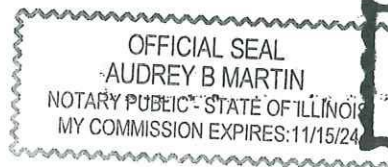
Jose Pulido  
Signature

Jose Pulido  
Print Name

Araceli Tavison

SUBSCRIBED and SWORN to before me this 23 day of MARCH, 2023.

Audrey B Martin  
NOTARY PUBLIC



X

RECEIVED

MAR 24 2023

ZONING DIVISION

**Approval Standards for Conditional Use**  
(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?

x

2. Is the conditional use compatible with the existing or planned future development of the area?

Yes, it won't bother none else property.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?

NO, it is a property out of town and no closed neighbors.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

it won't be injurious for someone

5. Will the conditional use substantially diminish and impair property value in the area?

I don't think that will affect the value of other properties

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?

access road and utility are ok. Drainage is very well, but will modify if necessary.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

NO, it will use for a small family Landscaping Company, not much traffic going in and out.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

Absolutely, we are willing to follow the standards

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



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

March 23, 2023

Urbano Solis  
8605 S. IL Rt. 23  
Marengo, IL 60152

Re: Parcel # 16-14-300-010  
Common Location: 8605 S. IL Rt. 23, Marengo, IL 60152  
NRI# L23-034-4494  
Zoning Change: A1 to A1-C

Dear Ms. Solis:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Urbano Solis property as applied for in Report #L23-034-4494. Due to the size of the parcel, 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 wetlands, hydric soils, or floodplains were found on the site from office maps. Our inventories are 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,

Ryan Bieber  
Urban Conservation Specialist

cc. Kim Charlow, McHenry County Department of Planning and Development,  
[KBScharlow@mchenrycountyil.gov](mailto:KBScharlow@mchenrycountyil.gov)



McHenry County  
Staff Plat Review - Public Meeting  
MINUTES

December 18, 2024, 8:30 AM  
County Board Conference Room  
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Ray Beets, Patricia Nomm, Renee Hanlon, Steve Gardner,  
Stoyan Kolev

Also present Anna Kurtzman, senior planner of Planning and Development and Kristin Chapman, field staff supervisor of Environmental Health.

1. CALL TO ORDER

Meeting called to order at: 8:33am by Adam Wallen

2. PUBLIC COMMENT

None.

3. DRAFT MINUTES FOR APPROVAL

**Mover:** Patricia Nomm

**Secunder:** Stoyan Kolev

Approve previous minutes

Approved by Voice

4. SITE PLAN REVIEW

4.1 2023-019 Solis - A1-A1C

There was discussion on whether to continue without Mr. Urbano Solis present.

Mr. Solis came in at 8:36am.

Ms. Chapman asked that Mr. Solis make two changes to the site plan: note that the shipping container is for storage of the deicing agent and add a boxed area for the approximate existing seepage area.

**Mover:** Renee Hanlon

**Secunder:** Patricia Nomm

Motion to approve the site plan with the changes noted by Environmental Health

Approved by Voice

**5. SUBDIVISION REVIEW**

Ms. Kurtzman said there is a two lot subdivision and two site plans scheduled for January 15th SPRC.

**6. STATUS UPDATE**

Ms. Kurtzman and Ms. Nomm discussed Deserto. Ms. Nomm confirmed she needs the replacement septic field shown on site plan and she does not need to see it back.

Ms. Kurtzman informed the Committee that they have had about 77 cases this year exceeding the normal average which is just under 50.

**7. MEMBERS' COMMENTS**

Mr. Beets asked for status on the Olivo CUP. Ms. Kurtzman said his public hearing is January 9th and he is currently operating his business in violation. Mr. Beets inquired how he can be kept up to date on when cases are approved. Ms. Kurtzman directed Mr. Beets to the meeting portal for a list of when cases are sent to the County Board. Mr. Beets expressed concern as Mr. Olivo has not made any formal permit submittals with McDOT. Ms. Kurtzman assured him that one of the conditions of this CUP is that they get their commercial building permits. As with any other building permit, they will not be issued until all the other permits, such as McDOT's, are in hand.

**8. ADJOURNMENT**

**Mover:** Stoyan Kolev

**Secunder:** Patricia Nomm

To adjourn the meeting at 8:48am

**Approved by Voice**