



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

April 23, 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 2024-055 Olague Farms Meat Packing Inc, A1-A1C, Hartland 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: #2024-055

PIN: 07-23-176-003

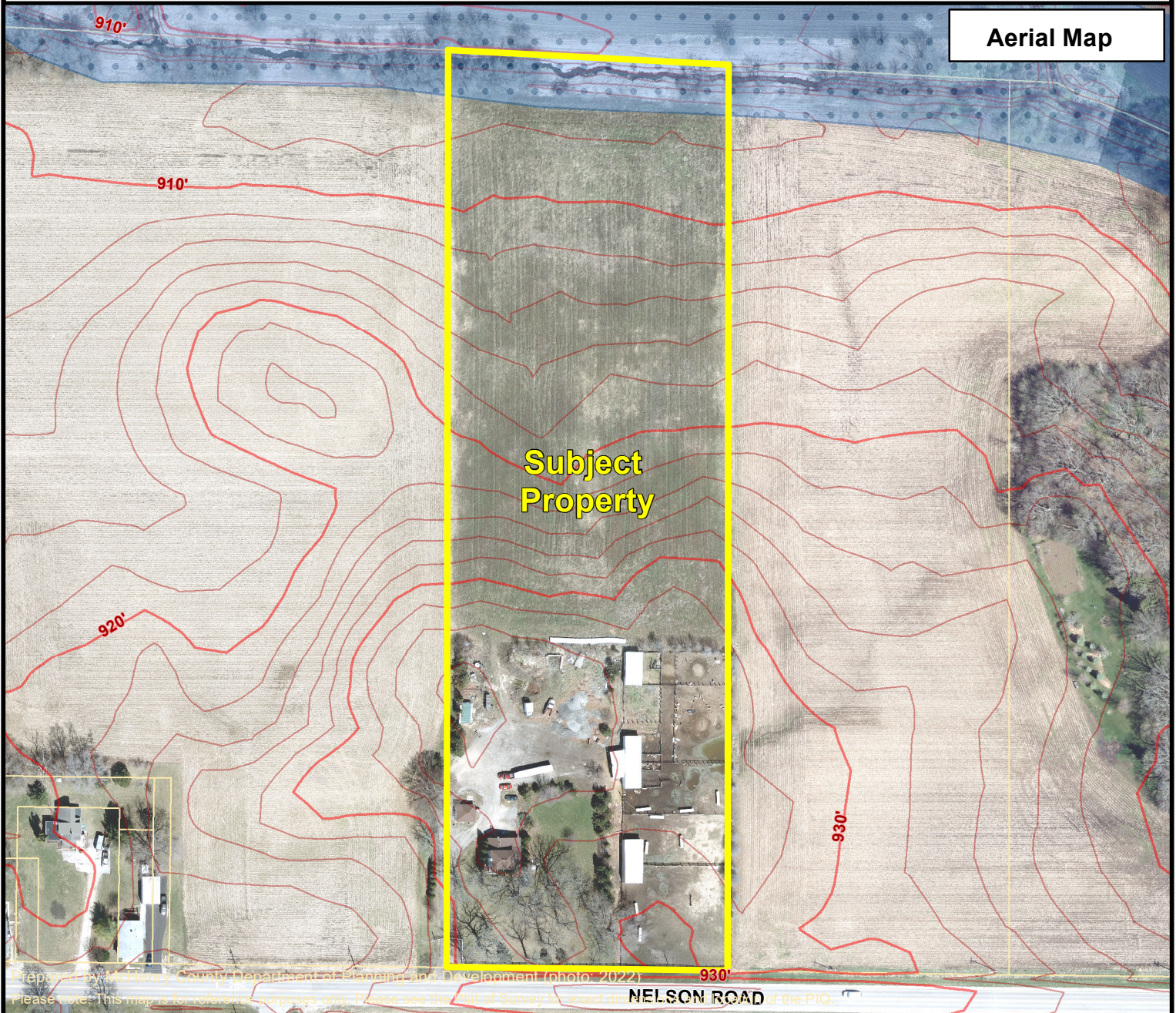
Address: 15712 Nelson Road, Woodstock

Applicant: Eduardo and Claudia Olague

Hearing: January 30, 2025

Request: A-1 Agriculture District to A-1 Agriculture District with Conditional Use Permit for Food Processing with Animal Slaughter

Location: The eight point two-eight (8.28) acres parcel is located on the north side of Nelson Road, about seven hundred sixty (760) feet west of Murray Road, in Hartland Township.



Elevation

(feet above sea level)

- 10-foot contours
- 2-foot contours

ADID Wetland Map 2005

- High Functional Value Wetland (hfw)
- High Quality Wetland (hqw)
- Wetland (w)
- Farmed Wetland (fw)

FEMA Flood Hazard Areas

- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Feet 80 40 0 80 160
1 inch equals 173.7 feet



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 Food Processing with Animal Slaughter. The subject property is just over eight (8) acres in size and is located on the north side of Nelson Road, roughly seven hundred sixty (760) feet west of Murray Road. The 2009 plat of survey indicates that there is a house and detached accessory structure on the subject property. There are two (2) building permits issued since 2009 for ag exempt structures, which are depicted on the 2022 aerial. The 2022 aerial also shows the presence of an undocumented detached accessory structure located in the area where the applicant wants to put the processing building.

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).

STAFF ANALYSIS

Current Land Use & Zoning

The subject property is presently zoned A-1 Agriculture. A Conditional Use Permit for a Landscape Business with outdoor storage was granted in 2010. That permit expired in 2021.

All of the surrounding properties are zoned A-1 Agriculture. Properties to the north, east and west are used agriculturally. The property to the south is used both for agricultural purposes and includes the County's nursing care facility. Properties to the southwest of the railroad tracks are also owned by the County. Properties to the east of the railroad tracks include a mixture of zoning and uses, including residential and non-residential uses.

2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property as **Agriculture**. The properties to the north, east and west of the subject property have this same designation. The property to the south is designated Government/Institutional.

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. *(See comments below)*

McHenry County 2030 and Beyond, Adopted October 18, 2016

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

"We can make it happen by promoting development that is compact, contiguous to, or located within municipalities in order to preserve rural landscapes while providing greater mobility choice for all residents." (p.12)

- The City of Woodstock is located about one and a quarter (1.25) miles southeast from the subject property.
- The unincorporated community of Hartland is roughly three hundred (300) feet to the west of the subject property.

Big Idea #2 Let's build on our strengths

"We can make it happen by preserving our open space and agricultural landscapes, which provide recreational opportunities, including ecotourism, and sustain our rural lifestyle and agricultural industry." (p.14)

- The proposed use depends upon local livestock.

Big Idea #3 Let's grow smarter

"We can make it happen by focusing development that is compact, contiguous to, or located within municipalities, and away from areas designated for agriculture and lacking infrastructure and services." (p. 16)

- As noted above, the site is located over a mile from the City of Woodstock.

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 applicant has indicated that they had an animal slaughtering business elsewhere, however, due to fire damage and zoning requirements, they are unable to rebuild in that location. As such, they are seeking to re-establish the business to this location.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

"Promote increased density and compact contiguous development." (p. 15)

- The subject property is within three hundred (300) feet of an unincorporated community (Hartland).

Agricultural Resources

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

- The proposed use is an agriculturally based business.

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. This letter notes the presence of a floodplain and hydric soils on the property. These environmental features are located well north of the area being proposed for development. Please refer to NRI L24-080-4636 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 property is not located within the Sensitive Aquifer Recharge Area (SARA).

Economic Development

No applicable text.

Infrastructure

No applicable text.

Land Use

"Promote increased density and compact contiguous development." (p. 15)

- The proposed re-use of this site is near to areas which are already developed.

STAFF ASSESSMENT

The future land use map denotes that this area is to be used for agricultural purposes. It could be argued that food processing is an agricultural use. There are no environmental features which are on or near the area contemplated for development. The property is located within three (300) feet of unincorporated Hartland and just over a mile from the City of Woodstock.

Regarding the Conditional Use Permit, staff offers the following conditions for consideration:

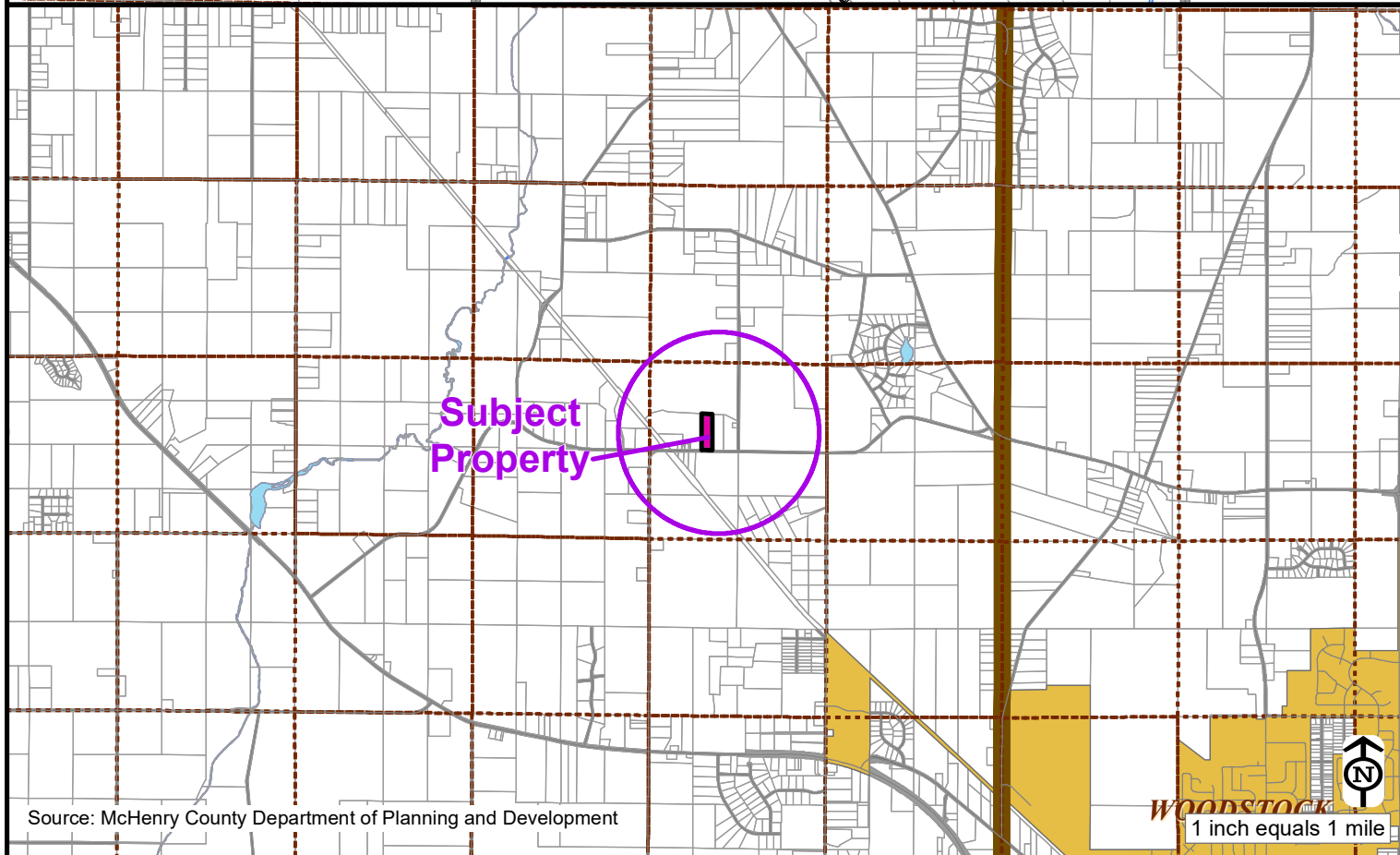
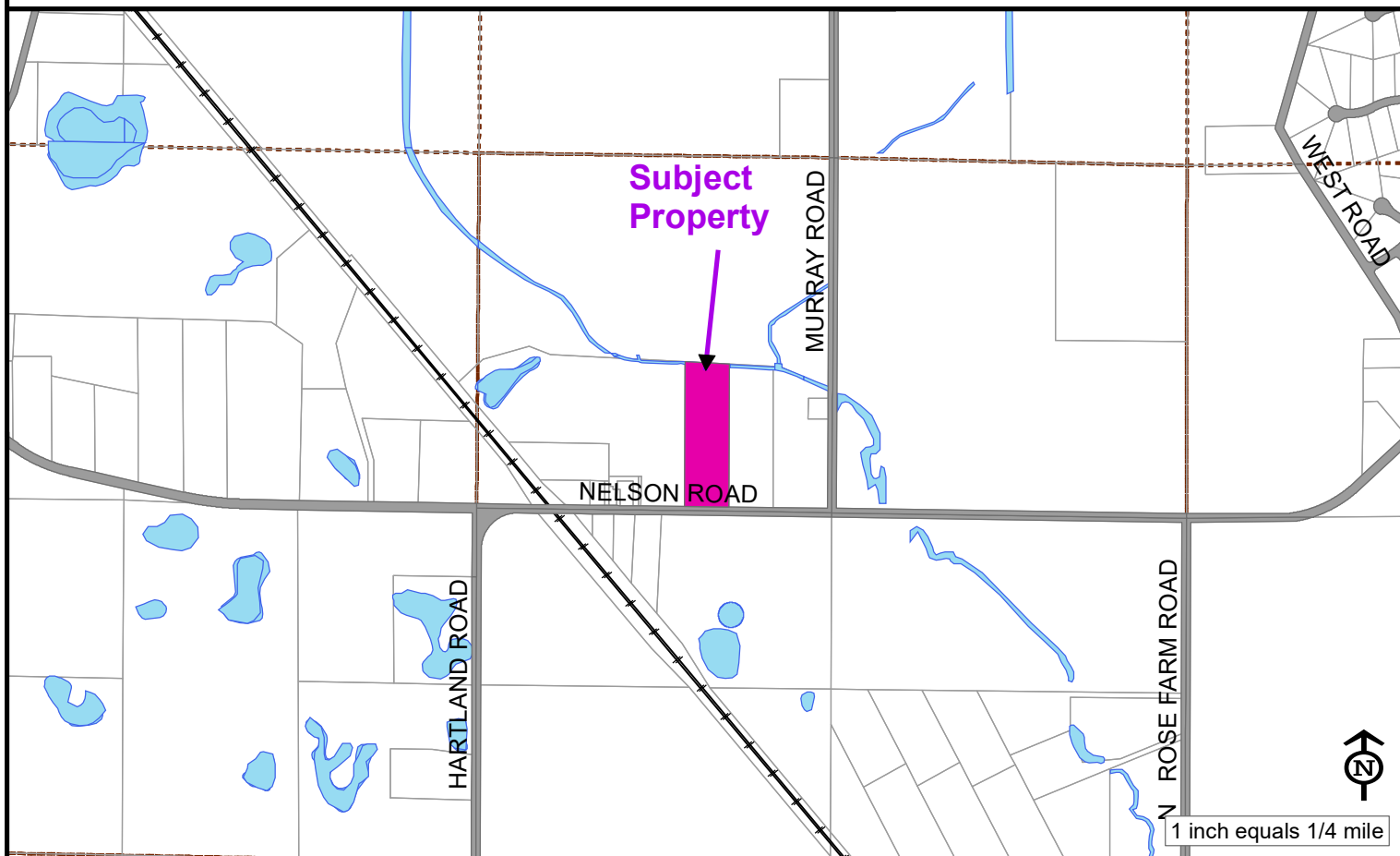
1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.

2. The Conditional Use shall substantially conform to the Official Site Plan prepared by Gillespie Design Group, dated November 26, 2024.
3. Within six (6) months of County Board approval, the applicant shall submit a County Highway Access Permit Application the County's Division of Transportation.
4. Within six (6) months of County Board approval, the applicant shall submit a plat of dedication to the County's Division of Transportation, dedicating frontage along Nelson Road to the County.
5. Within one (1) year of County Board approval, the applicant shall submit a building permit, including an application for stormwater management, to the County's Planning and Development Department.
6. All other federal, state, and local laws shall be met.

McHenry County Unified Development Ordinance Section 16.20.040.E

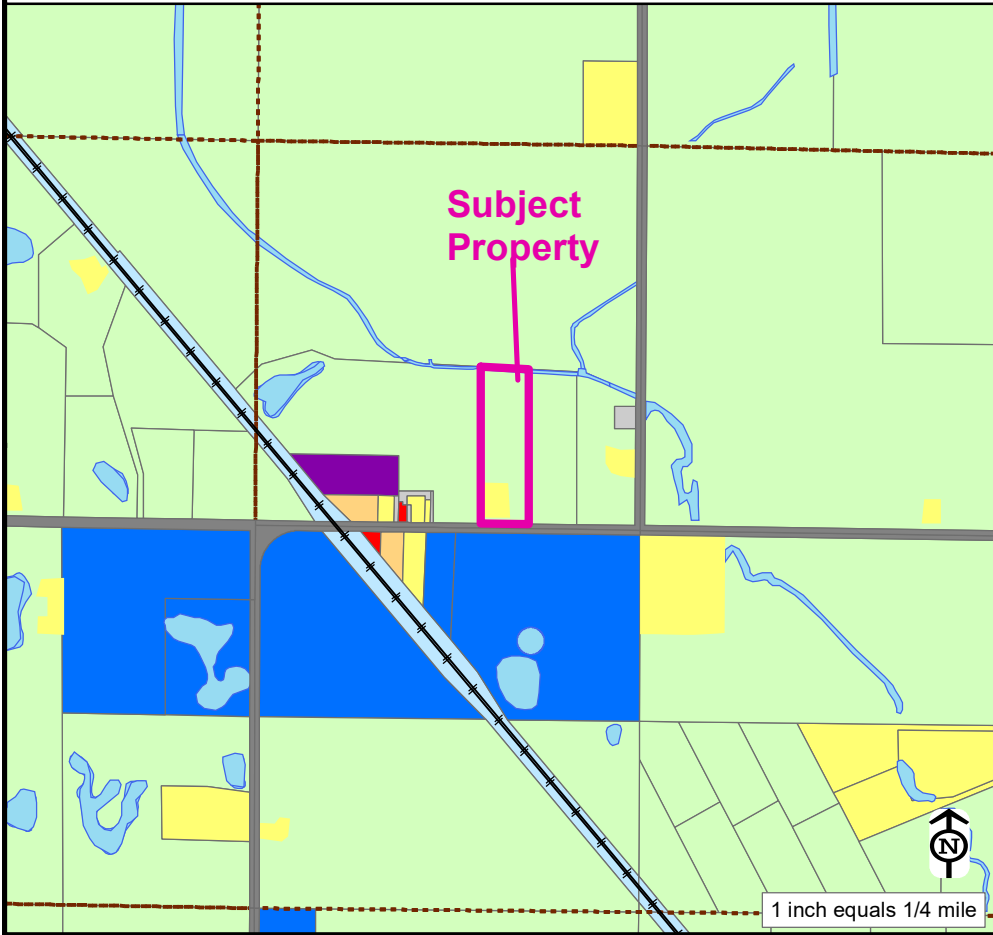
- E. *Approval Standards for Conditional Use Permits.* No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:
1. That the petitioner 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.

Report prepared December 31, 2024 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

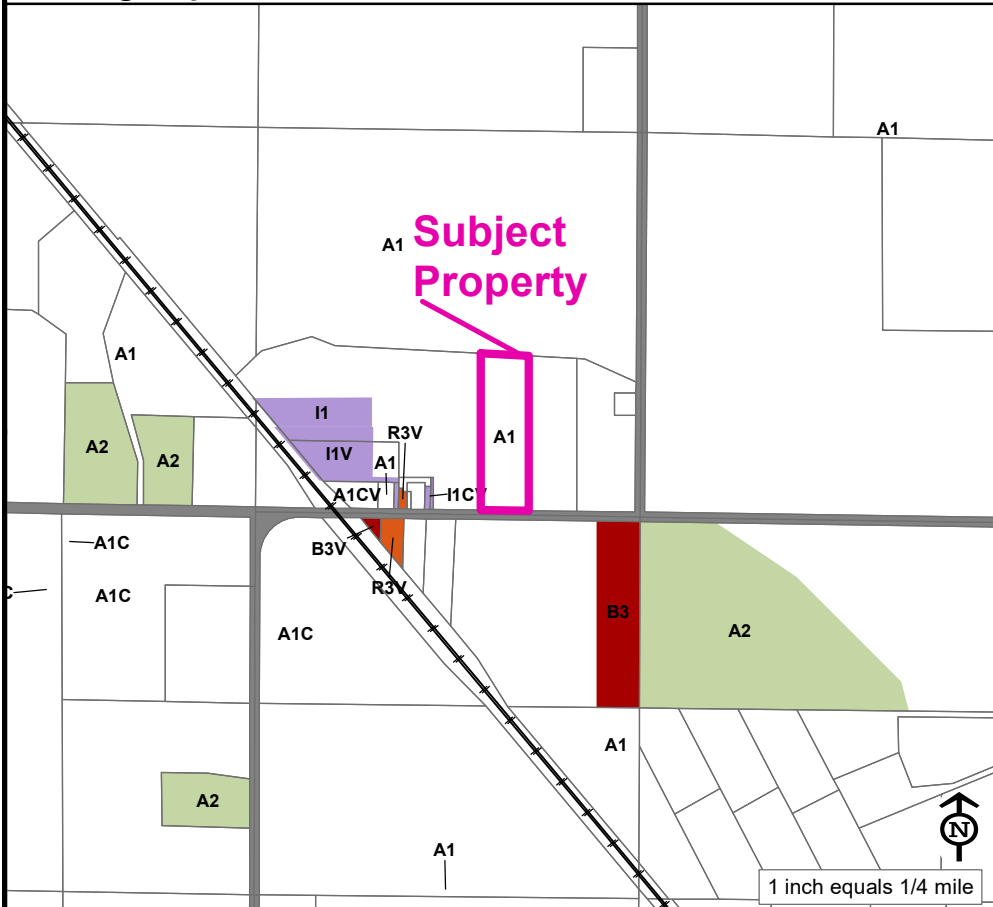
Single-Family Residential and Agriculture

Adjacent Land Use(s)

North: Agriculture
South: Governmental/Institutional
East: Agriculture
West: Agriculture

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

Zoning Map



Current Zoning

A-1 Agriculture

Adjacent Zoning

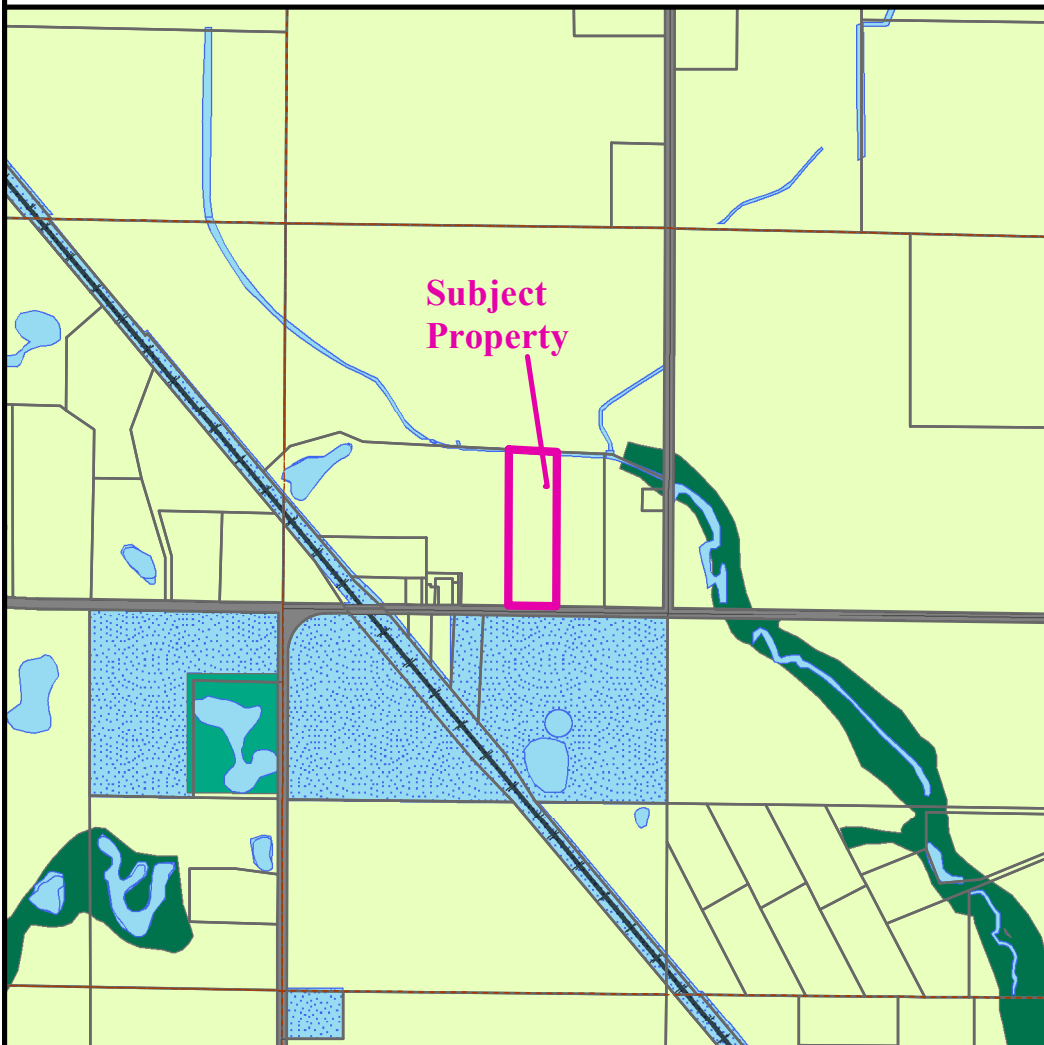
North: A-1 Agriculture
South: A-1 Agriculture
East: A-1 Agriculture
West: A-1 Agriculture

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

McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Agriculture



- 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 Woodstock: Agriculture and Resource Conservation Corridor

Hartland Township: Agriculture

McHenry County 2030 Comprehensive Plan — Text Analysis

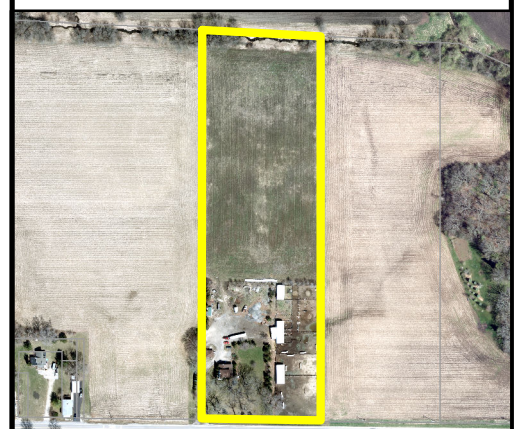
Land Use

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

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



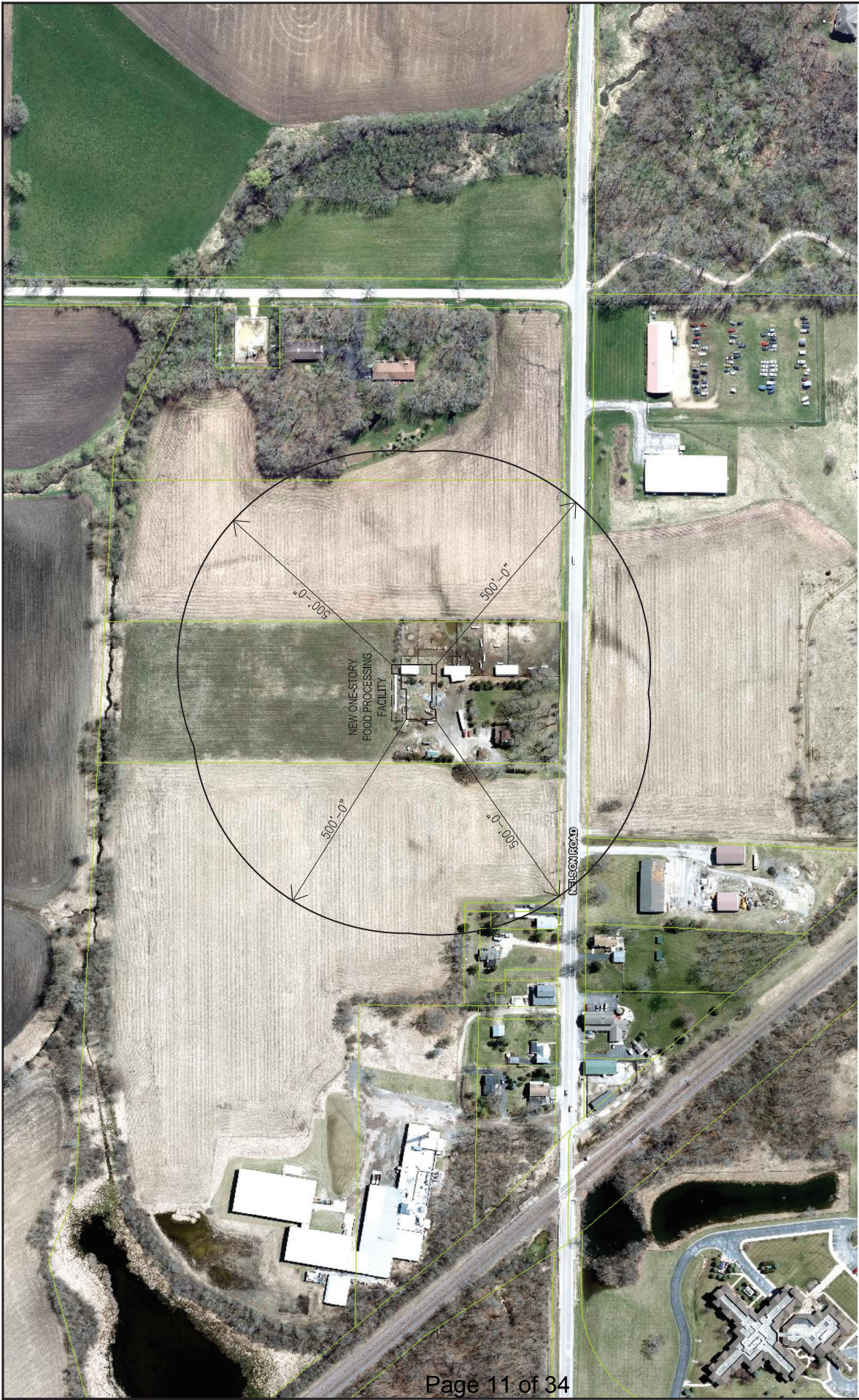
Sensitive Recharge Area

DATE	DESCRIPTION
11/20/24	REVISED PER STAFF REVIEW
9/10/24	FOR CONCEPTUAL USE APPROVAL

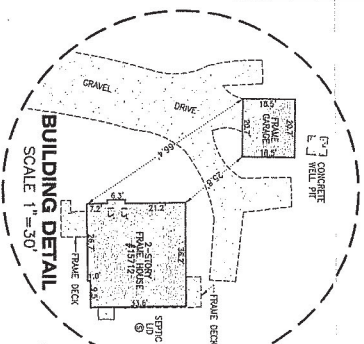
OLAGUE FARMS
MEAT PACKING, INC.
15712 NELSON ROAD WOODSTOCK, ILLINOIS 60098

GAUESPEL
DESIGN GROUP
ARCHITECTS & LANDSCAPERS
PO BOX 64
RINGWOOD, IL 60072
815-853-7100
www.gdpdesigngroup.com

23-034



Port of the Northwest quarter of section 23, Township 45 North, Range 6 East, of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Quarter Section and running thence North on the East line thereof for a distance of 905.51 feet to a point which is 1732.04 feet South on the Northeast corner thereof; thence North 66 degrees 44 minutes 09 seconds West, 420.65 feet; thence North 58 degrees 59 minutes 31 seconds West to a point on the line drawn between the West line and parallel to the East line of said Quarter Section, said point being 1065.32 feet West of said parallel; thence North 10 degrees 32 minutes 32 seconds West to a point on the line drawn 1065.32 feet West of said parallel to the East line of said Quarter Section; thence South on the last mentioned parallel line to a point on the South line of said Quarter Section; thence East on the South line thereof for a distance of 330.00 feet to a point; thence South on the South line thereof to the Place of Beginning, in McHenry County, Illinois.



DRAWN BY: ST _____ CHECKED BY: WJV _____

NOTE: On those Building Use Restrictions or Easements on a Recorded Subdivision Plat are shown, however, unless the description ordered to be surveyed contains a proper description of the required building lines or easements:

- * No easements should be assumed by nothing.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be herein implied.
- * This Survey and Plat of Survey are not, without further embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and, if AT ONCE report any discrepancies which you may find.

By: *Wm. J. Wadsworth*
Illinois Professional Land Surveyor No. 2709

IN THE MATTER OF THE APPLICATION OF
OLAGUE FARMS MEAT PACKING, INC., APPLICANTS
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A CONDITIONAL USE

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) 2024-055
)

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 an **A CONDITIONAL USE** for the following described real estate:

Part of the Northwest Quarter of Section 23, Township 45 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Quarter Section and running thence North on the East line thereof for a distance of 905.51 feet to a point which is 1732.04 feet South of the Northeast corner thereof; thence North 66 degrees 44 minutes 09 seconds West, 420.65 feet; thence North 86 degrees 59 minutes 31 seconds West to a point on a line drawn 765.52 feet West of and parallel to the East line of said Quarter Section, said point being the Place of Beginning, thence continuing North 86 degrees 59 minutes 31 seconds West to a point on a line drawn 1095.52 feet West of and parallel to the East line of said Quarter Section; thence South on the last mentioned parallel line to a point on the South line of said Quarter Section; thence East on the South line thereof for a distance of 330.00 feet to a point; thence North in a straight and direct line to the Place of Beginning, In McHenry County, Illinois.

PIN 07-23-176-003

The subject property is located ***on the north side of Nelson Road, approximately seven hundred forty (740) feet west of the intersection of Nelson and Murray Roads, with a common address of 15712 Nelson Road, Woodstock, Illinois, in Hartland Township.***

The subject property is presently zoned ***“A-1” Agriculture District*** and consists of approximately ***8.28 acres*** with the ***“A-1” zoning to the North, South, and East, and West.***

The Applicant is requesting ***a CONDITIONAL USE of the subject property to allow for Food Processing with Animal Slaughter.***

The officers of Olague Farms Meat Packing, Inc., the Applicant, are: Eduardo J. Olague, President and Claudia Olague, Vice President and Secretary. The Owners of Record are Eduardo J. Olague and Claudia Olague. They can be reached at 15211 Shamrock Lane, Woodstock, Illinois.

A hearing on this Petition will be held on the 30th day of January 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 31ST DAY OF DECEMBER 2024.

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 # 2024-055

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:

Name Eduardo e Claudia Olague
Address 15211 8hamrocic Ln.
City, St, Zip Woodstock, IL 60098
Daytime Phone 815219 9639
Email olaguefarms@yahoo.com

ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):

Name _____
Address _____
City, St, Zip _____
Phone _____
Email _____

RECEIVED
SEP 13 2024
ZONING DIVISION

APPLICANT (If other than owner):

Name Olague Farms Meat Processing, Inc
Address 22701 Oak Grove Rd
City, St, Zip Harvard, IL 60033
Daytime Phone 815943-4488
Email olaguefarms@yahoo.com

TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):

Name _____
Address _____
City, St, Zip _____
Phone _____
Email _____

PARCEL INFORMATION:

Address 15712 Nelson Road
City Woodstock Zip 60098
Parcel/Tax Number 07-23-176-003
Number of Acres 8.28

Applying For:

(Check all that apply)

- ☐ Reclassification
☒ Conditional Use & Site Plan Review
☐ Variation, Administrative
☐ Variation, Zoning
☐ Site Plan Review
☐ Text Amendment
☐ Appeal

Current Zoning: A1

Requested Zoning: A1C

CUP Request: Food Processing with Animal Slaughter

Variation Request:

Type:

UDO Section(s):

Type:

Please provide additional information on the back of this page.

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

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: <u>Olague Farms Meat Packing, Inc.</u>			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
<u>Eduardo Olague</u>	<u>President</u>	<u>15211 Shamrock Ln Woodstock, IL 60098</u>	<u>50%</u>
<u>Claudia Olague</u>	<u>Secretary/Vice President</u>	<u>15211 Shamrock Ln Woodstock, IL 60098</u>	<u>50%</u>

Please attach additional information, if needed.

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

[illegible]

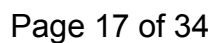
I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

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

Edward J. Olague
Print Name

Claudia Olague
Print Name

NOTARY PUBLIC



September 10, 2024

McHenry County Planning and Development
STAFF PLAT REVIEW Members
County Board Conference Room/Administration Building
667 Ware Road
Woodstock, IL 60098

RE: Proposed Conditional Use: Food Processing with Animal Slaughter
15712 Nelson Road
Woodstock, Illinois 60098
PIN 07-23-176-003

Applicant:

Olague Farms Meat Packing, Inc.
Current Address:
22701 Oak Grove Road
Harvard, Illinois 60033
Eduardo Olague, Owner
Claudia Olague, Owner
(815) 943-4488

Staff Plat Review Members:

We, Eduardo and Claudia Olague, as the owners of Olague Farms Meat Packing, Inc., thank you for reviewing our request for a Conditional Use Permit for the following property:

15712 Nelson Road
Woodstock, Illinois 60098
PIN 07-23-176-003

This property is approximately 8.28 acres, with dimensions roughly of 330'-0" x 1100'-0". Currently, the property includes a farmhouse, detached garage, two storage buildings, chicken coop, and various livestock animal pens. The majority of the property is used for crop farming alfalfa, and this will not change.

The property is located within the A-1 Zoning District where Food Processing with Animal Slaughter is permitted with a Conditional Use Permit. A Site Plan is part of this submission that shows the proposed layout of the property and the Conditional Use.

The proposed Food Processing with Animal Slaughter Conditional Use will have minimal impact on traffic along Nelson Road. We anticipate a maximum of 15 employees and about 30 vehicular visits per week, primarily farmers. These are vehicle

types consistent with those currently visiting the property now, namely trucks with livestock trailers and an occasional livestock truck. Due to the location of the proposed operation, we do not anticipate noise will be an issue. There are no significant environmental impacts.

This proposal is to relocate our business, Olague Farms Meat Packing, Inc., from near Harvard to this location. The proposed use falls within the Principal Use Standard of Food Processing with Animal Slaughter as defined in the McHenry County UDO 16.56.030 HH. The Conditional Use will comply with the requirements of this section:

1. No animal slaughter operation will be located within 500'-0" of any residential zoning district.
2. Live animals will be held on site for no more than 24 hours.
3. All slaughtering/processing will occur within an enclosed building.
4. The use will comply with all applicable federal, state, county rules and regulations.
5. The facility will satisfy all requirements of the McHenry County Health Ordinance and applicable building codes.

The Olague Farms Meat Packing facility had its origins in McHenry County in a facility that has been operating at the same location near Harvard since 1952. We have a longstanding relationship with the McHenry County community and farmers.

Unfortunately, a tragic fire resulted in the complete loss of our building. Since residential zoning and retail uses had grown out to the once rural location, it became apparent that the facility could no longer be rebuilt at its original location. Therefore, with a goal to remain in McHenry County, we have decided to pursue the rebuilding of Olague Farms at this location at 15712 Nelson Road.

Our mission is to bring back the traditional neighborhood butchering and meat processing facility, supplying the local McHenry County community and restaurants with fresh meat of the highest quality. We achieve this by overseeing the production from the moment the animal is purchased for harvesting to the very moment of product delivery.

We hope and trust that you agree that by granting a Conditional Use for Food Processing with Animal Slaughter at this site, it will prove to be a very appropriate location for Olague Farms Meat Packing for years to come. Please do not hesitate to contact us if you have any questions or require further information.

Very Truly Yours,

OLAGUE FARMS MEAT PACKING, INC.

Eduardo Olague
Claudia Olague

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.

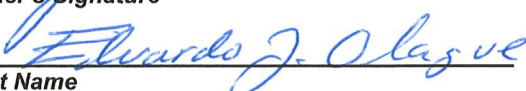
ZONING APPLICATION INTERPRETATION

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

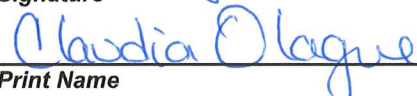
I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse 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


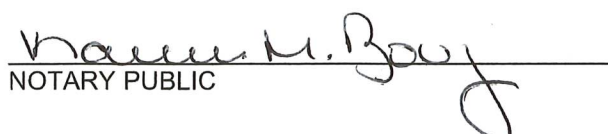
Print Name



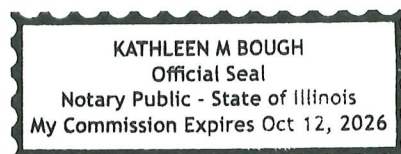
Signature


Print Name

SUBSCRIBED and SWORN to before me
this 11th day of September, 2024.



NOTARY PUBLIC



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 understand and know that the proposed conditional use of Food Processing assures that the site and operations will comply with all 5 requirements of 16.56 HH as well as 16.60.
2. Is the conditional use compatible with the existing or planned future development of the area? Yes, the proposed conditional use of Food Processing is a conditional use within the existing A-1 Zoning District. This is the current Zoning District of adjacent properties and is consistent with the 2030 plan.
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area? No, due to the size of the lot, the nature of the business taking place inside the building, the setbacks provided, the standards to which the operation will take place, the lack of residential development in the area, the proposed conditional use is not be detrimental to the general welfare of the area.
4. Will the conditional use be injurious to the use and enjoyment of other property in the area? No the proposed conditional use will not be injurious to the use and enjoyment of other property in the area, for the reasons stated above.
5. Will the conditional use substantially diminish and impair property value in the area? No, the proposed conditional use will not diminish or impair property values in the area. The use is consistent with adjacent properties.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided? Utilities, access roads, and other necessary site conditions are all easily accessible and provided for at this site.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets? Yes. The proposed conditional use intends to use the existing access to Nelson Road that is currently being used for car and truck traffic.
8. Will the conditional use conform to the applicable standards of the underlying zoning district? Yes. The proposed use will conform to all the applicable standards of the underlying zoning district.
9. Will the conditional use be reasonably in the interest of the public welfare? Yes. The conditional use is to provide a new home and more appropriate location for a business that began in 1952 outside of Harvard and has been a consistent part of McHenry County ever since.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality? Yes. Of course, the site improvements will comply with McHenry County Stormwater Ordinance Health and Environmental Regulations.

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

September 17, 2024

Claudia Olague
15211 Shamrock Lane
Woodstock, IL 60098

<u>Re:</u>	Parcel # 07-23-176-003
<u>Common Location:</u>	15712 Nelson Road, Woodstock, IL 60098
<u>NRI#</u>	L24-080-4636
<u>Zoning Change:</u>	A1 to A1 CUP

Dear Mrs. Olague:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Eduardo Olague property as applied for in Report #L24-080-4636. Due to size of parcel being rezoned and minimal or 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.

Office maps indicate the presence of hydric soils in the northern area of the parcel (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Additionally, the FEMA Flood Insurance Rate Map indicates that the northern area of the parcel is within a 0.2% Chance Annual Floodplain (see attached Floodplain Locations Map). If additional construction is to occur it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

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

Hydric Soil Locations



0 55 110 220 330 440 Feet

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



Legend

 Hydric Soil

Resources for the Future

Floodplain Locations Map



0 55 110 220 330 440 Feet

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






Legend

FEMA Floodplain

Flood Zone

0.2 PCT ANNUAL
CHANCE FLOOD
HAZARD

100 yr

-  100 yr with base flood elevations determined
-  100 yr with 1-3 ft. flood depths
-  100 yr usually sheet flow

Resources for the Future



McHenry County
Staff Plat Review - Public Meeting
MINUTES

November 20, 2024, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

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

Members Absent: Ray Beets

1. CALL TO ORDER

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

2. PUBLIC COMMENT

None

3. DRAFT MINUTES FOR APPROVAL

Mover: Stoyan Kolev

Second: Steve Gardner

Approve previous minutes

Approved by Voice

3.1 September 18, 2024 Draft Minutes

4. SITE PLAN REVIEW

4.1 2024-055 Olague - A1 - A1C

Claudia and Eduardo Olague were present during the meeting along with David Gillespie, architect. Mr. Olague gave a brief history of his business and explained that they have been operating in McHenry County since 1952 but lost the business due to a fire. They would like to rebuild their operation in McHenry County at 15712 Nelson Road. He noted the proposed building is slightly smaller than the Jones facility, there are trucks entering the site as it is currently a slaughterhouse. There will be a total of 15 employees with business hours of 7 am to 4 pm and a slight increase in hours around holidays. Typically, there will be approximately 300-400 head of either lamb, sheep or goat and 10-15 head of cattle weekly. The amount of cattle depends on local farmers for processing.

Water Resource Division - Mr.Kolev reviewed his comments and there were no further questions.

MCDOT - Mr. McGraw reviewed the comments written by Ray Beets. He highlighted the ROW dedication, requirements for a traffic study and that would determine the type of access permit that will be required and if a turn lane will be needed.

Building Division - Mr. Gardner reviewed his comments and requirements and there were no further questions.

Environmental Health - Ms. Nomm briefly reviewed comments. In addition, she asked if retail would be added to the business and the owner stated that they were not adding it at this time.

Planning Division - Ms. Kurtzman reviewed the comments in her memo. Highlights that require changes are LED lighting fixtures to be added to the site plan, parking and loading bay conflict area. She mentioned that if fewer employee trips are discovered during the traffic study perhaps a variation could be granted for fewer parking spaces and that would also reduce the impervious area.

Mover: Renee Hanlon

Second: Stoyan Kolev

Motion to approve pending administrative review of site plan.

Approved by Voice

5. SUBDIVISION REVIEW

5.1 S2024-001 Final Plat of Dunin Consolidation

Adrian Plante and Inez Dunin Wasowicz; owners and Richard Heizer, engineer, were present.

Stormwater Division - No comments.

MCDOT - Mr. McGraw noted there were no ROW requirements and that the traffic study will happen with the conditional use process. No other comments at this time.

Building Division - No comments.

Health Department - Ms. Nomm reported that when Mr. Heizer updated the information from the soil classifier it was in conflict with previous submittals. She reported that she reached out to them and if they cannot come to a conclusion it will be elevated to NRCS for determination. Further review is required on this matter.

Zoning Division - Ms. Kurtzman reviewed the items in her memo. There were no further questions with regard to the comments.

Mover: Renee Hanlon

Second: Patricia Nomm

Acknowledge receipt and deny to return to this committee. Amended motion to address issues and review administratively.

Approved by Voice

5.2 S24-002 Final Plat of First Amendment to Lot 37 Vista Ridge Estates

John Sieck, KLM Builders was present.

Health Department - Ms. Nomm reported that a reduction in the size of the septic area has been submitted and approved. The plat can be brought in for signature.



Memorandum

TO: Claudia and Eduardo Olague
Olague Farms Meat Packing, Inc

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: March 12, 2025

RE: Meat Processing Plant
Traffic Analysis
15712 Nelson Road
McHenry County, Illinois

This memorandum summarizes a traffic analysis conducted for a proposed 8,974 square foot meat processing plant at 15712 Nelson Avenue in unincorporated McHenry County, Illinois. The purpose of the study was to estimate the amount of site traffic generated by the plant and to determine any traffic impacts or required roadway improvements.

Site Location

The existing 8.28 acres site is located at 15712 Nelson Avenue in unincorporated McHenry County, Illinois. It has a Woodstock mailing address. The site is occupied by a home and several support buildings with holding pens for cattle and sheep. Most of the property is used for farming alfalfa which will not change. It is used as a staging location for local farmers to deliver their cattle or sheep to the farm until the animals can be brought to an off-site meat processing plant. There is one full access drive that is shared with an adjacent landowner on Nelson Road. Uses around the site consist of agricultural land, the Hartland Township campus, and other rural homes and businesses.

Existing Roadways

Nelson Road is an east-west undivided arterial with one travel lane in each direction. The road has a 40-mph speed limit and is under the jurisdiction of the McHenry Division of Transportation. Traffic counts by McHenry County from 2019 showed 2,033 Average Annual Daily Traffic (AADT) and the Illinois Department of Transportation's count database showed an AADT of 1,800 in 2021.

Trip Generation

The site traffic generated by the proposed plant was estimated from data in the Institute of Transportation Engineer's Trip Generation 11th Ed. manual which contains trip generation surveys of similar uses. The resulting site traffic volumes for the proposed use is shown in **Table 1**. Traffic volumes were calculated based on the size of the building and on the number of employees (15 max) with the higher volumes used. A copy of the trip generation calculations is attached. Overall, the volume of traffic is very low.

Table 1
Site Traffic Volume Comparison

Use and Size	ITE LUC	Morning Peak			Evening Peak		
		In	Out	Total	In	Out	Total
Light Industrial	110	9	1	10	1	6	7

The proposed will have minimal impact on traffic along Nelson Road with a maximum of 15 employees and about 30 vehicular visits per week, primarily farmers. These are vehicle types consistent with those currently visiting the property now, namely trucks with livestock trailers and an occasional livestock truck.

Truck traffic currently transporting animals to an off-site processing plant will be replaced by a similar volume of trucks picking up and delivering the plant's products.

Directional Distribution

The directional distribution of staff and delivery traffic was estimated based on the surrounding road network serving the site. Site traffic would be evenly distributed east and west of the site. Fifty percent would approach from the west and fifty percent from the east.

Turning Volumes

Based on the site trip generation and directional distribution analyses, the volume of traffic turning right or left into and out of the site would be range from 1 to 5 vehicles per hour per movement. These low levels of turning traffic would not warrant left- or right-turn lanes on Nelson Road.

Right-of-way Dedication

In front of the site, Nelson Road has 66 feet of right-of-way with 33 feet on either side of the centerline. According to the McHenry County Access Control and Right-of-Way Management Ordinance, Nelson Road is an arterial road that requires a 55-foot half right-of-way or 110 feet total right-of-way. The subject site will be required to dedicate an additional 22 feet of property to McHenry County Division of Transportation.

Conclusion

The proposed addition of a meat processing plan at 15712 Nelson Avenue in unincorporated McHenry County will generate low volumes of traffic throughout the week and during peak hours. No roadway improvements would be required on Nelson Road. However, a dedication of 22 feet of property along Nelson Road would be required.

McHENRY COUNTY, ILLINOIS

ZONING BOARD OF APPEALS

IN RE: The matter of Olague Farms, Meat Packing, Inc.

Petition #2024-055

The undersigned, as attorney enters the appearance of Hartland Township, objector, in these proceedings.



Steven J. Cuda, attorney for Hartland Township

Steven J. Cuda
Hamer, Schuh & Cudal
Attorneys for Hartland Township
101 Van Buren Street
Woodstock, IL 60098
815-338-1334
sjc1953@sbcglobal.net



McHENRY COUNTY, ILLINOIS

ZONING BOARD OF APPEALS

IN RE: The matter of Olague Farms Meat Packing, Inc.

Petition #2024-055

OBJECTION

NOW COMES, Hartland Township by its attorneys, Hamer, Schuh & Cuda, and for its objection to the proposed Conditional Use requested by Petitioners, Olague Farms Meat Packing Inc. (the “Petitioner”) states as follows:

1. The Petitioner is requesting that it be granted a Conditional Use to allow for food processing and a slaughterhouse on the property commonly known as 15712 Nelson Road, Woodstock, Illinois.

2. Section 16.20.040 E. of the McHenry County Unified Development Ordinance (the “Ordinance”) lists ten (10) general standards which any Petitioner must meet prior to obtaining a Conditional Use. The McHenry County Planning and Development Application packet for proposed Conditional Uses requests a Petitioner to address how a proposed Conditional Use meets those standards. In its instructions the Planning and Development Department states that “yes” and “no” answers are insufficient” when addressing these standards. With its answers Petitioner has failed to adequately address standards 1, 4, 5, 8 and 9.

3. Petitioners’ proposed Conditional Use falls within the category of “Food Processing” as that term is defined in Section 16.08.020 of the Ordinance. Pursuant to table 16.32.1 Food Processing is allowed as a conditional use in A-2 zoning districts and as a permitted use in I-1 and I-2 zoning districts. Section 16.56.30 of the Ordinance sets forth use standards for particular

businesses including sub-section HH for a "Poultry and Small Animal Processing Plant". There are no use standards for large animal processing listed in Section 16.56.30 or any other Section of the Ordinance. None are needed for a large animal slaughterhouse/food processing plant as long as it is located in a I-1 or I-2 zoning districts. The Ordinance does not permit a large animal slaughterhouse in an A-1 zoning district. There is no language anywhere in the Ordinance which can be construed to allow the slaughtering and processing of large animals, such as cattle, on property which is zoned A-1 or A-2.

4. Petitioner admitted during its Site Plan Review that it anticipated slaughtering and processing "10-15 heads of cattle weekly. The amount of cattle depends on local farmers for processing." Its proposal is not just for a poultry and small animal processing plant.

5. The subject property is zoned A-1 Agriculture District; Petitioners business should be located on property which is zoned I-1 or I-2.

6. For the reasons set forth above Hartland Township objects to this Petition and respectfully requests that it be denied by the McHenry County Zoning Board of Appeals.

Respectfully submitted,
Hartland Township, by its attorneys, Hamer, Schuh &
Cuda

By: 

Steven J. Cuda

By: 

Charles Kruse, Hartland Township Supervisor

Steven J. Cuda
Hamer, Schuh & Cuda
Attorneys for Hartland Township
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McHENRY COUNTY, ILLINOIS

ZONING BOARD OF APPEALS



IN RE: The matter of Olague Farms Meat Packing, Inc.

Petition #2024-055

AMENDED
OBJECTION

NOW COMES, Hartland Township by its attorneys, Hamer, Schuh & Cuda, and for its Amended Objection to the proposed Conditional Use requested by Petitioners, Olague Farms Meat Packing Inc. (the “Petitioner”) states as follows:

1. The Petitioner is requesting that it be granted a Conditional Use to allow for food processing and a slaughterhouse on the property commonly known as 15712 Nelson Road, Woodstock, Illinois.

2. Section 16.20.040 E. of the McHenry County Unified Development Ordinance (the “Ordinance”) lists ten (10) general standards which any Petitioner must meet prior to obtaining a Conditional Use. The McHenry County Planning and Development Application packet for proposed Conditional Uses requests a Petitioner to address how a proposed Conditional Use meets those standards. With its answers Petitioner has failed to adequately address those standards.

3. Petitioners’ proposed Conditional Use falls within the category of “Food Processing” as that term is defined in Section 16.08.020 of the Ordinance. Pursuant to table 16.32.1 Food Processing is allowed as a conditional use in A-1 zoning districts and as a permitted use in I-1 and I-2 zoning districts. Section 16.56.30 of the Ordinance sets forth use standards for particular businesses including sub-section HH for a “Food Processing and Animal Slaughter.” Petitioner has

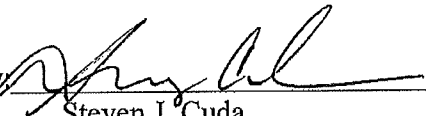
failed to adequately address how it will comply with the standards 4 and 5 of subsection HH.

4. Petitioner has failed to demonstrate that its proposed use is compatible with the uses adjacent to or in proximity to the Subject Property

5. There are residential uses adjacent to or near the Subject Property. A slaughterhouse is an inappropriate use near said residences.

6. For the reasons set forth above Hartland Township objects to this Petition and respectfully requests that it be denied by the McHenry County Zoning Board of Appeals.

Respectfully submitted,
Hartland Township, by its attorneys, Hamer, Schuh &
Cuda

By 
Steven J. Cuda

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