

May 21, 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**
4. **SITE PLAN REVIEW**
 - 4.1 Z25-0009– PIN 18-02-409-002(9401 Kasper Ave, Crystal Lake) - GRAFTON TOWNSHIP 2
Request to for a Landscape Business with Outdoor Storage in the A-1 Agriculture District
 - 4.2 Z25-0016– PIN 18-18-300-004 (13919 ADAMSON RD, HUNTLEY) -- GRAFTON TOWNSHIP 9
Request Renewal of Conditional Use Permit #99-76 for wholesale and retail sale of landscape supplies and products and pet supplies and products; indoor storage and warehousing of personal and commercial vehicles, non-hazardous supplies and equipment; and wholesale and retail sale of small pets, pet supplies and products from the subject property.
5. **SUBDIVISION REVIEW**
6. **STATUS UPDATE**
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 # <u>2024-046</u>

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

<p>OWNER INFORMATION:</p> <p>Name <u>Hector Valencia Rodriguez</u></p> <p>Address <u>54 South Seebert St.</u></p> <p>City, St, Zip <u>Cary, IL 60013</u></p> <p>Daytime Phone <u>847-613-5459</u></p> <p>Email <u>valenciah51@yahoo.com</u></p>	<p>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</p> <p>Name <u>Mark Saladin, Zanck, Coen, Wright & Saladin PC</u></p> <p>Address <u>40 Brink Street</u></p> <p>City, St, Zip <u>Crystal Lake, IL 60014</u></p> <p>Phone <u>815-459-8800</u></p> <p>Email <u>msaladin@zcvlaw.com</u></p>
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<p>APPLICANT (If other than owner):</p> <p>Name <u>Same as above</u></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 <u>N/A</u></p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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PARCEL INFORMATION:

Address 9401 Kasper Ave.

City Crystal Lake Zip 60014

Parcel/Tax Number part of 18-02-409-002

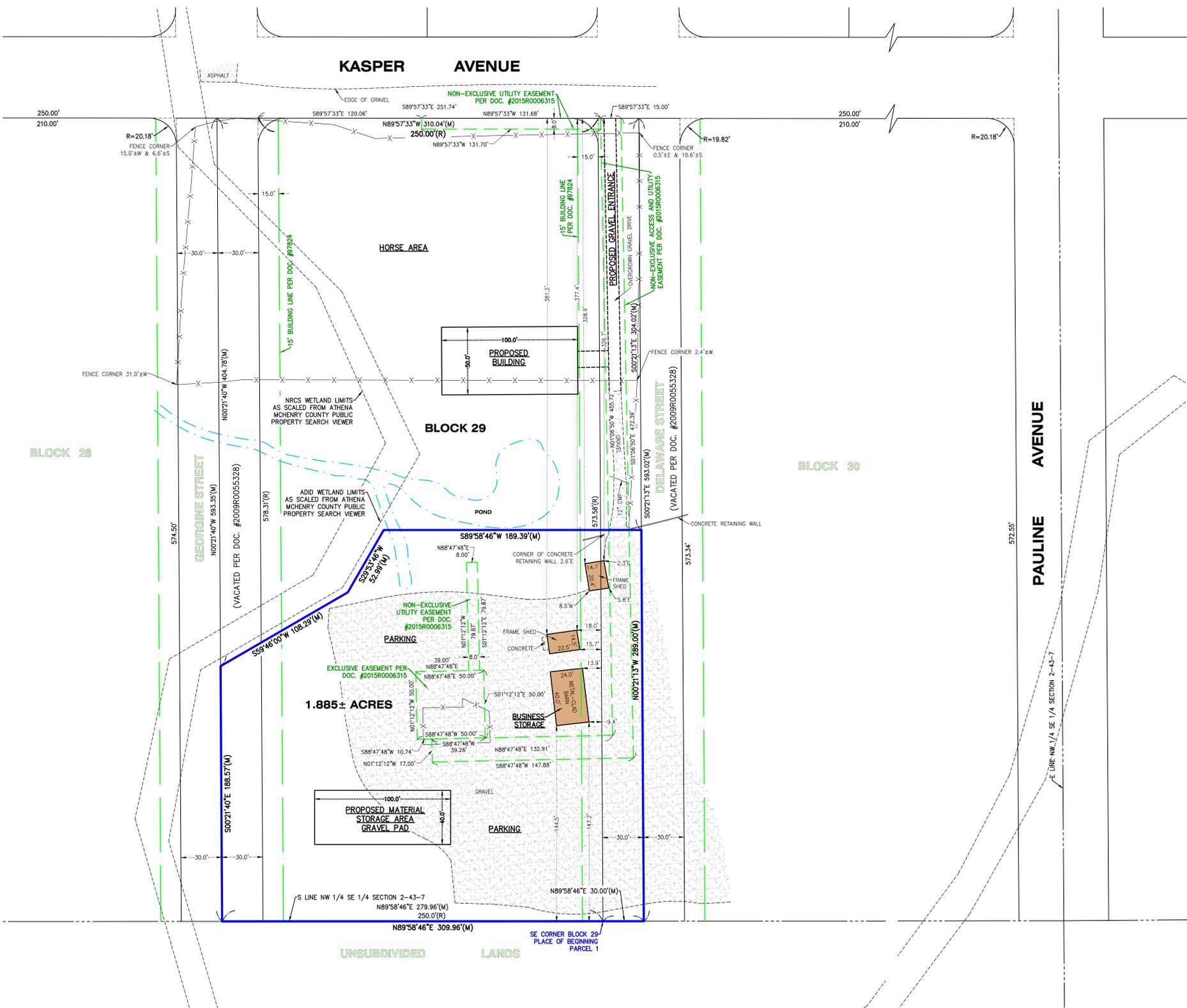
Number of Acres 1.885 +/- acres

Applying For: <small>(Check all that apply)</small>	<input type="checkbox"/> Reclassification	Current Zoning: <u>A-1</u> Requested Zoning: <u>A-1C</u>
	<input checked="" type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: <u>Landscape business with outside storage</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:

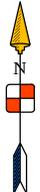
Please provide additional information on the back of this page.

SITE PLAN

Part of Block 29, part of the East Half of that part of Georgine Street lying South of Kasper Avenue as Vacated by Final Order and Memorandum of Decision recorded November 3, 2009 as Document No. 2009R0055328 and part of The West Half of that part of Delaware Street lying South of Kasper Avenue as Vacated by Final Order and Memorandum of Decision recorded November 3, 2009 as Document No. 2009R0055328 all in Westmoor Gardens, a Subdivision of Lot 1 of the Northeast Quarter and of the Northwest Quarter of the Southeast Quarter of Section 2, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded June 20, 1931 as Document No. 97824, in Book 8 of Plats, page 46, being described as follows: Beginning at the Southeast corner of said Block 29; thence North 89 degrees 58 minutes 46 seconds East along the South line of said Westmoor Gardens Subdivision, 30.00 feet to the East line of the West Half of said vacated Delaware Street; thence North 00 degrees 21 minutes 13 seconds West along said East line, 289.00 feet; thence South 89 degrees 58 minutes 46 seconds West parallel with said South line of Westmoor Gardens Subdivision, 189.39 feet; thence South 29 degrees 53 minutes 46 seconds West, 52.99 feet; thence South 59 degrees 46 minutes 00 seconds West, 108.29 feet to the West line of the East Half of vacated Georgine Street; thence South 00 degrees 21 minutes 40 seconds East along said West line, 188.57 feet to the South line of said Westmoor Gardens Subdivision; thence North 89 degrees 58 minutes 46 seconds East along said South line, 279.96 feet to the Place of Beginning, in McHenry County, Illinois.



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
☆	LIGHT
†	SIGN
⊙	TELEPHONE MANHOLE
⊞	TELEPHONE RISER
(D)	DEED
(M)	MEASURED
(R)	RECORD



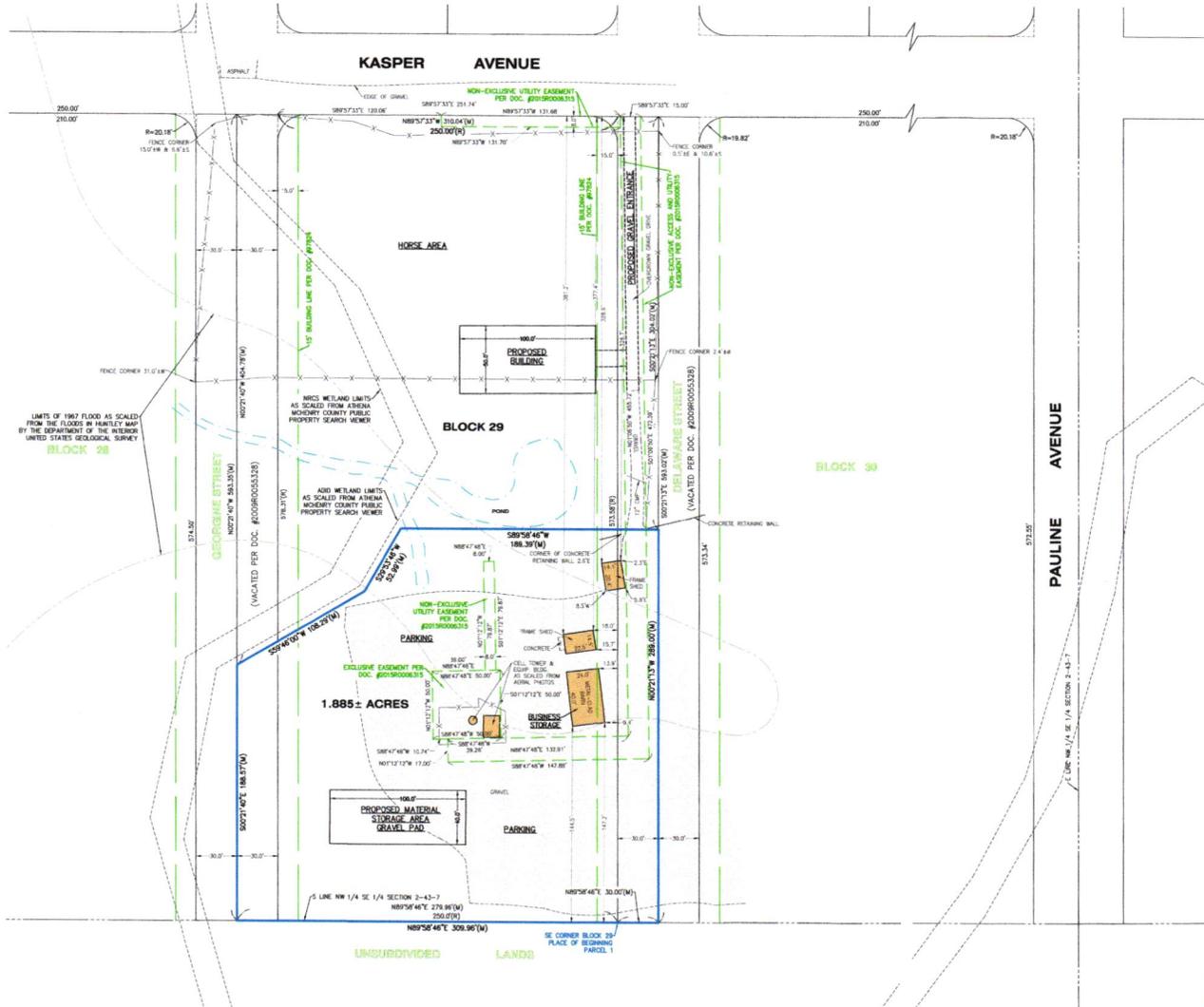
CLIENT: VALENCIA LANDSCAPING GROUP, LTD.
DRAWN BY: SES CHECKED BY: APG
SCALE: 1"=40' SEC. 02 T. 43 R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 18-02-409-002
JOB NO.: 230953-A I.D. PLO2
FIELDWORK COMP.: N/A BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF: 220253



STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)
I hereby state that we have plotted the premises above described, and that the plat hereon is a true representation of the said description.
This is not a Boundary Survey
Dated at Woodstock, McHenry County, Illinois 07/10 A.D., 2024.
Vanderstappen Land Surveying, Inc..
Design Firm No. 184-002792
By: *Arthur P. Grimmer*
Illinois Professional Land Surveyor No.3857

SITE PLAN

Part of Block 29, part of the East Half of that part of George Street lying South of Kasper Avenue as Vacated by Final Order and Memorandum of Decision recorded November 3, 2009 as Document No. 200900253328 and part of the West Half of that part of Delaware Street lying South of Kasper Avenue as Vacated by Final Order and Memorandum of Decision recorded November 3, 2009 as Document No. 200900253329 of in Westmor Gardens, a Subdivision of Lot 1 of the Northeast Quarter and of the Northwest Quarter of the Southeast Quarter of Section 2, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded June 20, 1931 as Document No. 97824, in Book 8 of Plats, page 46, being described as follows: Beginning at the Southeast corner of said Block 29; thence North 89 degrees 58 minutes 46 seconds East along the South line of said Westmor Gardens Subdivision, 30.00 feet to the East line of the West Half of said vacated Delaware Street; thence North 00 degrees 21 minutes 13 seconds West along said East line, 299.00 feet; thence South 89 degrees 58 minutes 46 seconds West parallel with said South line of Westmor Gardens Subdivision, 189.39 feet; thence South 29 degrees 53 minutes 40 seconds West, 52.99 feet; thence South 59 degrees 46 minutes 00 seconds West, 108.29 feet to the West line of the East Half of vacated George Street; thence South 00 degrees 21 minutes 40 seconds East along said West line, 188.57 feet to the South line of said Westmor Gardens Subdivision; thence North 89 degrees 58 minutes 46 seconds East along said South line, 279.96 feet to the Place of Beginning, in McHenry County, Illinois.



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
○	LIGHT
+	SIGN
□	TELEPHONE MANHOLE
□	TELEPHONE RISER
(D)	DEED
(M)	MEASURED
(V)	RECORDED



CLIENT: VALENCIA LANDSCAPING GROUP, LTD.
 DRAWN BY: SES CHECKED BY: APG
 SCALE: 1"=40' SBC - 02, T. 43, R. 07 E
 BASIS OF BEARING: N. EAST ZONE NAD83 (2011)
 P.I.N.: 18-02-409-002
 JOB NO.: 230953-A I.D. FLOZ
 FIELDWORK COMP. 11/24 SBC, PG.
 ALL DIMENSIONS SHOWN IN FEET AND DECIMAL FEET. DIMENSIONS
 PARTS HEREBY CORRECTED TO 607 F.

10/08/24 SES - ADDED FLOOD OF RECORD 1967, CELL TOWER INFO
 STATE OF ILLINOIS)) S.S.
 COUNTY OF McHENRY)



I hereby state that we have plotted the premises above described, and that the plat hereon is a true representation of the said description.
 This is not a Boundary Survey
 Dated at Woodstock, McHenry County, Illinois 07/10 A.D. 20 24.
 Vanderstappen Land Surveying, Inc.
 Design Firm No. 184-902792

By: *Taylor P. Crumback*
 Illinois Professional Land Surveyor No. 3857

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

To allow a landscape business with outside storage on the subject property pursuant to the site plan attached hereto.

The Premises does not have a well, a septic system or electricity on site. There will be no new buildings or improvements. The Petitioner will have no more than four (4) employees and they will all be transient for purposes of the premises. There are no set hours of operation as this will merely be a location from which two (2) dump trucks and two (2) pick up trucks will be parked outside and some limited material will be stored on site temporarily (i.e., a load of mulch or stone). There will be no mechanical work on the vehicles or washing of the vehicles on site. A letter NRI was received from SWCD and there was no need for a full NRI from SWCD. There will be no customers on site.

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.

Hector Valencia
 Owner's Signature

Hector Valencia Rodriguez

Print Name

 Signature

 Print Name

SUBSCRIBED and SWORN to before me
 this 5 day of August, 2024.

Susan M. Rajzer
 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)?
The CUP request will allow the County to correctly zone the parcel which has been used in various businesses prior to applicant's purchase of the Property. All provisions of 16.56 shall be addressed in the CUP.
2. Is the conditional use compatible with the existing or planned future development of the area? Yes. The area has been used for various outside storage for many years prior to the applicant's purchase of the Property.
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area? No. The use shall have no adverse consequences to the public.
4. Will the conditional use be injurious to the use and enjoyment of other property in the area?
No. The use will lawfully allow this use of the Property.
5. Will the conditional use substantially diminish and impair property value in the area?
No. The Property is shielded and away from any adjoining homes.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?
Yes. The Property has utilities currently serving the existing buildings.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets? Yes. There is an existing easement to get to Kasper Avenue.
8. Will the conditional use conform to the applicable standards of the underlying zoning district?
Yes.
9. Will the conditional use be reasonably in the interest of the public welfare?
Yes. The use will be in a lawful designation as a CUP.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality? Yes. No activity on the Property will be undertaken that will affect the groundwater, i.e. there will be no washing of vehicles or service of vehicles on site.

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

August 13, 2024

Mark Saladin
Zanck, Coen, Wright & Saladin, PC
40 Brink Street
Crystal Lake, IL 60014

Re: Parcel # 18-02-409-002
Common Location: 9401 Kasper Avenue, Crystal Lake, IL
NRI# L24-070-4626
Zoning Change: A-1 to A-1C

Dear Mr. Saladin:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Hector Valencia Rodriguez property as applied for in Report #L24-070-4626. Due to the size of parcel being rezoned and no or minimal 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 High-Quality Wetland in a western area of the parcel. It is recommended that a jurisdictional wetland delineation be performed on this parcel before any additional construction occurs. 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 throughout the entire parcel. 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 Flood of Record floodplain is located in the middle section of the parcel. 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,

A handwritten signature in black ink that reads "Ryan Bieber". The signature is written in a cursive, flowing style.

Ryan Bieber
Urban Conservation Specialist

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

Resources for the Future

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

Office Use Only
Petition #/Permit # <u>2024-074</u>

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

<p>OWNER INFORMATION:</p> <p>Name <u>David W. Leach, Sr.</u></p> <p>Address <u>13919 Adamson Rd.</u></p> <p>City, St, Zip <u>Huntley, IL 60142</u></p> <p>Daytime Phone <u>815-236-6258</u></p> <p>Email _____</p>	<p>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</p> <p>Name <u>Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C.</u></p> <p>Address <u>40 Brink St.</u></p> <p>City, St, Zip <u>Crystal Lake, IL 60014</u></p> <p>Phone <u>815-459-8800</u></p> <p>Email <u>msaladin@zcvlaw.com</u></p>
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<p>APPLICANT (If other than owner):</p> <p>Name <u>Same as above</u></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 <u>N/A</u></p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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PARCEL INFORMATION:

Address 13919 Adamson Rd.

City Huntley Zip 60142

Parcel/Tax Number 18-18-300-004

Number of Acres 5.51 +/- acres

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

Please provide additional information on the back of this page.

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

The request is to renew the existing CUP issued in 2000 to allow the continued use of the property for wholesale and retail sale of landscape supplies and products and pet supplies and products, indoor storage and warehousing of personal and commercial vehicles, non-hazardous supplies and equipment, and wholesale and retail sale of small pets, pet supplies and products from the subject property.

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.

David W Leach SR.
 Owner's Signature

David W. Leach, Sr.

Print Name

 Signature

 Print Name

SUBSCRIBED and SWORN to before me
 this 5th day of November, 2024.

Donna Sather
 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)?
The CUP has been in existence since 2000 and previously met all standards.
2. Is the conditional use compatible with the existing or planned future development of the area?
Yes, the underlying zoning is A-1 and is compatible with the area.
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?
No. The use has existed since 2000.
4. Will the conditional use be injurious to the use and enjoyment of other property in the area?
No. Since the use has been in existence there has been no negative effect on other property.
5. Will the conditional use substantially diminish and impair property value in the area?
No. The use has been in existence since 2000 with no negative effect on property values.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?
Yes.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?
Yes. Existing roads are adequate for the use.
8. Will the conditional use conform to the applicable standards of the underlying zoning district?
Yes. The surrounding area is agriculture and the existing CUP blends in with those uses.
9. Will the conditional use be reasonably in the interest of the public welfare?
Yes.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?
Not applicable.

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



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

December 10, 2024

Mark Saladin
Zanck, Coen, Wright & Saladin PC
40 Brink Street
Crystal Lake, IL 60014

Re: Parcel # 18-18-300-004
Common Location: 13919 Adamson Road, Huntley, IL 60142
NRI# L24-099-4655
Zoning Change: A1 CUP Renewal

Dear Ms. Green:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the David W. Leach, Sr. property as applied for in Report #L24-099-4655. Due to no new construction proposed at 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 southwest corner 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.

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

Hydric Soil Locations



0 30 60 120 180 240 Feet

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



Legend

 Hydric Soil

Resources for the Future