



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

February 27, 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 Z25-0017 Johnson Hill Farms LLC, A1C-A1C, Dorr 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: #Z25-0017 (formally known as 2025-067)

Hearing: February 27, 2025

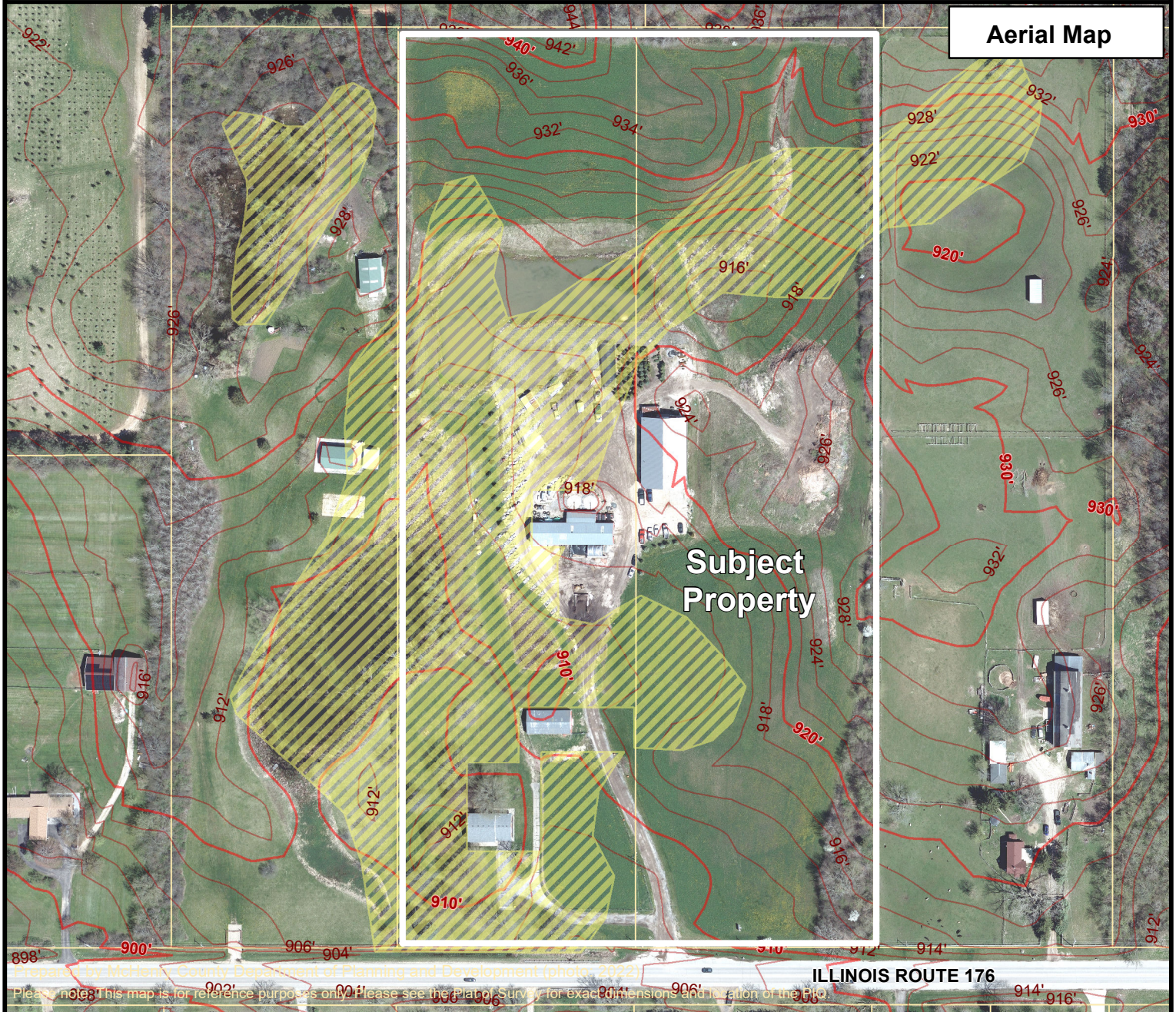
PIN: 13-30-400-010 & 13-30-400-011

Applicant: Johnson Hill Farms, LLC

Address: 13503 Route 176, Woodstock

Location: The twenty (20) acre parcel is on the north side of Illinois Route 176, approximately three thousand two hundred seventy (3,270) feet west of the intersection of Illinois Route 176 and Dean Street in Dorr Twp.

Request: A-1C to A-1C, Renewal of Conditional Use Permit 2014-022 allowing for a Landscape Business with Outdoor Storage and a future Garden Center



Elevation
(feet above sea level)

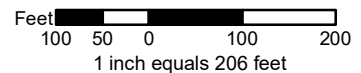
- 10-foot contours
- 2-foot contours

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 subject property consists of twenty (20) acres and is zoned A-1C Agriculture Business District with a Conditional Use Permit allowing for both a Landscape Business with Outdoor Storage and a Garden Center (CUP 2014-022). The plat of survey indicates that the landscape business has been established, however, the Garden Center has not been constructed yet. As such, technically, the request is for the renewal of the landscape business with outdoor storage and a new conditional use permit for the future Garden Center.

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.
- The applicant must meet the Principal Use Standards for a Greenhouse/Nursery Business (Section 16.56.030.U).

STAFF ANALYSIS

Current Land Use & Zoning

The subject property is surrounded by A-1 Agriculture zoned properties. Properties to the east and west, as well one to the south, have residential uses. The other properties surrounding the subject parcel have agricultural uses.

2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property, and the properties surrounding it on the north side of Illinois Route 176 as **Environmentally Sensitive Area**. Properties to the south of Illinois Route 176 are designated as Estate.

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 subject property is not located in a 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)

- The conditional use permit for the operation of a landscape business with outdoor storage, as well as for the Garden Center, would allow for a commercial use consistent with other uses in the area.

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)

- Allowing the continued use of this business would continue to reduce the property tax burden on residences in the County.

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 continue its operation 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)

- There are no agricultural activities occurring on the subject property, thus, the landscape business with outdoor storage and the garden center will not adversely impact productive agricultural lands.

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 letter has been received. Due to no new proposed construction, the report indicates that impacts to the natural environment are minimal, however, the report does note the presence of wetlands and hydric soils on the property. Please refer to NRI L24-093-4649 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 subject property is not located in a Sensitive Aquifer Recharge Area (SARA).

Economic Development

Objective: "Work with municipalities, townships, and quasi-governmental entities to help retain existing businesses and industries and attract new industries." (p. 87)

- Granting the Conditional Use Permit will help to retain an existing businesses located along Illinois Route 176 near Lakewood and Woodstock.

Infrastructure

No applicable text.

STAFF ASSESSMENT

The requested Conditional Use Permit is not in conflict with the McHenry County 2030 Comprehensive Plan and 2030 and Beyond Plan as the property can be redeveloped for residential purposes in the future.

Staff offers 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 attached Site Plan prepared by Civil Engineering and Land Surveying Services. However, nothing shall limit the construction of agricultural structures on the property.
3. The operation of the landscape business shall meet the standards of Section 16.56.030.Z of the Unified Development Ordinance.
4. Any storage of de-icing agents shall conform to the standards of Section 16.56.050.E of the McHenry County Unified Development Code.

5. The outdoor storage of any commercial vehicles and equipment and outdoor sales and displays shall meet the standards of Section 16.56.050K of the Unified Development Ordinance.
6. The storage of any chemical fertilizers, herbicides, or insecticides shall be limited to an inside enclosed structure.
7. If any structure, or part thereof, within the Conditional Use Permit area is used for the business and not for a strictly agricultural purpose, then said structure or portion thereof shall meet the applicable building codes and obtain all required permits for such a use.
8. 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.*

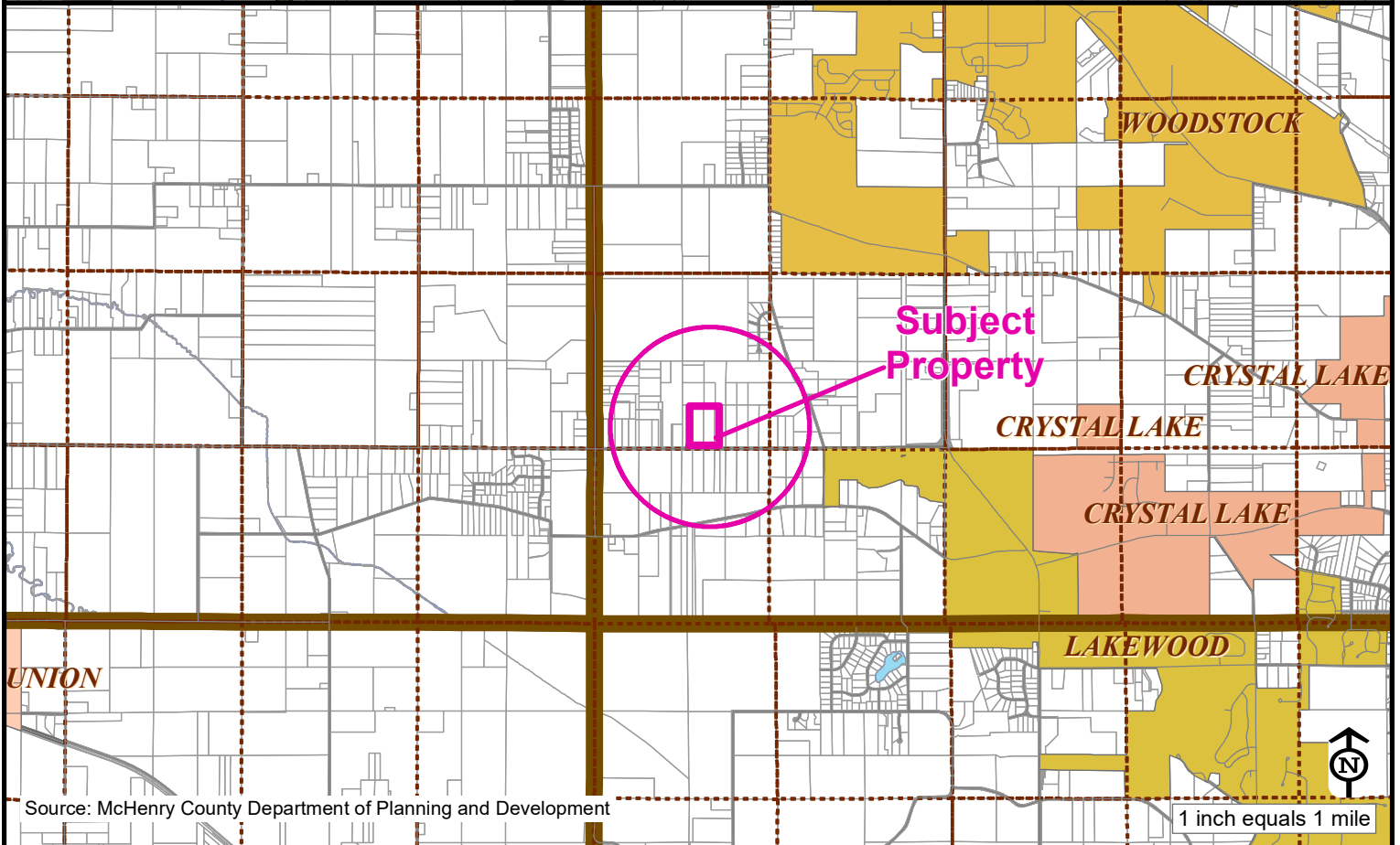
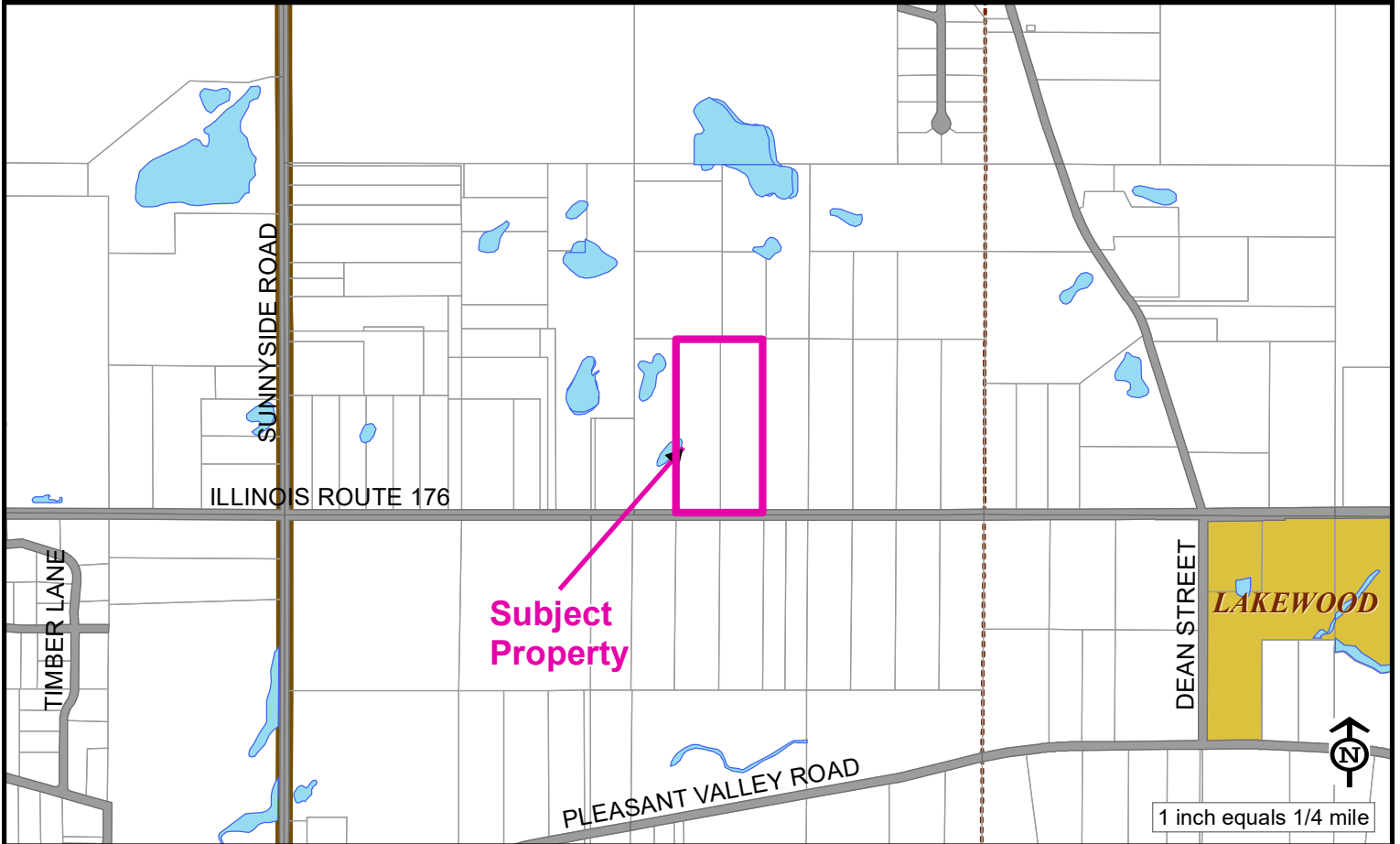
1. Storage areas shall be restricted to those areas so designated on the site plan.
2. All landscape business vehicles and equipment shall be stored entirely within an enclosed structure or in a permitted exterior storage area.
3. Preparation, assembly, and processing of materials shall occur wholly 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.
9. 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.

McHenry County Unified Development Ordinance Section 16.56.030.U

U. *Greenhouse/Nursery Business.*

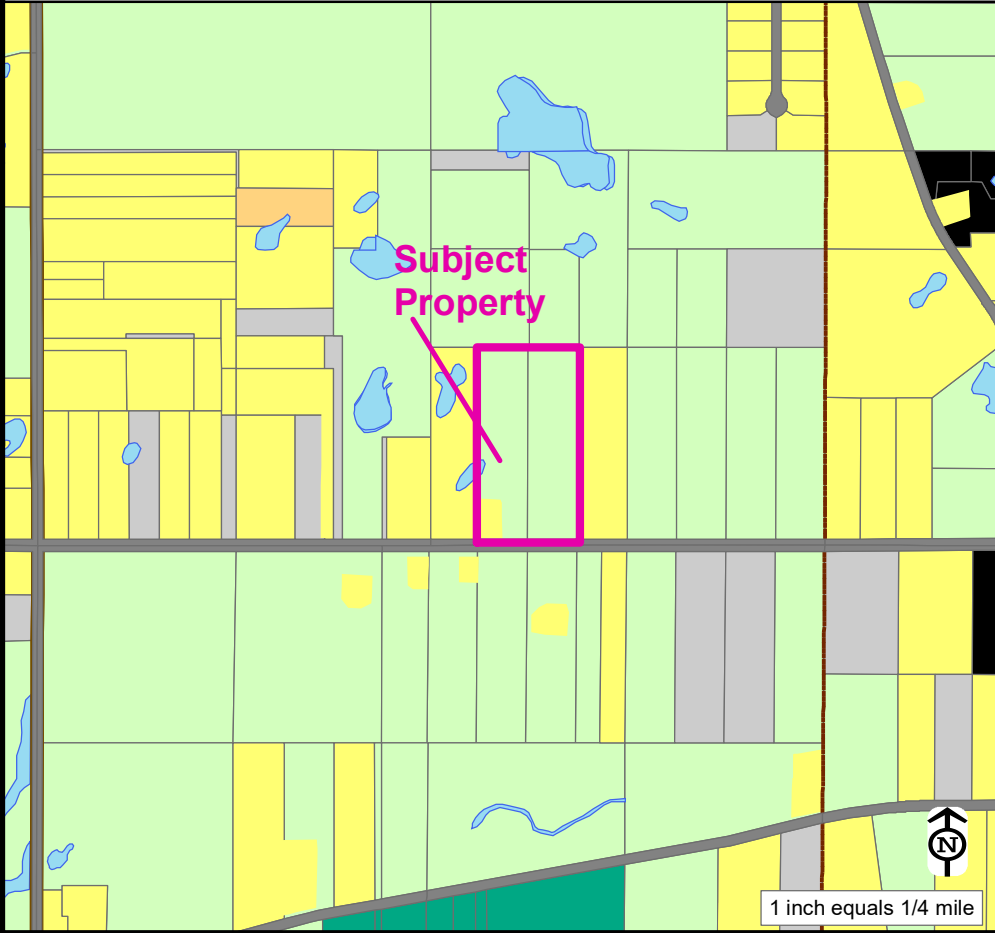
1. All greenhouses and associated buildings shall meet building setback requirements for the zoning district in which they are located.
2. In the agricultural zoning districts, customer access shall be limited to Farmstands that meet the standards of subsection R. above (Farmstand), except that customers may access nursery areas and enter greenhouse structures as necessary for the selection of products.
3. In the commercial zoning districts, customer access shall be limited to Farmstands that meet the standards of subsection R. above (Farmstand), except that customers may access nursery areas and enter greenhouse structures as necessary for the selection of products. Additional retail and office structures may be utilized, provided they comply with all applicable building code requirements.
4. In the agricultural zoning districts, only products grown on-site are permitted to be sold on-site, except for necessary potting and packaging materials.
5. Products grown on-site need not be produced from seeds or grafts. However, detectable growth or maturing of the plants or ripening of the fruits or vegetables must occur. Merely storing potted or balled plants on the ground or in a greenhouse does not meet the requirements of this provision.
6. A greenhouse/nursery business may include the vehicles, equipment, and materials necessary for the delivery and installation of nursery or greenhouse stock on customer properties without requiring a conditional use permit. However a greenhouse/nursery business may not provide other landscape business services unless it obtains a conditional use permit, if required, and meets the use standards for a landscape business.

Report prepared February 4, 2025 by Anna Kurtzman, Sr. Planner – McHenry County Department of Planning & Development



Source: McHenry County Department of Planning and Development

Current Land Use Map



Current Land Use
Agriculture and Single-Family Residential

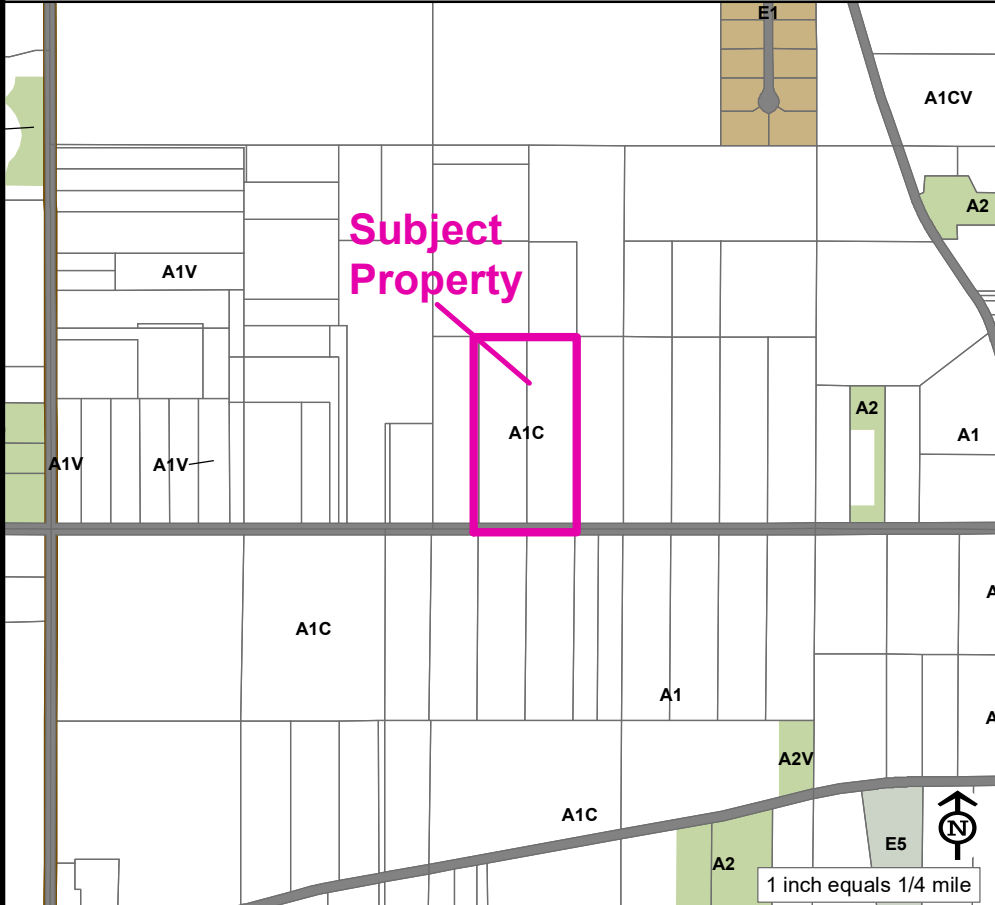
Adjacent Land Use(s)

North: *Agriculture*
 South: *Agriculture & SF Residential*
 East: *Single-Family Residential*
 West: *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

1 inch equals 1/4 mile

Zoning Map



Current Zoning
A-1C Agriculture

Adjacent Zoning

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

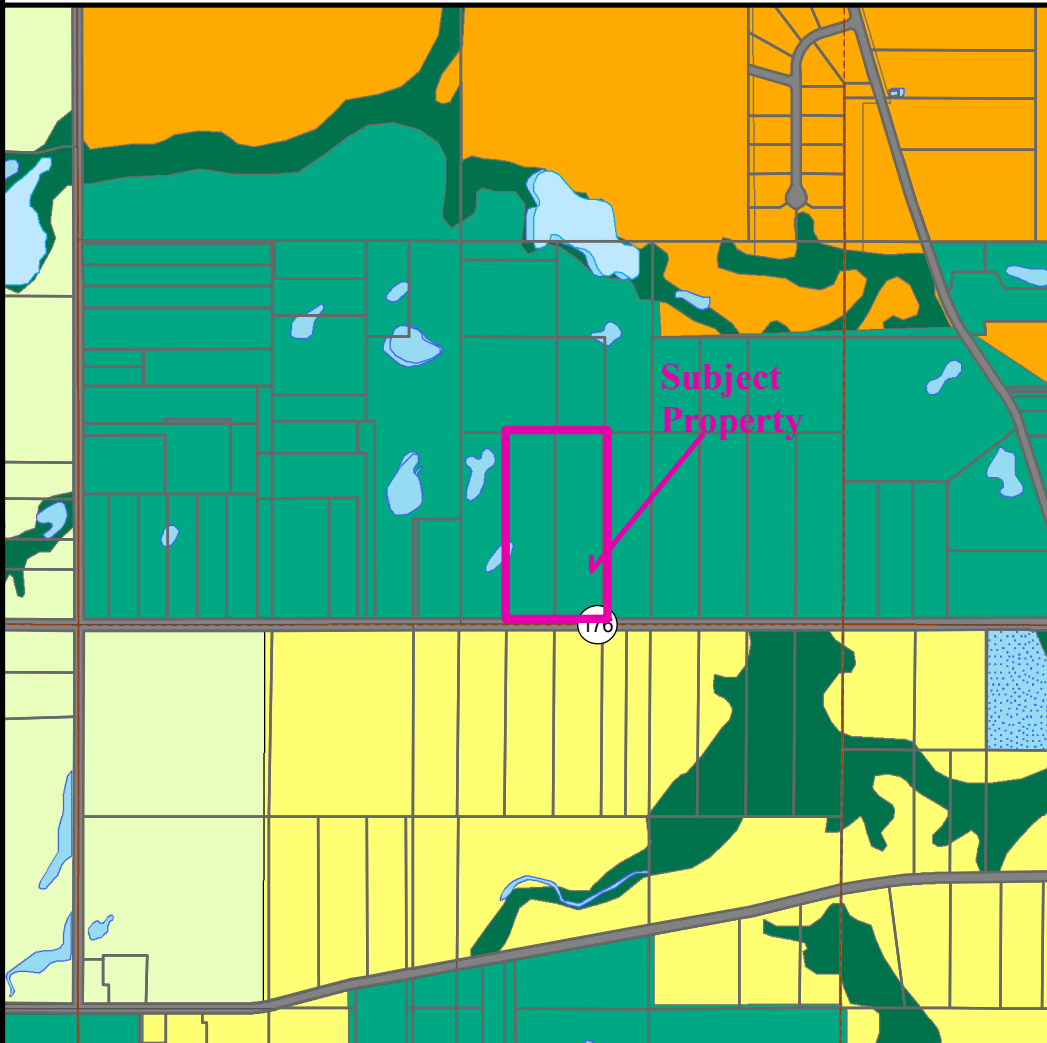
- A-1 Agriculture
- A-2 Agriculture
- E-5 Estate
- E-3 Estate
- E-2 Estate
- E-1 Estate
- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- B-1 Neighborhood Business
- B-2 Neighborhood Business
- B-3 General Business
- O Office / Research
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development
- C Conditional Use
- V Variation
- Incorporated

1 inch equals 1/4 mile

McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Open Space



- 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

| | |
|-----------------------|-------------|
| <u>Dorr Township:</u> | N/A |
| <u>Woodstock:</u> | Agriculture |
| <u>Lakewood:</u> | N/A |

McHenry County 2030 Comprehensive Plan — Text Analysis

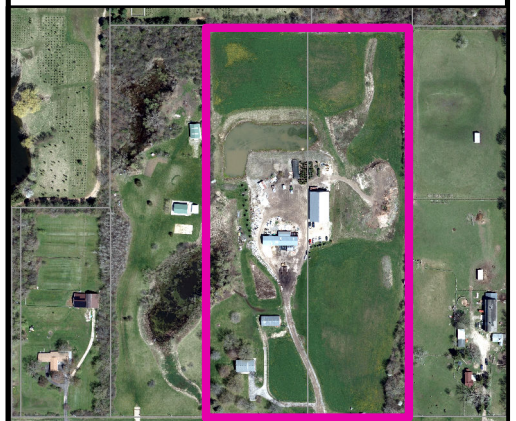
Land Use

ESTATE – includes existing and proposed areas for single-family residential uses at gross densities of one to five acres per dwelling unit. Estate land use is generally designated in areas that are not projected to have access to public sewer and water..

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)

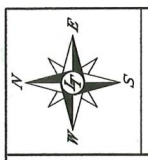


- Sensitive Recharge Area

RECEIVED

JAN 15 2025

ZONING DIVISION



SCALE:
1" = 90'

JULIE
1-800-892-0123
Civil (Professional Seal No. 00000000)

RESIDENTIAL/COMMERCIAL/INDUSTRIAL
LAND SURVEYING SERVICES
and
echnology, Inc.
3922 W. MAIN STREET McHENRY, IL 60050
P: (815)933-9200 F: (815)933-9223
E: LANDTECH@LANDTECHNOLOGY.COM
ILLINOIS PROFESSIONAL DESIGN FIRM
FIRM NO. 184-001231

SITE PLAN - NORTH:

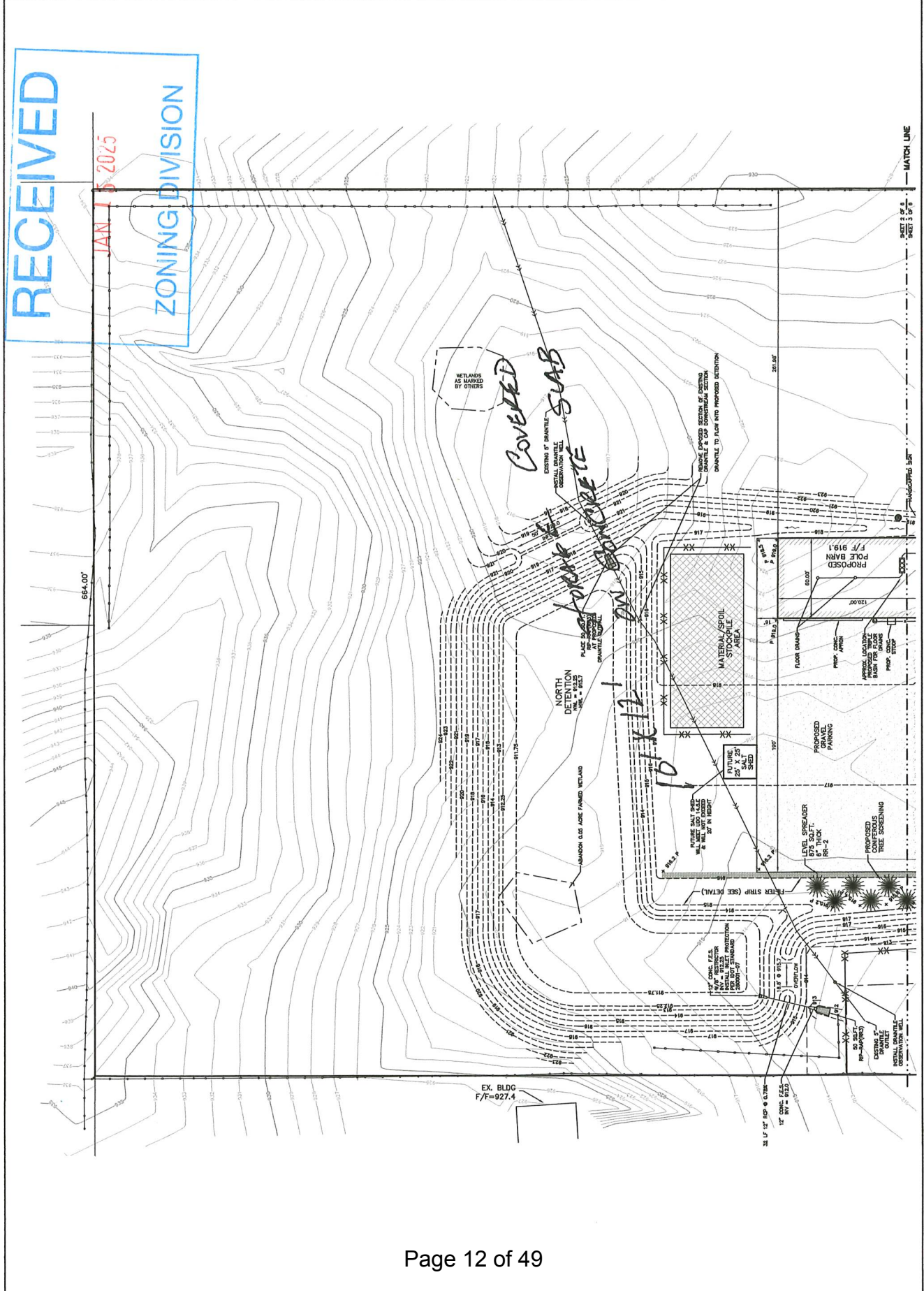
| | | |
|-------|---------|---|
| REV 1 | 5/22/15 | PER MADDERT CO PLANNING & DESIGN 5-19-15 MADD |
| REV 2 | 6/7/15 | PER MADDERT CO PLANNING & DESIGN 6-19-15 MADD |
| REV 3 | 6/23/15 | PER MADDERT CO PLANNING & DESIGN 6-23-15 MADD |
| REV 4 | 6/23/15 | PER MADDERT CO PLANNING & DESIGN 6-23-15 MADD |
| REV 5 | 6/23/15 | PER MADDERT CO PLANNING & DESIGN 6-23-15 MADD |

RESPONSES:
13630 ROUTE 176, WOODSTOCK
WINNEBOG COUNTY, ILLINOIS
P/M: 13-30-400-010 & 13-30-400-011
CLIENT: JOHNSON

Professional Engineer Seal for Julie, State of Illinois, No. 00000000, Expires 12/31/2025.

DRAWN BY: DDO
CHECKED BY: SKL/AJL
1: SUBMITTAL DATE 6-15-15.dwg
DATE: 3/29/15

PAGE 2 OF 7
DRAWING NUMBER: 15-143

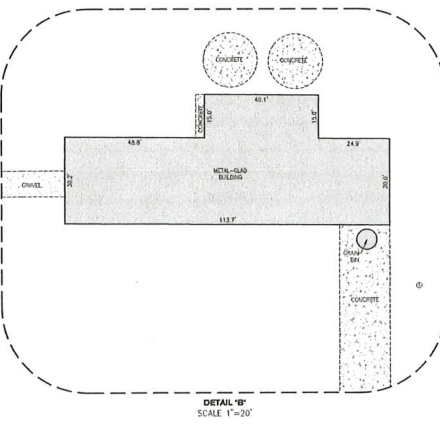
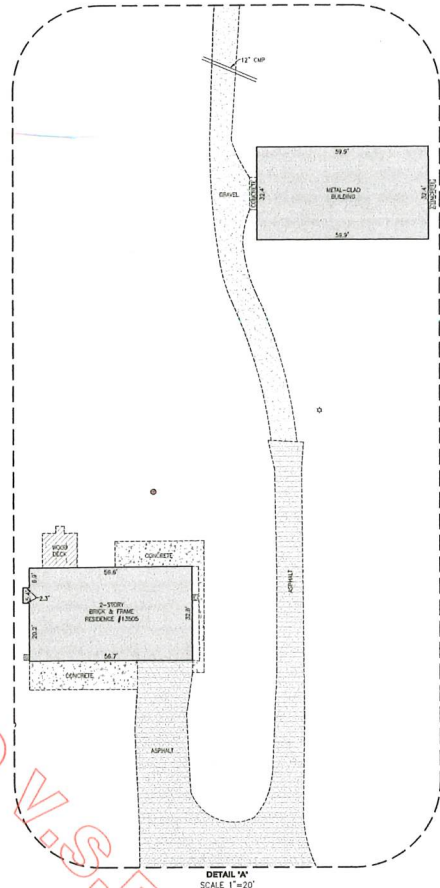
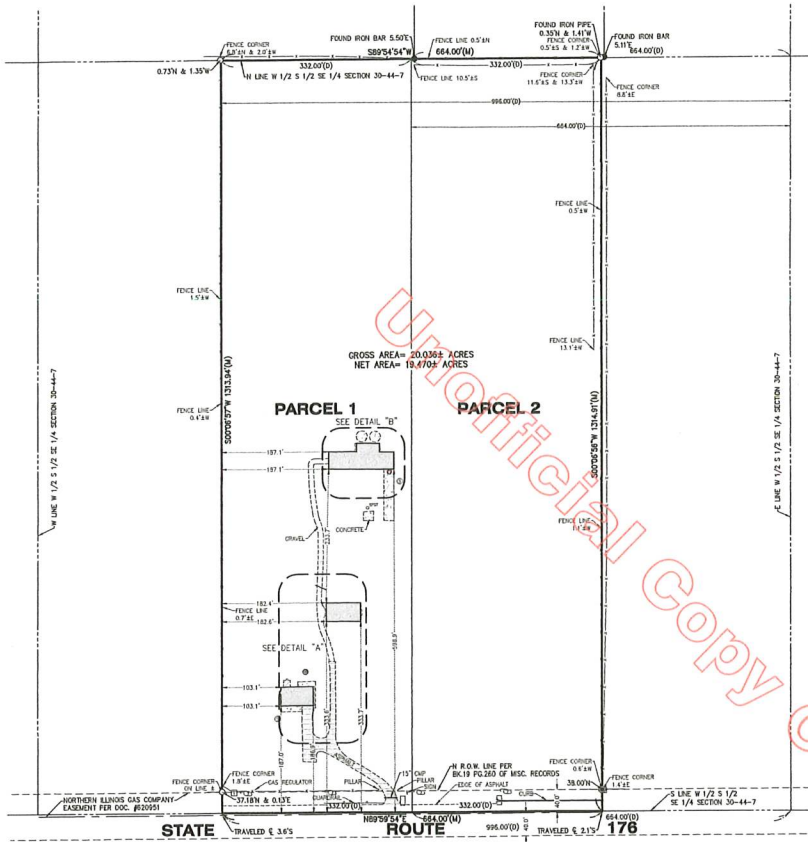




ALTA/ACSM LAND TITLE SURVEY

PARCEL 1:
The West 332 feet of the East 996 feet of the West Half of the South Half of the Southeast Quarter of Section 30, Township 44 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois.

PARCEL 2:
The West 332 feet of the East 664 feet of the West Half of the South Half of the Southeast Quarter of Section 30, Township 44 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois.



- SURVEYOR'S NOTES**
- The legal description and utility easements shown herein have been provided by Chicago Title Insurance Company, Commitment policy #1412 846022508 LPI dated April 1, 2014. The title information shown herein is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown herein, but does state that they are located as accurately as possible from the information provided.
 - Based on Flood Insurance Rate Map, Panel No. 17111C02000, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
 - Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement herein. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measurements.
 - Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
 - The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
 - Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
 - Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
 - Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
 - This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
 - Other than visible observations noted hereon, this survey makes no statement regarding the actual presence or absence of any services or utility lines. Controlled underground exploratory effort together with "utility" markings is recommended to determine the full extent of underground services and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
 - Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
 - There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, Item 10).
 - The surveyor and those working under his supervision have no training or regard to identifying "void waste dumps", "stumps or sanitary landfills". However, the current use of the surveyed property does appear to support such activities. (Pertains to Table A, Item 10).
 - The easement described in Book 1 of Misc. records Page 556 does not lie on the above described lands.

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

Certified to: 1) Johnson Hill Farms LLC
2) Chicago Title Insurance Company
3) American Community Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7, 8, 11a & 21 of Table A thereof. The field work was completed on June 18th, 2014.

Dated this 24th day of June, A.D., 2014.
VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
Design Firm No. 184-002782
William J. Vanderstappen
WILLIAM J. VANDERSTAPPEN, 035-002709 (seal)
PROFESSIONAL LAND SURVEYOR

IN THE MATTER OF THE APPLICATION OF)
JOHNSON HILL FARMS LLC., APPLICANT)
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) LEGAL NOTICE OF PUBLIC HEARING
 ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR) Z25-0017
A RENEWAL AND CONDITIONAL USE)

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 **RENEWAL AND CONDITIONAL USE** for the following described real estate:

PARCEL 1:

The West 332 feet of the East 996 feet of the West Half of the South Half of the Southeast Quarter of Section 30, Township 44 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois.

PARCEL2:

The West 332 feet of the East 664 feet of the West Half of the South Half of the Southeast Quarter of Section 30, Township 44 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois.

PINs 13-30-400-010 and 13-30-400-011

The subject property is located **on the north side of Illinois Route 176, approximately 3,270 feet west of the intersection of Illinois Route 176 and Dean Street, with a common address of 13503 Illinois Route 176, Woodstock, Illinois, in Dorr Township.**

The subject property is presently zoned **“A-1” Agriculture District with a Conditional Use** and consists of approximately **20 acres** with the **“A-1” zoning to the North, South, East, and West.**

The Applicant is requesting a **renewal of CONDITIONAL USE PERMIT 2014-022 of the subject property to allow for a landscape business with outdoor storage and a conditional use for a garden center.**

Brent Johnson, President of Johnson Hill Farms LLC, the Applicant and Owner of Record, can be reached at 13503 Illinois Route 176, Woodstock Illinois.

A hearing on this Petition will be held on the 27th day of February 2025 at 1:30 P.M. in the County Board Conference Room at the McHenry County Government Center/Ware Road 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 3RD DAY OF FEBRUARY 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 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 and choosing the “Video” link for the specific meeting date.

MCHENRY COUNTY PLANNING AND DEVELOPMENT
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
 815-334-4560

Office Use Only
 Petition #/Permit # 2024-067

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

| | |
|---|--|
| OWNER INFORMATION: Name <u>JOHANSON Hill Farms LLC</u> Address <u>13503 RT. 176</u> City, St, Zip <u>WOODSTOCK IL 60098</u> Daytime Phone <u>847-878-8227</u> Email <u>Brant@nilcoinc.com</u> | ATTORNEY or AGENT CONTACT INFORMATION (If Applicable): Name <u>PETER BAZAS</u> Address <u>1250 LARKIN SUITE 100</u> City, St, Zip <u>ELGIN IL 60123</u> Phone <u>847-742-8800</u> Email <u>AWILSON@BAZASFREEMAN.COM</u> <p style="text-align: center;">Free</p> |
|---|--|

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

PARCEL INFORMATION:

Address 13503 RT. 176

City WOODSTOCK Zip 60098

Parcel/Tax Number 13-30-400-010 AND 13-30-400-011

Number of Acres 20

RENEWAL 2014-022

| | | |
|---|--|---|
| Applying For: (Check all that apply) <u>RENEW EX. CONDITIONAL USE</u> | <input type="checkbox"/> Reclassification | Current Zoning: _____ Requested Zoning: _____ |
| | <input checked="" type="checkbox"/> Conditional Use & Site Plan Review | CUP Request: <u>LANDSCAPE BUSINESS OUTSIDE STORAGE FUTURE GARDEN CENTER</u> |
| | <input type="checkbox"/> Variation, Administrative <input type="checkbox"/> Variation, Zoning | Variation Request: _____ |
| | <input type="checkbox"/> Site Plan Review | Type: _____ |
| | <input type="checkbox"/> Text Amendment | UDO Section(s): _____ |
| <input type="checkbox"/> Appeal | Type: _____ | |

Please provide additional information on the back of this page.

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

RE-APPLYING FOR CONDITIONAL USE TO OPERATE A LANDSCAPING BUSINESS WITH OUTDOOR STORAGE AND GARDEN CENTER. WE HAVE NO CHANGES TO OUR EXISTING, CONDITIONAL USE AND HAVE NO IMMEDIATE PLANS FOR A GARDEN CENTER. WE ARE JUST LOOKING TO CONTINUE TO OPERATE AS WE HAVE SINCE 2014.

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.

[Handwritten Signature]

Owner's Signature

BRENT JOHNSON

Print Name

[Handwritten Signature]

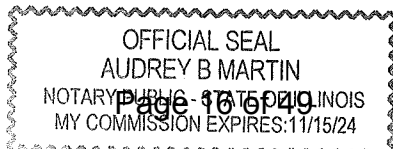
Signature

BRENT JOHNSON

Print Name

SUBSCRIBED and SWORN to before me this 4 day of NOVEMBER, 2024.

[Handwritten Signature]
NOTARY PUBLIC



CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative may inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES


I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

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I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.



Owner's Signature
BRENT JOHNSON

Print Name

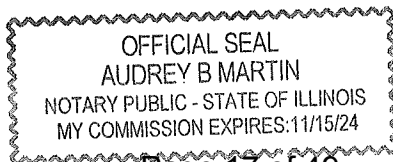
Signature

Print Name

SUBSCRIBED and SWORN to before me
this 4~~2~~ day of NOVEMBER, 2024.



NOTARY PUBLIC



| |
|---------------------------|
| Office Use Only |
| Petition #/Permit # _____ |

CORPORATE DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by a corporation or partnership for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify the names and addresses of all officers and directors and all shareholders/stockholders owning an interest in excess of seven and one-half percent (7.5%)

If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

| Name of Entity: | | | |
|-----------------|--|-------------------------------------|-------------------------------|
| Name | Title (officers, directors, shareholders/stockholders) | Address (address, city, state, zip) | Percent of ownership interest |
| BRENT JOHNSON | PRESIDENT OF NILCO | 13503 RT. 176 WOODSTOCK IL 60098 | 100% |
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Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

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If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

| Name of Entity: | | | |
|------------------------|--|-------------------------------------|-------------------------------|
| Name | Title (officers, directors, shareholders/stockholders) | Address (address, city, state, zip) | Percent of ownership interest |
| Johnson Hill Farms LLC | Brent Johnson President | 13503 Rt. 176 Woodstock Il. 60098 | 100% |
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Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

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)? *WE WENT THROUGH THE ENTIRE PROCESS TO OPERATE LANDSCAPE BUSINESS W/ OUTSIDE STORAGE, TO CONFORM TO CURRENT UDO.*
2. Is the conditional use compatible with the existing or planned future development of the area? *YES THE CONDITIONAL USE IS COMPATIBLE WITH THE OTHER BUSINESSES THAT ARE ALONG RT. 176.*
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area? *NO IT WOULD NOT BE DETRIMENTAL OR ENDANGER THE PUBLIC. OUR TRUCKS ARE OFF PROPERTY FROM 7:30 AM AND RETURN BY 5 PM.*
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5. Will the conditional use substantially diminish and impair property value in the area? *NO SINCE I AM STILL FARMING, 15 ACERS OF THE PROPERTY*
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7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets? *IDOT HAD ME INSTALL A TURN IN LANE AS PART OF MY 2014 CONDITIONAL USE.*
8. Will the conditional use conform to the applicable standards of the underlying zoning district? *YES I CONFORMED TO ALL REQUESTS.*
9. Will the conditional use be reasonably in the interest of the public welfare? *YES IT IS REASONABLE THAT MY USE WOULD BENEFIT ADJACENT HOMEOWNERS TO THE SERVICES I PROVIDE.*
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality? *YES MCHENRY COUNTY HAD ME INSTALL (2) DETENTION BASINS PER ENGINEERING PLAN ATTACHED TO THIS APPLICATION.*

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



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

October 25, 2024

Brent Johnson
13503 Rt. 176
Woodstock, IL 60098

Re: Parcel # 13-30-400-010 & 13-30-400-011
Common Location: 13503 Rt. 176, Woodstock, IL 60098
NRI# L24-093-4649
Zoning Change: CUP

Dear Mr. Johnson:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Brent Johnson property as applied for in Report #L24-093-4649. Due to no new construction on the site, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the McHenry County Department of Planning & Development. The McHenry County ADID Wetland Inventory indicates the presence of a Wetlands in multiple areas of the parcels (see attached ADID Wetland Locations Map). The Natural Resource Conservation Service wetland inventory indicates the presence of Farmed Wetland Pasture and N-inventoried Soil with Hydric Inclusions in multiple areas of the parcels (see attached NRCS Wetland Locations Map). A certified wetland delineation has been conducted for the parcels. If additional construction activity is to take place, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Office maps also indicate the presence of hydric soils in multiple locations of the parcels (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. 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.

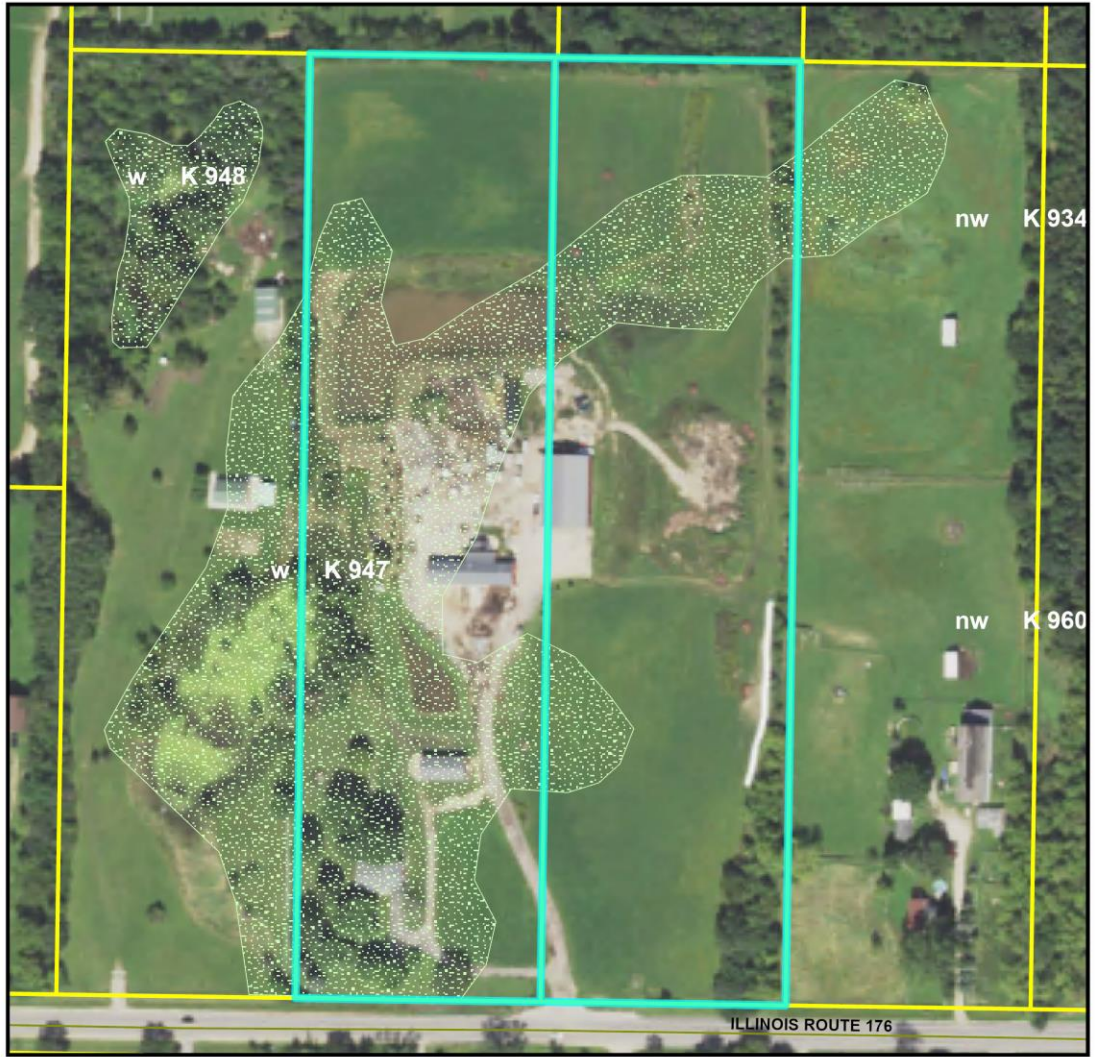
Sincerely,

Ryan Bieber
Urban Conservation Specialist

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

Resources for the Future

ADID Wetland Locations



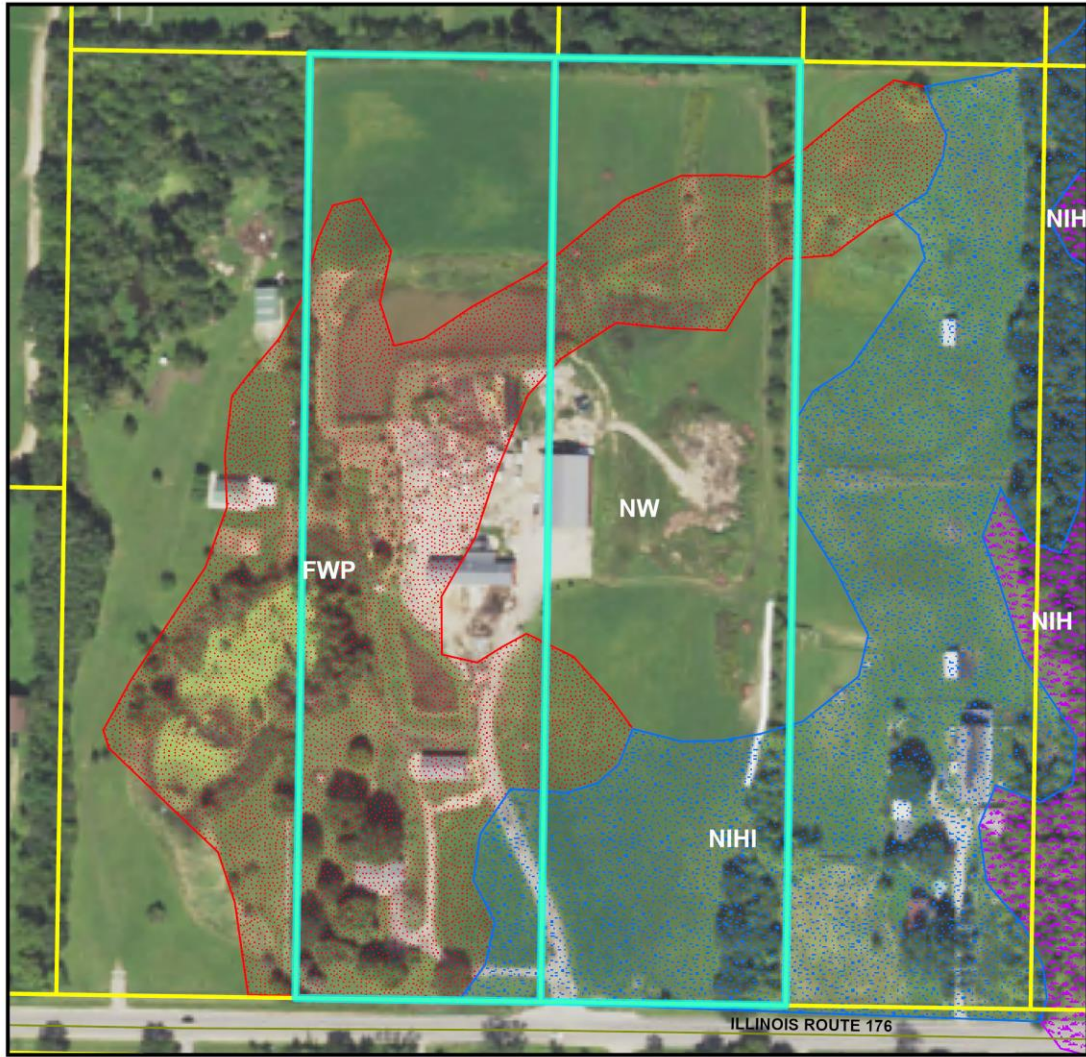
2019 Aerial Photograph
 Produced By: McHenry-Lake County Soil & Water Conservation District

Legend

- | | |
|-------------------------|----------------------|
| ADID Wetlands | high quality lake |
| farmed wetland | high quality wetland |
| high functional wetland | lake |
| | wetland |

Resources for the Future

NRCS Wetland Locations



2019 Aerial Photograph
 Produced By: McHenry-Lake County Soil & Water Conservation District



Legend

NRCS Wetlands

-  Farmed Wetland
-  Farmed Wetland Pasture
-  Non-inventoried Hydric Soil

-  Non-inventoried Soil With Hydric Inclusions
-  Prior Converted
-  Wetland

Resources for the Future

Hydric Soil Locations



0 70 140 280 420 560 Feet

2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District



Legend

 Hydric Soil

Resources for the Future

January 15, 2025, 8:30 AM
 County Board Conference Room
 Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

| | | |
|-----------|--|----|
| 1. | CALL TO ORDER | |
| | Roll Call | |
| 2. | PUBLIC COMMENT | |
| 3. | DRAFT MINUTES FOR APPROVAL | 2 |
| 4. | SITE PLAN REVIEW | |
| 4.1 | 2024-061 Nilco/Johnson Hill Farm, 13503 Il Route 176 - Dorr Twp | 4 |
| | Applicant is seeking to renew Conditional Use Permit 2014-022 allowing for an Outdoor Landscape Business with Outdoor Storage and a future Garden Center. Parcels: 13-30-400-010 and 13-30-400-011 | |
| 4.2 | 2024-072 - Dorothy Hughes Living Trust, 2917 N Ringwood Road - McHenry Twp | 27 |
| | Request to renew CUP 2013-038, which allowed the indoor and outdoor storage of commercial vehicles and equipment, including the storage of firewood, and to allow two (2) single-family dwellings in the B-3 district. The current request is identical to the previous request, except they no longer want to store firewood on site, nor do they want to conduct any salvage operations. | |
| 5. | SUBDIVISION REVIEW | |
| 5.1 | S24-003 Preliminary Plat for Scheys Estates - McHenry Twp | 43 |
| | Request to divide a 5.7 acre property (09-17-200-029) into two (2) lots | |
| 6. | STATUS UPDATE | |
| 6.1 | Roll out of SmartGov | |
| 7. | MEMBERS' COMMENTS | |
| 8. | ADJOURNMENT | |

MCHENRY COUNTY PLANNING AND DEVELOPMENT
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
 815-334-4560

Office Use Only

Petition #/Permit # 2024-067

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

| | |
|--|---|
| <p>OWNER INFORMATION:</p> <p>Name <u>JOHANSON Hill Farms LLC</u></p> <p>Address <u>13503 RT. 176</u></p> <p>City, St, Zip <u>WOODSTOCK IL 60098</u></p> <p>Daytime Phone <u>847-878-8227</u></p> <p>Email <u>Brant@nilcoinc.com</u></p> | <p>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</p> <p>Name <u>PETER BAZAS</u></p> <p>Address <u>1250 LARKIN SUITE 100</u></p> <p>City, St, Zip <u>ELGIN IL 60123</u></p> <p>Phone <u>847-742-8800</u></p> <p>Email <u>AWILSON@BAZASFREEMAN.COM</u> Free</p> |
|--|---|

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

PARCEL INFORMATION:

Address 13503 RT. 176

City WOODSTOCK Zip 60098

Parcel/Tax Number 13-30-400-010 AND 13-30-400-011

Number of Acres 20

RENEWAL 2014-022

| | | |
|--|--|---|
| <p>Applying For:</p> <p>(Check all that apply)</p> <p><u>RENEW EX. CONDITIONAL USE</u></p> | <input type="checkbox"/> Reclassification | Current Zoning: _____ Requested Zoning: _____ |
| | <input checked="" type="checkbox"/> Conditional Use & Site Plan Review | CUP Request: <u>LANDSCAPE BUSINESS OUTSIDE STORAGE FUTURE GARDEN CENTER</u> |
| | <input type="checkbox"/> Variation, Administrative <input type="checkbox"/> Variation, Zoning | Variation Request: _____ |
| | <input type="checkbox"/> Site Plan Review | Type: _____ |
| | <input type="checkbox"/> Text Amendment | UDO Section(s): _____ |
| <input type="checkbox"/> Appeal | Type: _____ | |

Please provide additional information on the back of this page.

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

RE-APPLYING FOR CONDITIONAL USE TO OPERATE A LANDSCAPING BUSINESS WITH OUTDOOR STORAGE AND GARDEN CENTER. WE HAVE NO CHANGES TO OUR EXISTING, CONDITIONAL USE AND HAVE NO IMMEDIATE PLANS FOR A GARDEN CENTER. WE ARE JUST LOOKING TO CONTINUE TO OPERATE AS WE HAVE SINCE 2014.

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.

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BRENT JOHNSON

Print Name

[Handwritten Signature]

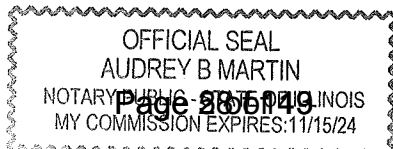
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Print Name

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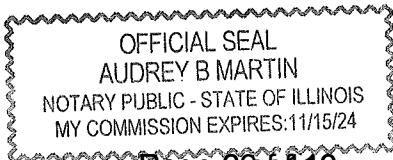
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(McHenry County Unified Development Ordinance §16.20.040E)

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| Office Use Only |
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Please attach additional information, if needed.

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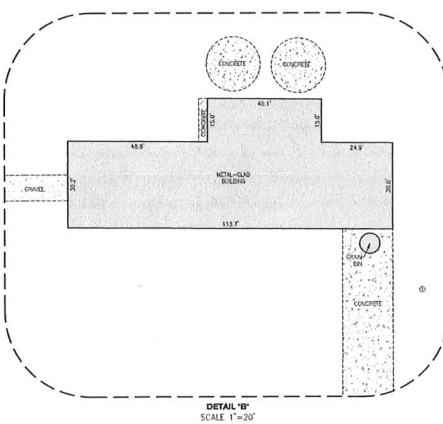
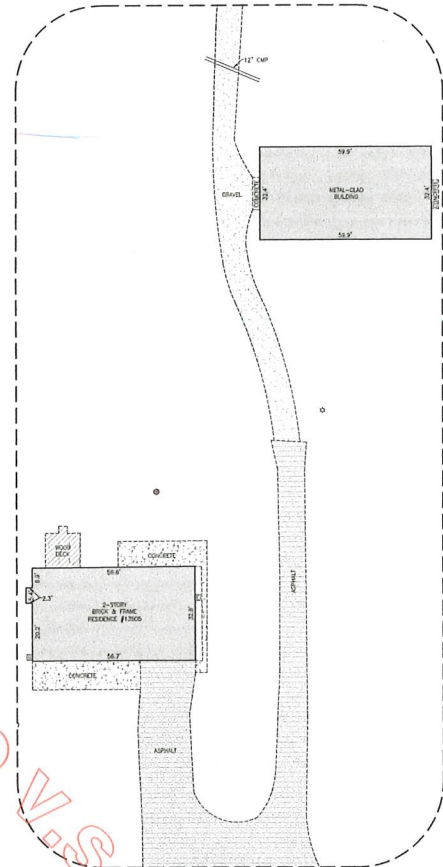
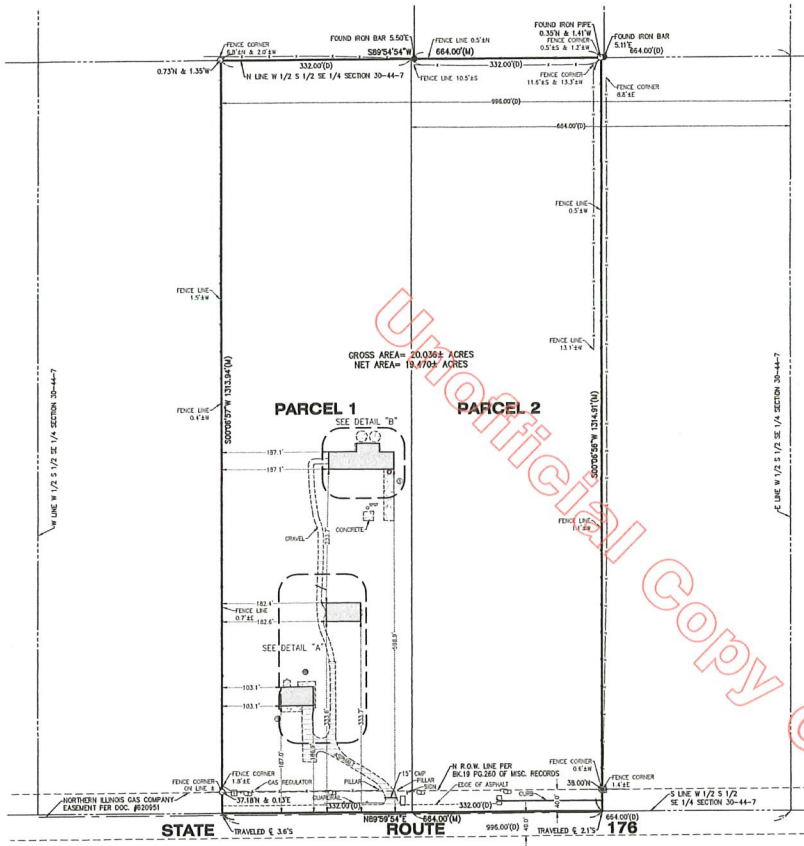
*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).



ALTA/ACSM LAND TITLE SURVEY

PARCEL 1:
The West 332 feet of the East 996 feet of the West Half of the South Half of the Southeast Quarter of Section 30, Township 44 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois.

PARCEL 2:
The West 332 feet of the East 664 feet of the West Half of the South Half of the Southeast Quarter of Section 30, Township 44 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois.



- SURVEYOR'S NOTES**
- The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #1412 846022208 LPI dated April 1, 2014. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
 - Based on Flood Insurance Rate Map, Panel No. 17111C02000, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
 - Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measurements.
 - Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
 - The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
 - Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
 - Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
 - Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
 - This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
 - Other than visible observations noted hereon, this survey makes no statement regarding the actual presence or absence of any services or utility lines. Controlled underground exploratory effort together with "utility" markings is recommended to determine the full extent of underground services and utility lines. Contact I.U.L.E. at 1-800-892-0123.
 - Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
 - There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, Item 10).
 - The surveyor and those working under his supervision have no training with regard to identifying "void waste dumps", "stumps or sanitary landfills". However, the use of the survey project is to appear to support such activities. (Pertains to Table A, Item 10 and dimensions have not been shown).
 - The easement described in Book 1 of Misc. records Page 550 does not lie on the above described lands.

| LEGEND | |
|--------|-----------------|
| □ | ELECTRIC METER |
| □ | FIRE HYDRANT |
| ○ | FOUND IRON BAR |
| ○ | FOUND IRON PIPE |
| ○ | FOUND MAG NAIL |
| ○ | FOUND MONUMENT |
| ○ | FOUND IRON BAR |
| ○ | FOUND RR SPICE |
| □ | GAS METER |
| □ | LIGHT |
| □ | MAL BOX |
| ○ | SEPTIC LID |
| ○ | SET IRON BAR |
| ○ | SET IRON PIPE |
| ○ | SET MAG NAIL |
| ○ | SET SPICE |
| □ | SOOT |
| □ | SPIGOTT |
| □ | TELEPHONE RISER |
| □ | UTILITY POLE |
| ○ | WELL |
| (D) | DEED |
| (R) | RECORD |
| (M) | MEASURE |



CLIENT: BARD, FRENCH, REARER, SCHAEFER & BRUNHART
 DRAWN BY: SES CHECKED BY: M.V.
 SCALE: 1"=100' SEC. 30 T. 44 R. 07 E.
 BASIS OF BEARING: ASSUMED
 P.L.N.: 13-30-100-010, 13-30-400-011
 JOB NO.: 140309 I.D. ALT.
 FIELDWORK COMP.: 5/18/14 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET.
 FIELD NOTES CORRECTED TO 47°

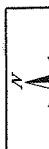
STATE OF ILLINOIS) S.S.
 COUNTY OF McHENRY)
 Certified to: 1) Johnson Hill Farms LLC
 2) Chicago Title Insurance Company
 3) American Community Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7, 8, 11a & 21 of Table A thereof. The field work was completed on June 18th, 2014.

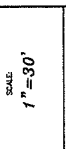
Dated this 24th day of June, A.D., 2014.

VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
 Design Firm No. 184-002782

William J. Vanderstappen
 WILLIAM J. VANDERSTAPPEN, 035-002709 (seal)
 PROFESSIONAL LAND SURVEYOR



SCALE:
1" = 30'

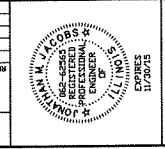


JULIE
ENGINEERING AND
LAND SURVEYING SERVICES
Call 1-800-892-0123
Call (618) 298-2222

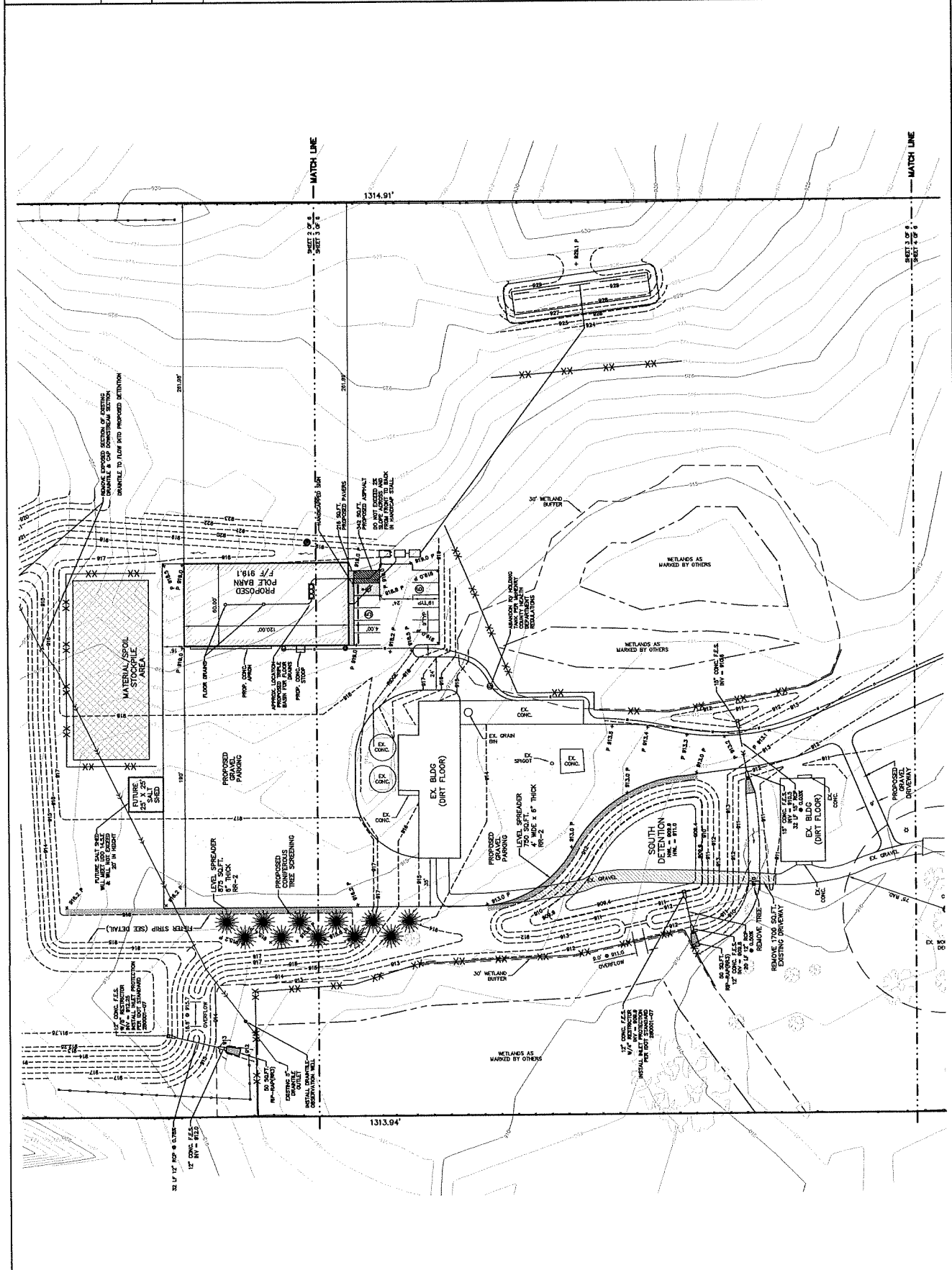
RESIDENTIAL/COMMERCIAL/INDUSTRIAL
and **Technology, Inc.**
3822 W. MAIN STREET, MCHENRY, IL 60050
P: (618) 963-9200 F: (618) 963-9283
E: LANDTECH@LANDTECHNOLOGY.COM
LEADS FROM PROFESSIONAL DESIGN FIRM
NO. 184-02131

| | | |
|-------|---------|-----------|
| REV 3 | 9/2/15 | REV. DATE |
| REV 2 | 8/27/15 | REV. DATE |
| REV 1 | 8/27/15 | REV. DATE |

SITE PLAN - SOUTH:
1803 ROUTE 176, WOODSTOCK
UNINCORPORATED, MCHENRY COUNTY,
IL
P.M. 13-30-400-010 & 13-30-400-011
CLIENT: JOHNSON
PER MCHENRY CO HEALTH DEPT 8-19-15 MUD
PER MCHENRY CO PLANNING & ZONING 8-29-15 MUD
PER MCHENRY CO PLANNING & ZONING 9-13-15 MUD
PER MCHENRY CO PLANNING & ZONING 9-13-15 MUD
REVISED
DATE: 9/2/15



EXPIRES 12/31/2017
DRAWN BY: DMO
CHECKED BY: SML/AJJ
DATE: 3/27/15
PROJECT NO.: 13-30-400-010
PAGE 3 OF 7
DRAWING NUMBER:
15-143



| | | |
|-------|--------|---|
| REV 5 | 8/1/13 | FOR R.O.W. 8'-0" TO 13'-0" HIGHLIGHT REVER |
| REV 4 | 8/1/13 | FOR MICHIGAN CO PLANNING & CONSTRUCTION 8'-0" TO 13'-0" HIGHLIGHT |
| REV 3 | 8/1/13 | FOR R.O.W. 8'-0" TO 13'-0" HIGHLIGHT |
| REV 2 | 8/1/13 | FOR MICHIGAN CO PLANNING & CONSTRUCTION 5'-0" TO 13'-0" HIGHLIGHT |
| REV 1 | 8/1/13 | FOR MICHIGAN CO PLANNING & CONSTRUCTION 5'-0" TO 13'-0" HIGHLIGHT |

SITE PLAN - ACCESS:

1563 ROUTE 176, WOODSTOCK
 UNINCORPORATED MEMBERSHIP COUNTY
 PH: 13-93-400-010 & 13-93-400-011
 CLIENT: JOHNSON

EXPIRES 11/30/13

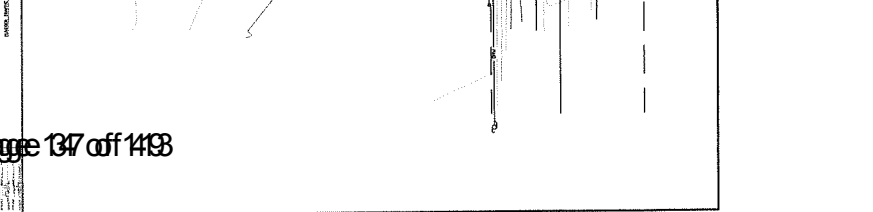
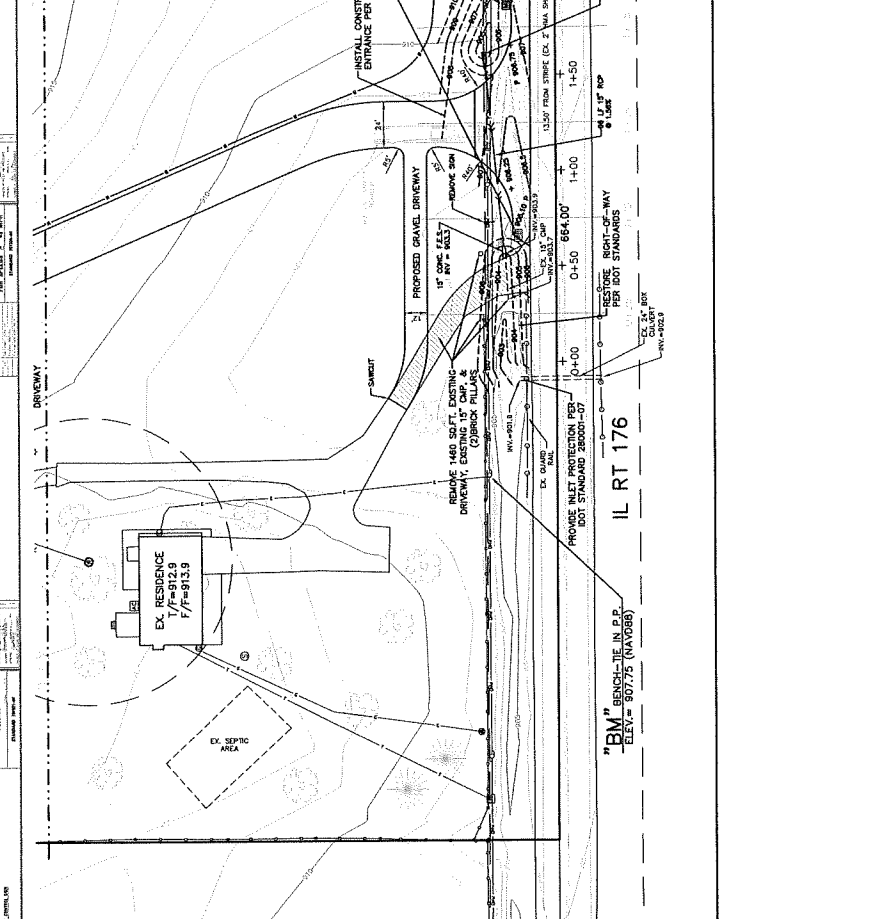
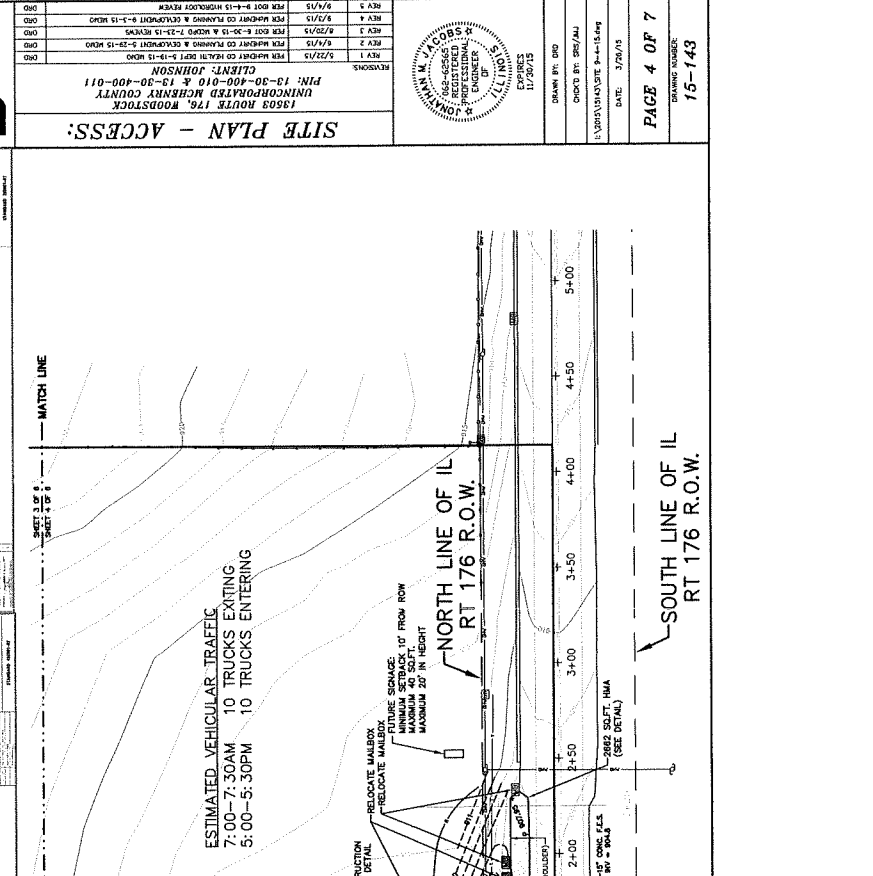
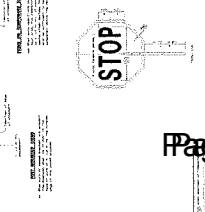
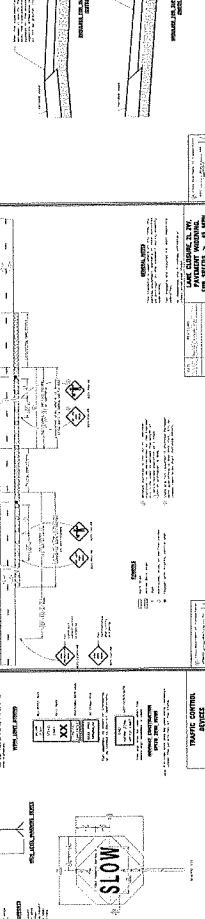
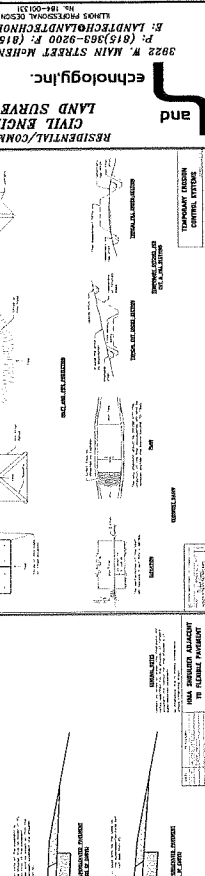
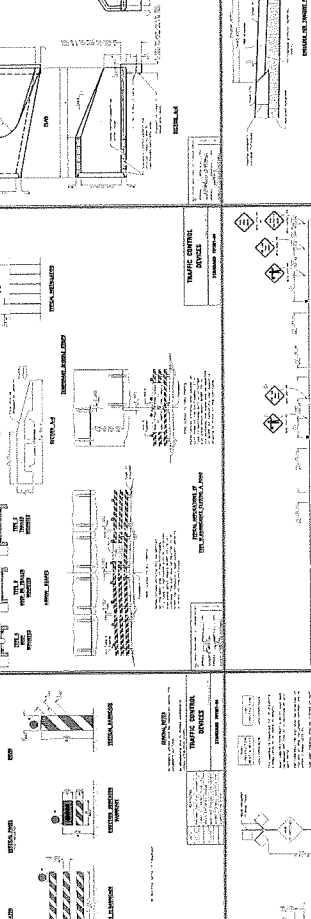
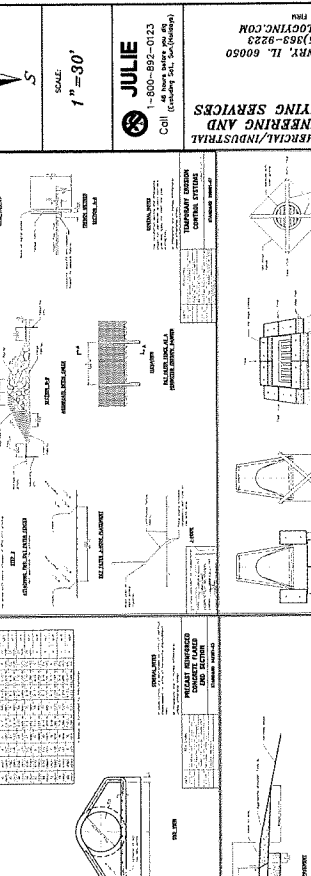
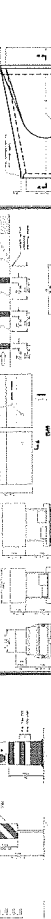
DRAWN BY: DDG
 CHECKED BY: PAV/AJJ
 11/30/2013 DATE: 3/20/13

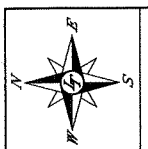
PAGE 4 OF 7
 DRAWING NO.: 15-143

and Technology, Inc.
 3822 W. MAIN STREET McHENRY, IL 60050
 P: (815)939-9200 F: (815)939-9233
 E: LANDTECH@LANDTECHNOLOGY.COM
 NO. 184-001-231

JULIE
 1-800-892-0733
 Cell (815)939-5400

RESIDENTIAL/COMMERCIAL/INDUSTRIAL
 CIVIL ENGINEERING AND
 LAND SURVEYING SERVICES





SCALE:
 HOR 1" = 30'
 VERT 1" = 1.2'

JULIE
 1-800-892-0723
 Cell (618) 321-3100

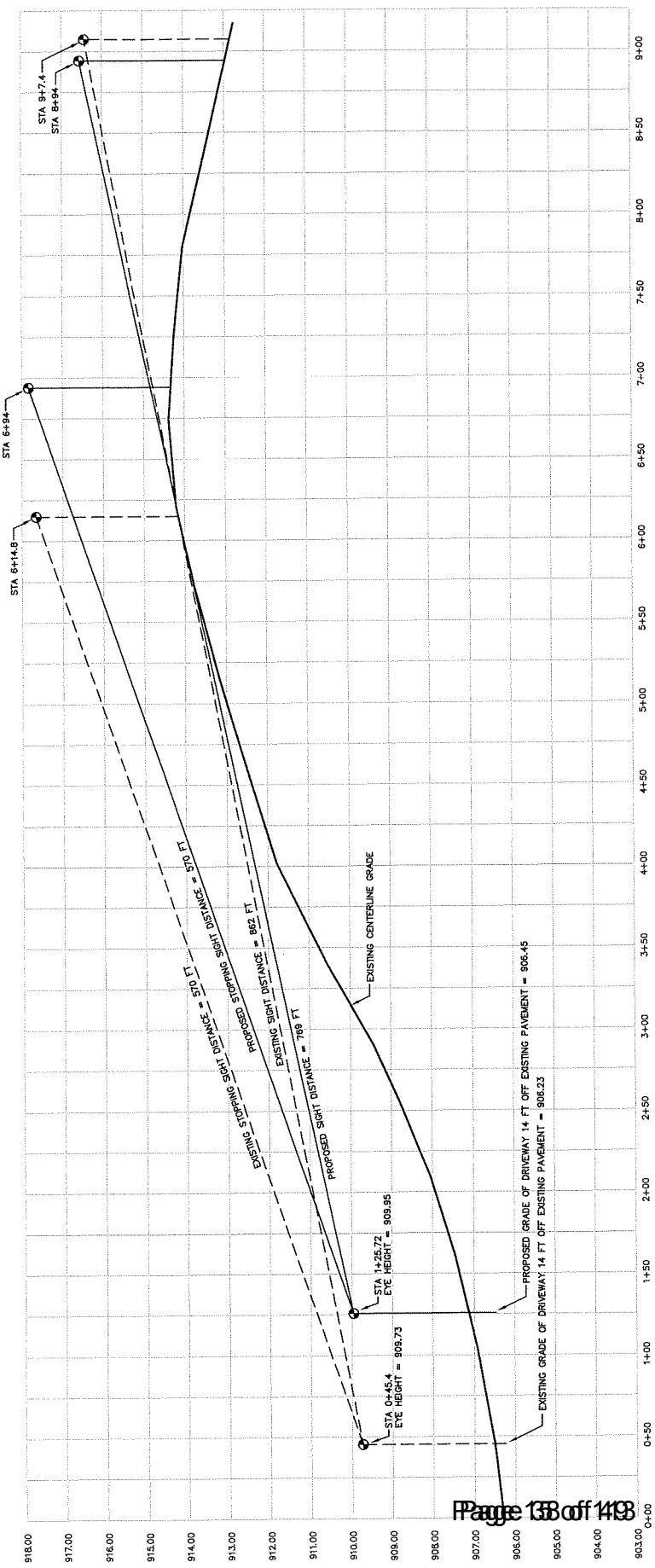
RESIDENTIAL/COMMERCIAL/INDUSTRIAL
 CIVIL ENGINEERING AND
 LAND SURVEYING SERVICES
 3922 W. MAIN STREET MOHENTRY, IL. 60050
 P. (618) 963-9200 F. (618) 963-9233
 E. LANDTECH@LANDTECHNOLOGY.COM

and
 technology, inc.

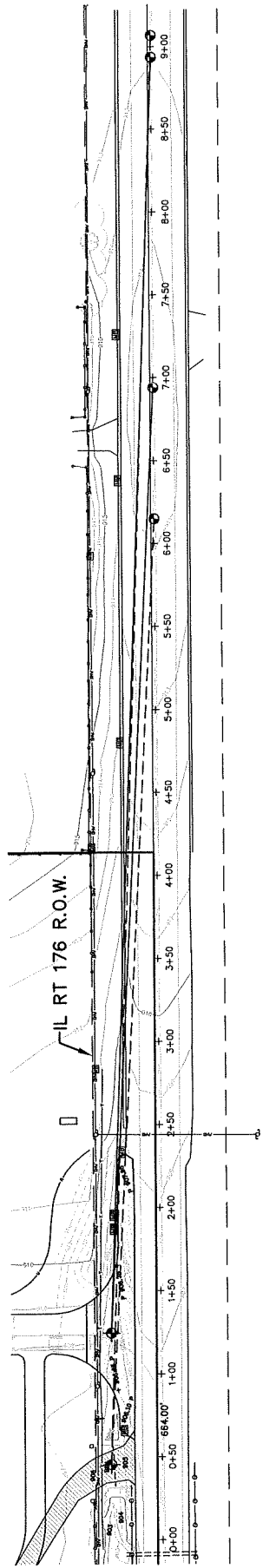
SIGHT DISTANCE STUDY:
 UNINCORPORATED HIGHWAY COURT
 1603 ROUTE 176, WOODSTOCK
 CLIENT: JOHNSON
 P.M. 13-30-400-010 & 13-30-400-011

| | | |
|-------|---------|--|
| REV 1 | 5/22/15 | PER ADHOC CO PLANNING & DESIGN 13-29-15 10:00 AM |
| REV 2 | 6/1/15 | PER ADHOC CO PLANNING & DESIGN 13-29-15 10:00 AM |
| REV 3 | 6/2/15 | PER ADHOC CO PLANNING & DESIGN 13-29-15 10:00 AM |
| REV 4 | 6/2/15 | PER ADHOC CO PLANNING & DESIGN 13-29-15 10:00 AM |
| REV 5 | 6/2/15 | PER ADHOC CO PLANNING & DESIGN 13-29-15 10:00 AM |

PROFESSIONAL ENGINEER
 LICENSE NO. 002-00000000
 EXPIRES 12/31/15
 DRAWN BY: DDD
 CHECKED BY: BRJ/AJJ
 DATE: 3/28/15
 PAGE 7 OF 7
 DRAWING NUMBER: 15-143



STOPPING SIGHT DISTANCE = 570 FT.
 POSTED SPEED LIMIT = 55 MPH
 HEIGHT OF EYE AT INTERSECTION = 3.5 FT.
 HEIGHT OF APPROACHING OBJECT = 3.5 FT.



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



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

October 25, 2024

Brent Johnson
13503 Rt. 176
Woodstock, IL 60098

Re: Parcel # 13-30-400-010 & 13-30-400-011
Common Location: 13503 Rt. 176, Woodstock, IL 60098
NRI# L24-093-4649
Zoning Change: CUP

Dear Mr. Johnson:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Brent Johnson property as applied for in Report #L24-093-4649. Due to no new construction on the site, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the McHenry County Department of Planning & Development. The McHenry County ADID Wetland Inventory indicates the presence of a Wetlands in multiple areas of the parcels (see attached ADID Wetland Locations Map). The Natural Resource Conservation Service wetland inventory indicates the presence of Farmed Wetland Pasture and N-inventoried Soil with Hydric Inclusions in multiple areas of the parcels (see attached NRCS Wetland Locations Map). A certified wetland delineation has been conducted for the parcels. If additional construction activity is to take place, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Office maps also indicate the presence of hydric soils in multiple locations of the parcels (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. 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.

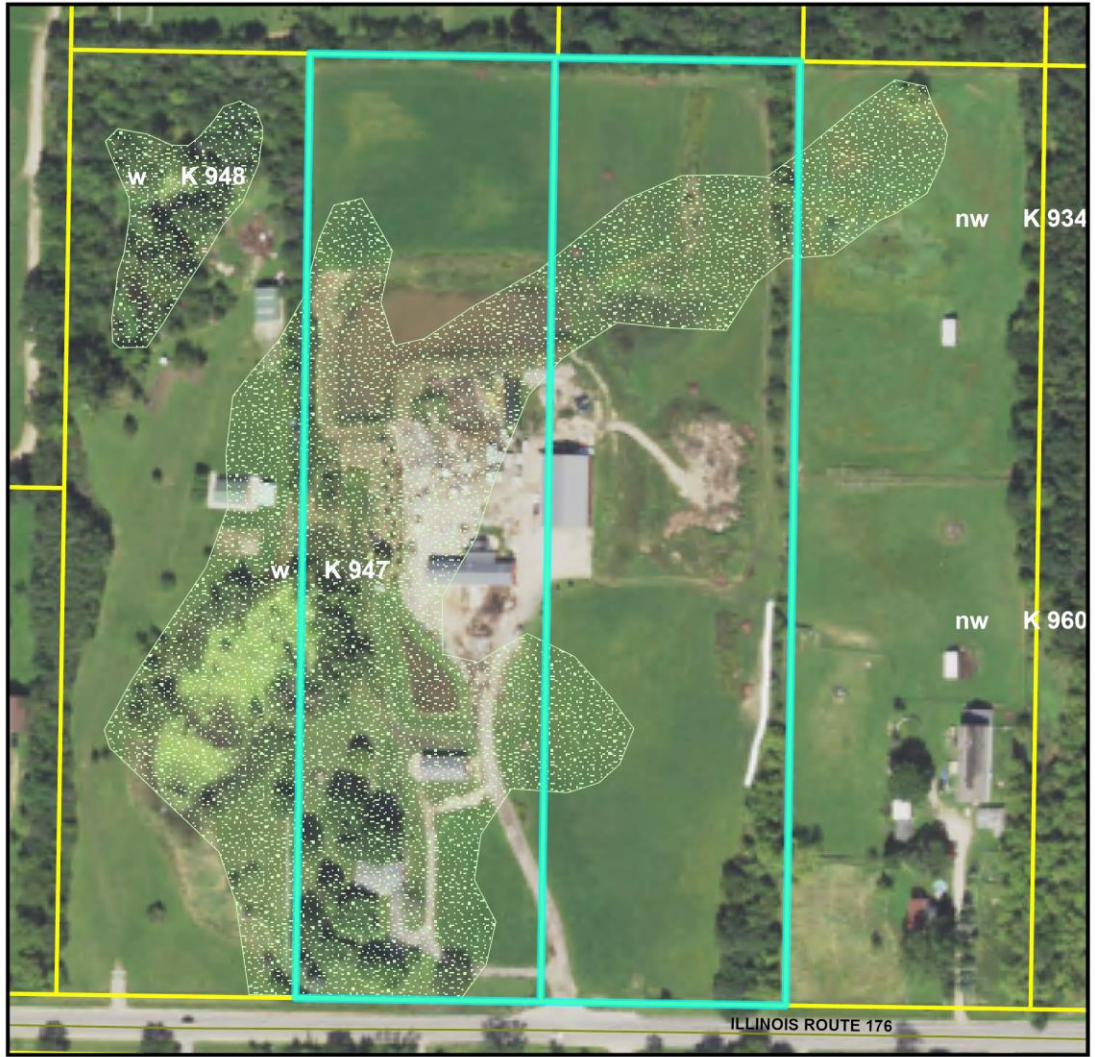
Sincerely,

Ryan Bieber
Urban Conservation Specialist

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







Resources for the Future

ADID Wetland Locations



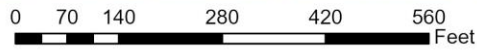
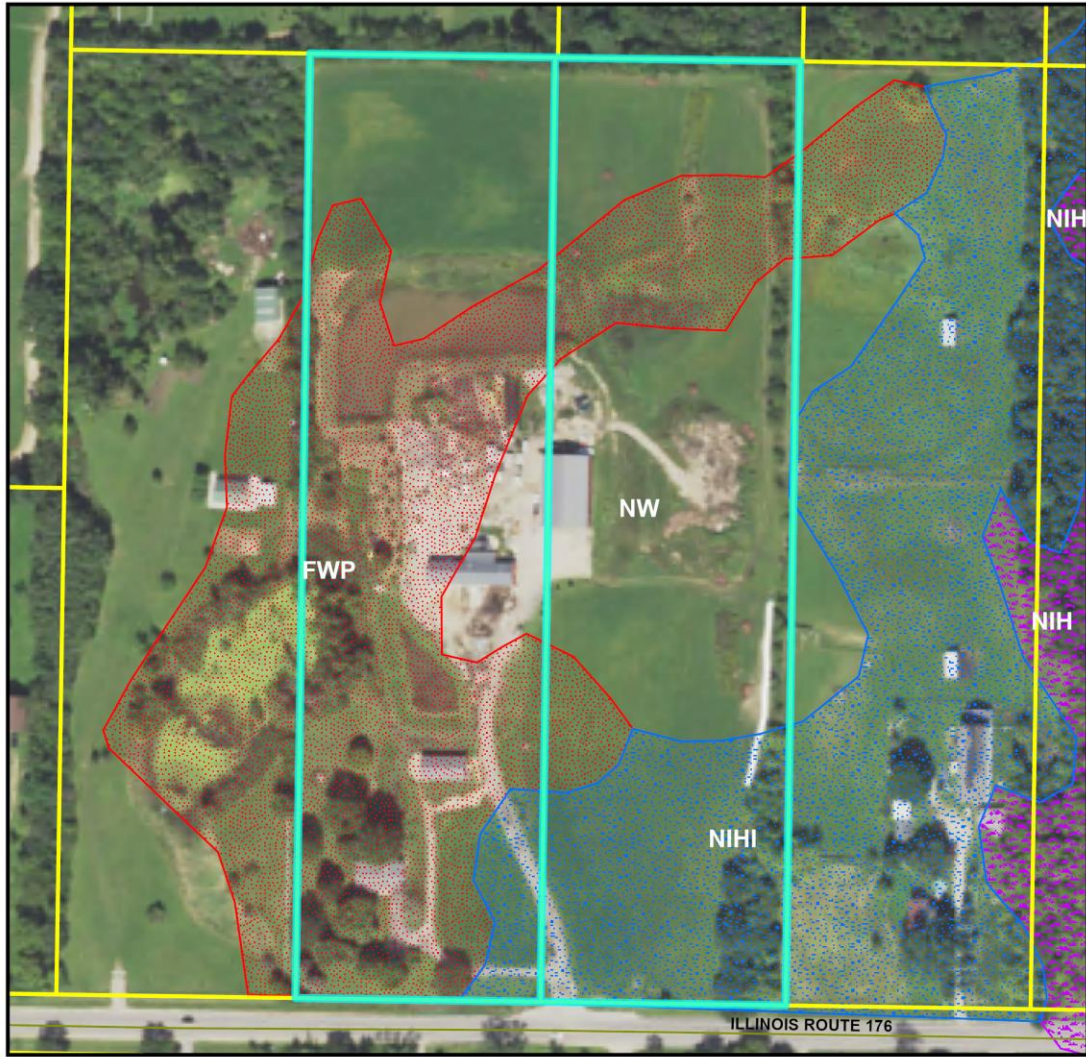
2019 Aerial Photograph
 Produced By: McHenry-Lake County Soil & Water Conservation District

Legend

- ADID Wetlands**
-  high quality lake
 -  high quality wetland
 -  lake
 -  farmed wetland
 -  high functional wetland
 -  wetland

Resources for the Future

NRCS Wetland Locations



2019 Aerial Photograph
 Produced By: McHenry-Lake County Soil & Water Conservation District

Legend

NRCS Wetlands

-  Farmed Wetland
-  Farmed Wetland Pasture
-  Non-inventoried Hydric Soil

-  Non-inventoried Soil With Hydric Inclusions
-  Prior Converted
-  Wetland

Resources for the Future

Hydric Soil Locations



0 70 140 280 420 560 Feet

2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District



Legend

 Hydric Soil

Resources for the Future

McHenry County
Department of Planning & Development

2200 North Seminary Ave.
Woodstock, IL 60098
plandev@mchenrycountyil.gov
815.334.4560



MEMORANDUM

January 08, 2025

Petition Johnson Hill Farms – Landscape business with outdoor storage

Building Requirements: Reviewed by – Steve Gardner, Building Code Enforcement Officer

Zoning Application #2024-067 – PIN 13-30-400-010 and 13-30-400-011 (13503 IL Route 176, Woodstock) (Attached: Application, plat of survey, site plan, NRI report). Request to RENEW Conditional Use Permit 2014-022 to allow a Landscape Business with Outdoor Storage and a future Garden Center in the A-1 Agriculture District

- 1) Simply Stated if no changes were made and it's a renewal than Construction documents for code compliance can re-use the old 2015 plans for permit.
 - a. If the design professional of record propose's changes than new sets shall be generated.
 - b. Answer the Health Dept. Question of any floor drains in the barn.
- 2) The Fire Department Access is tight and to bring an Ambulance down to the parking pad is also tight which I would defer to the Fire Department for access confirmation.

PERMIT CONSIDERATIONS 2025

- 1) All construction documents submitted for permits shall be prepared by design professional(s) licensed in the State of Illinois.
- 2) Permit submittals shall demonstrate compliance with the current building codes and amendments adopted by McHenry County. Prior to application, verify the current adopted codes:
 - a. 2021 International Building Code
 - b. 2021 International Mechanical Code
 - c. 2021 International Fuel Gas Code - IFGC
 - d. 2021 International Fire Code
 - e. 2020 National Electric Code - NEC
 - f. The Illinois Plumbing Code
 - g. The Illinois Accessibility Code
 - h. The Illinois Energy Conservation Code

Additional Notes:

The Fire Department review of the access is a separate review.

McHenry County
Department of Planning & Development

2200 North Seminary Ave.
Woodstock, IL 60098
plandev@mchenrycountyil.gov
815.334.4560



MEMORANDUM

TO: Johnson Hill Farms LLC
FROM: Water Resources Division (Stoyan Kolev)
DATE: January 15, 2025
REGARDING: Staff Plat Review Committee Comments – Petition # 2024-067

Based on my review of the application information provided, I have the following comments based on the McHenry County Stormwater Management Ordinance (SMO):

- The Water Resources Division has no objection to the petition. A stormwater management permit was previously issued under permit SW2015-0040 as part of the original CUP mentioned in the narrative. Any revisions to this request based on other department comments (e.g., environmental health, building) may require additional review from the Water Resources Division.

McHenry County
Department of Planning & Development

2200 North Seminary Ave.
Woodstock, IL 60098
plandev@mchenrycountyil.gov
815.334.4560



MEMORANDUM

January 08, 2025

Petition Johnson Hill Farms – Landscape business with outdoor storage

Building Requirements: Reviewed by – Steve Gardner, Building Code Enforcement Officer

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 - e. 2020 National Electric Code - NEC
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McHenry County
Department of Planning & Development

2200 North Seminary Ave.
Woodstock, IL 60098
plandev@mchenrycountyil.gov
815.334.4560



MEMORANDUM

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FROM: Water Resources Division (Stoyan Kolev)
DATE: January 15, 2025
REGARDING: Staff Plat Review Committee Comments – Petition # 2024-067

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McHenry County
Department of Planning & Development

2200 North Seminary Ave.
Woodstock, IL 60098
plandev@mchenrycountyil.gov
815.334.4560



Planning Division Review Comments CUP 2024-067

To: Brent Johnson
From: Renee Hanlon, AICP, Planning Manager/ZEO
Date: January 10, 2025 (SPRC 1.15.25)
RE: Conditional Use Permit Renewal for Landscape Business with Outdoor Storage/Garden Center

The Planning Division has considered the following documents in developing this analysis of your zoning application:

- Application and Narrative
- Site Plan received with application

Staff has the following comments:

1. The Garden Center was approved as part of petition 2014-022. This use was not established on the property; therefore, the Garden Center portion of this application may be considered a new application. This leaves the Landscape Business with Outdoor Storage as the renewal CUP. No revisions to the plans are necessary. Please note that under Section 16.20.040.H.1.
2. Please note that the Zoning Board of Appeals may recommend, and the County Board may approve additional standards beyond those listed in the Unified Development Ordinance.

**McHenry County Department of Health
Division of Environmental Health
2200 N. Seminary Avenue
Woodstock, IL 60098
815-334-4585 Fax 815-334-4637
www.mcdh.info**

MEMORANDUM

DATE: December 3, 2024
RE: Health Review # 1002875
LOCATION: 13503 IL Rt. 176, Woodstock, IL 60098
PIN #: 13-30-400-011 and 13-30-400-010
FROM: Kristin Chapman, LEHP, Environmental Health Practitioner II

TO: Johnson Hill Farms, LLC
brent@nilcoinc.com
C.C. Anna Kurtzman, Senior Planner, Planning & Development

The Department has reviewed the above referenced file for compliance with the Public Health Ordinance for McHenry County. At this time the Department has the following comments:

The existing private sewage disposal system serving the existing pole barn was installed under permit 15-0077 and was designed to accommodate 19 employees at 15 gallons per day (gpd), or 285 gpd total.

1. Provide confirmation that there are no changes to the following:
 - a. The maximum number employees per day does not exceed 19.
 - b. There are no visitors nor public restrooms.
 - c. No new floor drains are being proposed. If any new floor drains are proposed that are not capturing waste directed to the existing special waste holding tank, a new special waste holding tank must be installed under a permit issued by the Department of Health.
 - d. No deicing agent is currently being utilized and stored on the property.
 - e. Provide information as to whether offsite logs are processed and sold for firewood or mulch.
2. The site plan provided indicates existing structures as proposed. The site plan must be updated to reflect any and all existing buildings, driveways, and other structures.

Please forward any electronic correspondence to ENVSeWageWater@mchenrycountyil.gov and indicate the above noted health review number as the email subject. If you have any questions Department staff is available for consultation, please contact the Department at (815) 334-4585 and reference your health review number. If you disagree with Department staff review, you may in writing seek and receive review by Patricia Nomm, Director of Environmental Health.

The Department's review has been to determine compliance with the Public Health Ordinance for McHenry County. You must consult with the appropriate local building authority regarding any building, zoning and storm water requirements that may apply to this proposal.