

July 16, 2025, 8:30 AM  
County Board Conference Room  
Administration Building, 667 Ware Rd., Woodstock, IL 60098

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**Pages**

1. **CALL TO ORDER**  
Roll Call
2. **PUBLIC COMMENT**
3. **DRAFT MINUTES FOR APPROVAL**
  - 3.1 Minutes from June 18, 2025 SPRC 2
4. **SITE PLAN REVIEW**
  - 4.1 Z25-0018 Espinosa - A1C to A1C - NUNDA TWP 5  
14-35-351-009 3902 E Crystal Lake Road, Crystal Lake  
  
Request to renew Conditional Use Permit (12-19) from A1C to A1C allowing for outside and inside storage of commercial equipment and vehicles
  - 4.2 Z25-0068 Bazylyuk - A1 to A1C - GREENWOOD TWP 08-14-300-002 Greenwood 16  
Road, Woodstock  
Request for a Conditional Use Permit for Food Processing with Animal Slaughter with a variance to reduce the street frontage from three hundred thirty (330) feet to zero (0) and to reduce the distance of a slaughter facility from a residence from the required five hundred (500) feet to two hundred seventeen point twenty-nine (217.29) feet
5. **SUBDIVISION REVIEW**
6. **STATUS UPDATE**
7. **MEMBERS' COMMENTS**
8. **ADJOURNMENT**



**McHenry County**  
**Staff Plat Review - Public Meeting**  
**MINUTES**

June 18, 2025, 8:30 AM  
County Board Conference Room  
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Steve Gardner, Stoyan Kolev, Anna Kurtzman, Kristin Chapman

Also present is Whitman Ritchie, intern at Planning and Development Department.

**1. CALL TO ORDER**

Meeting called to order at: 8:32am by Adam Wallen

**2. PUBLIC COMMENT**

None.

**3. DRAFT MINUTES FOR APPROVAL**

3.1 Minutes from May 21, 2025 SPRC

**Mover:** Stoyan Kolev

**Second:** Steve Gardner

Motion to approve minutes from May 21, 2025

**Approved by Voice**

**4. SITE PLAN REVIEW**

4.1 Z25-0049 - Bregan Prop LLC - Dorr Twp

Present was property owner Brent Hollenberg and Chris Bedore, of the Crystal Lake Fire Department.

**DIVISION OF TRANSPORTATION - Ray Beets**

Due to technical difficulties, Mr. Beets was unable to join the meeting via Teams to give his comments.

Mr. Wallen said a right of way dedication is required. Also needed is a permit for access.

**BUILDING DIVISION - Steve Gardner**

Mr. Gardner reviewed his comments.

**PLANNING DIVISION - Anna Kurtzman**

Ms. Kurtzman said since he is asking for a variance for the parking he should demonstrate he needs the variance by coming up with a parking plan. The parking plan should show how many parking spaces the area can hold. Ms. Kurtzman went on to explain the zoning regulations require a minimum of two (2)

parking spaces per dwelling unit plus two (2) for his six (6) unit property. The Applicant confirmed that he will not need the variance after it was confirmed he could use the garage for two (2) additional parking spots.

**HEALTH DIVISION - Kristin Chapman**

Ms. Chapman said the following updates are needed to the site plan: label the existing well for non potable use, show the proposed potable well, note that the existing septic field is to be abandoned, label future septic system replacement area, label the proposed seepage field and outline it's boundary.

Ms. Chapman said the septic can only support a maximum of twelve (12) people per day. She also said a water meter will be required to be installed to monitor and record water usage daily and he should keep the records for two (2) years for department review.

Ms. Chapman recommends Planning and Development request the following conditions: literature indicating proper care for the private sewage disposal system should be conspicuously posted or distributed stating only toilet paper should be flushed and not putting anything down the drain that could mess up the septic system and that the potable well has routine water sampling.

**WATER RESOURCES - Stoyan Kolev**

No comments.

**CRYSTAL LAKE FIRE DEPARTMENT - Chief Chris Bedore**

No comments.

Mr. Wallen summarized the needed changes: marking out the parking spots, labeling the location of the new well, the existing well, the abandoned septic system, the secondary replacement area, and label the existing seepage boundary and a change to the narrative stating the maximum occupancy of twelve (12).

**Mover:** Anna Kurtzman

**Second:** Stoyan Kolev

Motion to approve the site plan with the changes described for administrative review

**Approved by Voice**

**5. SUBDIVISION REVIEW**

**5.1 S25-0002 -- Plat of Consolation -- Lots 10 and 11 Wildwood Subdivision**

Present was Eric Sebert, property owner. It was mentioned that his engineer, Adam Cushman, submitted a plat of consolidation addressing all written comments. Ms. Kurtzman confirmed receipt but as it was submitted a day before this meeting, there was not enough time for all divisions to review and confirm all comments were addressed.

**BUILDING DIVISION - Steve Gardner**

Mr. Gardner reviewed his comments.

**ENVIRONMENTAL HEALTH - Kristin Chapman**

Ms. Chapman said she did have time to review the new plat of consolidation and it did address all of her comments.

**WATER RESOURCES - Stoyan Kolev**

Mr. Kolev reviewed his comments.

Applicant confirmed the driveway is coming off of the cul-de-sac.

**PLANNING DIVISION - Anna Kurtzman**

Ms. Kurtzman mentioned there are numerous certificates that need to be added or modified and referred the Applicant to her comments for the complete list.

Mr. Wallen summarized to update the plat with the certificates as outlined in the planning comments.

**Mover:** Anna Kurtzman

**Second:** Stoyan Kolev

Motion to approve the plan pending administrative review and confirmation of the comments provided by Environmental Health and the Certificates and comments provided by Planning

**Approved by Voice**

**6. STATUS UPDATE**

None.

**7. MEMBERS' COMMENTS**

Ms. Kurtzman addressed the technical problems she has been encountering for these meetings. She said she sets up an hour in advance to make sure these meetings run properly and for this meeting, she and Greg Schoen tried 3 different laptops to access Teams to no avail. She suggested making these meetings in-person only unless we can find a solution to this. Mr. Wallen said he will talk to Mr. Schoen to try and determine the cause of this problem and try to find a solution.

Mr. Wallen said the Planning and Development intern, Mr. Ritchie, will work with Ms. Kim Scharlow on updating the conditional use permit application on SmartGov. Mr. Wallen will send an email out to the divisions asking for what they want to see updated.

Mr. Gardner mentioned fire departments/districts are asking for more access on solar farms. Mr. Wallen said since solar farms do not come through Staff Plat that would be done during the permitting stage. He said if the fire departments/districts need more access they should document that so their comments can be represented to the ZBA.

**8. ADJOURNMENT**

**Mover:** Anna Kurtzman

**Second:** Steve Gardner

To adjourn the meeting at 9:14am

**Approved by Voice**

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

Office Use Only

Petition #/Permit # 2024-068

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

<b>OWNER INFORMATION:</b>	<b>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</b>
Name <u>Fidel Espinosa and Socorro Espinosa</u>	Name <u>Daniel F. Curran</u>
Address <u>3902 E. Crystal Lake Rd.</u>	Address <u>8600 U.S. Highway 14, Ste. 107</u>
City, St, Zip <u>Crystal Lake, IL 60014</u>	City, St, Zip <u>Crystal Lake, IL 60012</u>
Daytime Phone <u>815-482-3693</u>	Phone <u>815-560-8008</u>
Email _____	Email _____

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

### PARCEL INFORMATION:

Address 3902 E. Crystal Lake Rd.  
City Crystal Lake, IL Zip 60014  
Parcel/Tax Number 14-35-351-009  
Number of Acres 6.42 acres

RECEIVED

DEC 3 2024

ZONING DIVISION

A-1C

Applying For: (Check all that apply)	<input type="checkbox"/> Reclassification	Current Zoning: <u>GDP</u> Requested Zoning: CUP Renewal
	<input checked="" type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: <u>ALLOW OUTSIDE AND INSIDE</u>
	<input type="checkbox"/> Variation, Administrative <input type="checkbox"/> Variation, Zoning	Variation Request: <u>STORAGE OF COMMERCIAL EQUIPMENT AND VEHICLES</u>
	<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.

The property contains 6.42 acres which are improved with a residence, an out building and two garages on land that is zoned A-1 Agricultural District in the County of McHenry. This property was granted a Conditional Use Permit on May 21, 2002 which allowed the outside storage of commercial equipment and vehicles.


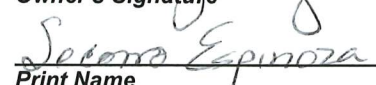
The 2002 CUP was renewed on November 18, 2014 and the Petitioner is requesting a renewal of 2014 CUP for a period of 10 years.

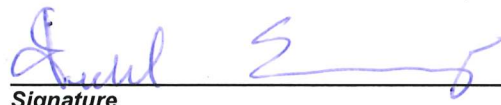

**CONSENT**

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.

  
\_\_\_\_\_  
Owner's Signature  
  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature  
  
\_\_\_\_\_  
Print Name

SUBSCRIBED and SWORN to before me  
this 18 day of November, 20  .

  
\_\_\_\_\_  
NOTARY PUBLIC



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

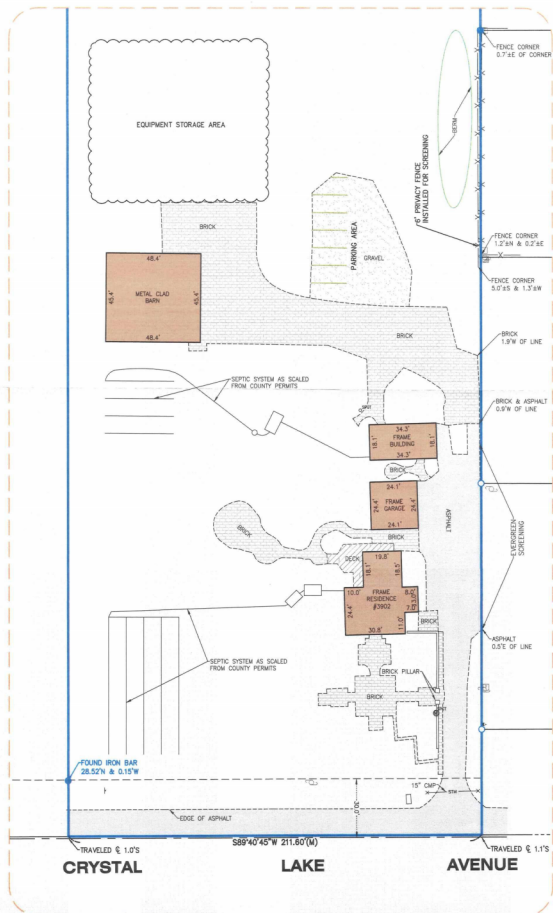
This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?  
This CUP was approved prior to the Unified Development Ordinance and is a renewal of a Conditional Use Permit that began in 2002.
2. Is the conditional use compatible with the existing or planned future development of the area?  
Yes. The requested use is not in conflict with the surrounding agricultural uses in the vicinity and only the extreme southern portion of the Subject Property will be used for outdoor storage.
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?  
This use has been allowed on the Subject Property since 2002 and received approval by the County in 2014.
4. Will the conditional use be injurious to the use and enjoyment of other property in the area?  
The use has been in existence on this property since 2002 so it will not impose any new impacts if renewed.
5. Will the conditional use substantially diminish and impair property value in the area?  
The use of the Subject Property as permitted by the requested CUP has been in existence since 2002 and the requested renewal will not expand or change the current use of the property.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?  
Yes, the Conditional Use Permit approved in 2014 required conditions which related to utilities, access roads, drainage and necessary facilities. The petitioner has complied with those conditions.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?  
Yes, the access drive has been the same since this CUP began in 2002.
8. Will the conditional use conform to the applicable standards of the underlying zoning district?  
Yes, the outdoor storage of commercial equipment and vehicles in a property zoned A-1 Agricultural is common.
9. Will the conditional use be reasonably in the interest of the public welfare?  
Yes, there is a need for the services provided by the petitioner.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?  
Yes, the attached letters from the McHenry-Lake County Soil and Water Conservation District and the Illinois Department of Natural Resources found no adverse impact on protected resources, no flood plain, no wetland on the Subject Property.



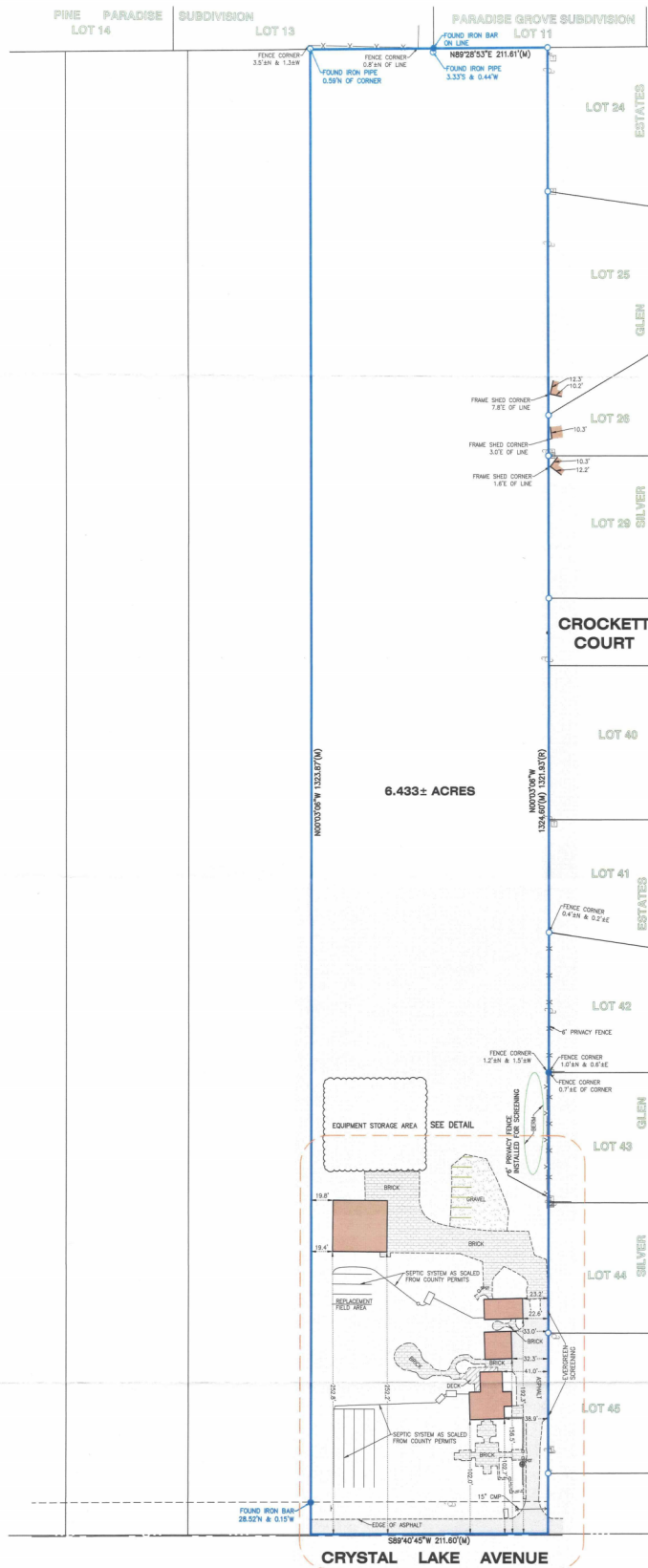
# PLAT OF SURVEY AND SITE PLAN

The East 211.6 feet of the West 429.6 feet of the East Half of the Southwest Quarter of the Southwest Quarter of Section 35, Township 44 North, Range 8, East of the Third Principal Meridian, in McHenry County, Illinois.



DETAIL  
SCALE: 1"=30'

LEGEND	
+	DOWN GUY
—	ELECTRIC RISER
●	FOUND IRON BAR
○	FOUND IRON PIPE
□	MAIL BOX
+	SIGN
+	SPOUT
+	TELEPHONE RISER
+	TRANSFORMER
+	UTILITY POLE
●	WELL
(R)	RECORD
(M)	MEASURED



6.433± ACRES

CRYSTAL LAKE AVENUE

3/21/25 JOK - REVISED PER CLIENT REVIEW  
3/13/25 APG - ADDED SITE PLAN ITEMS

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

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

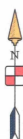
Dated at Woodstock, McHenry County, Illinois, 1/7 A.D., 2025.

Vanderstappen Land Surveying Inc.  
Design Firm No. 184-006782

By: *Adrian P. Cristofolini*  
Illinois Professional Land Surveyor No. 3857

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.  
• No distance should be assumed by scaling.  
• No underground improvements have been located unless shown and noted.  
• No representation as to ownership, use, or possession is made by this survey.  
• This Survey and Plat of Survey are void without original signatures of the surveyors.

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



CLIENT: FIDEL ESPINOSA  
DRAWN BY: JOK CHECKED BY: APG  
SCALE: 1"=50' SEC. 35 T. 44 R. 08 E.  
BASIS OF BEARING: 1 EAST ZONE NAD83 (2011)  
PLAN: 14-35-30-009  
JOB NO.: 241090-A I.D. MBS  
FIELDWORK COMP.: 1-2-25 BK PG.  
ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET.  
PARTS THEREOF CORRECTED TO 60° F.

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



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

November 14, 2024

Fidel Espinosa  
3902 E. Crystal Lake Road  
Crystal Lake, IL 60014

<u>Re:</u>	Parcel # 14-35-351-009
<u>Common Location:</u>	3902 E. Crystal Lake Road, Crystal Lake, IL 60014
<u>NRI#</u>	L24-096-4652
<u>Zoning Change:</u>	CUP Renewal

Dear Mr. Espinosa:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Fidel and Socorro Espinosa property as applied for in Report #L24-096-4652. Due to 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 adjacent to the parcel to the southeast (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.

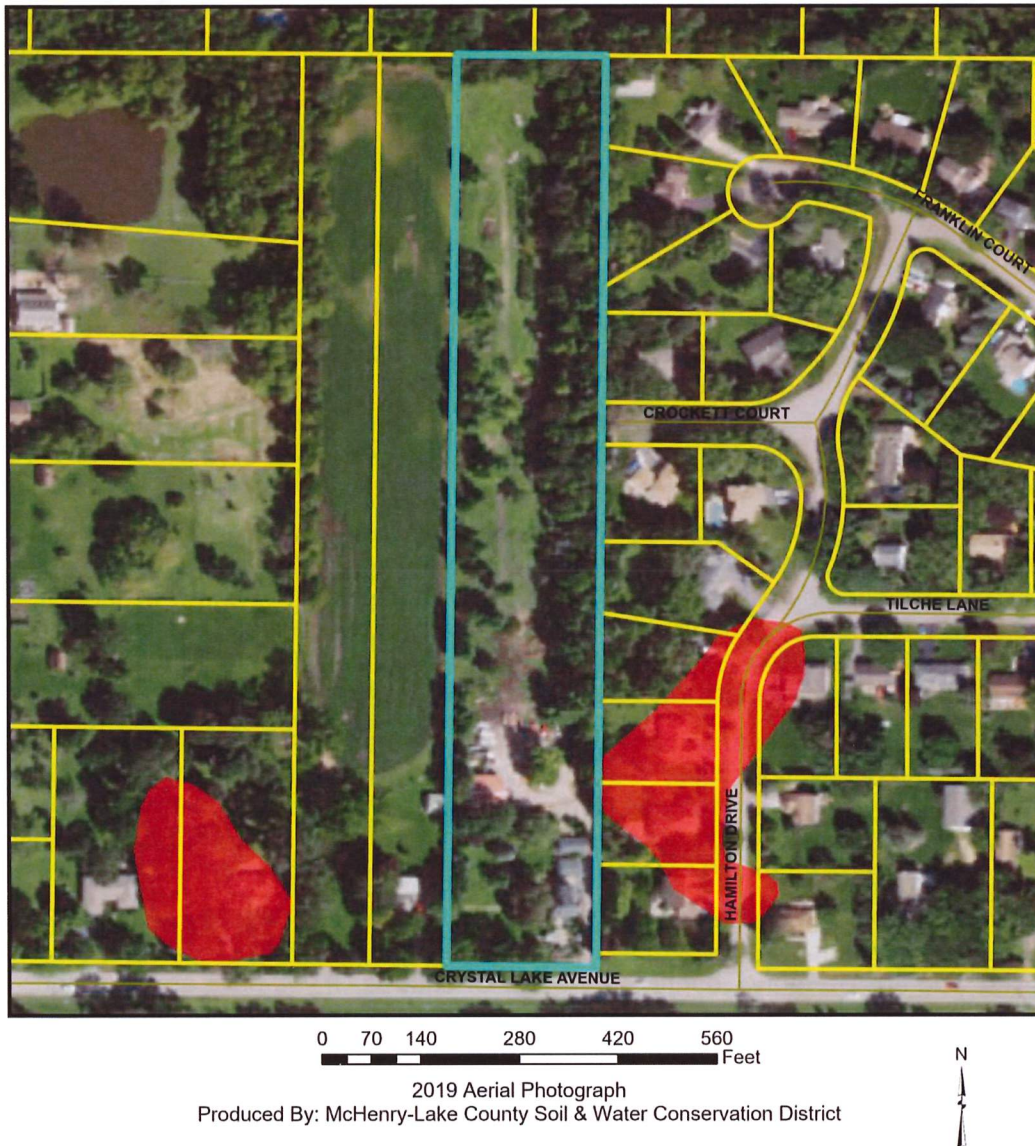
This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Ryan Bieber  
Urban Conservation Specialist

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

## Hydric Soil Locations



### Legend

 Hydric Soil

*Resources for the Future*

**MCHENRY COUNTY HEALTH DEPARTMENT - ENVIRONMENTAL DIVISION  
2200 NORTH SEMINARY - NORTH ROUTE 47  
WOODSTOCK, IL 60098 - 815-334-4585 FAX# 815-334-4637**

**MEMORANDUM**

**TO:** Dan Curran  
Fidel Socorro Espinosa  
Staff Plat Review Committee  
**FROM:** Kristin Chapman, McHenry County Department of Health  
**DATE:** 5/22/2025  
**RE:** Petition #: Z25-0018  
Health Review #: 1002943  
PIN #: 14-35-351-009

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The Department has reviewed the proposed site plan and available information to determine compliance with the Public Health Ordinance for McHenry County and has the following comments and/or questions at this time.

A search of County records disclosed the private sewage disposal system serving the office was installed under permit #15-0261 and is designed to accommodate 3 employees for a total of 105 gallons per day. Provided the daily domestic sewage flows remain within the design capacity of the system, the Department has no further comments.

If you have any questions Department staff is available for consultation, please contact the Department at (815) 334-4585.

**McHenry County**  
**Department of Planning & Development**

2200 North Seminary Ave.  
Woodstock, IL 60098  
[plandev@mchenrycountyil.gov](mailto:plandev@mchenrycountyil.gov)  
815.334.4560



**MEMORANDUM**

To: Espinosa  
From: Steve Gardner, Building Enforcement Officer  
Date: July 16, 2025  
Re: Site Plan Review Committee Conditional Use Permit #Z25-018

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Based on my review of the information provided for the Staff Plat Review Committee Meeting on July 16, 2025 I offer the following comments based on the Building Codes and Amendments adopted by McHenry County:

Z25-0018 —2902 Crystal Lake Road, Crystal Lake (14-35-351-009) – Request to renew CUP 12-19 (A1C to A1C) allowing for outside and inside storage of commercial equipment and vehicles.

1. If the CUP is a renewal and no changes have occurred there will be no building comments. If a building is proposed it shall follow the McHenry County adopted Codes.
2. Fire Department comments shall be incorporated. The documents for petition shall be forwarded to the Fire Department.

**GENERAL PERMIT CONSIDERATIONS**

- 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. 2020 National Electric Code
  - c. 2021 International Mechanical Code
  - d. 2021 International Fire Code
  - e. 2021 International Fuel Gas Code
  - f. 2021 International Existing Building Code
  - g. The Illinois Plumbing Code
  - h. The Illinois Accessibility Code
  - i. The Illinois Energy Conservation Code

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**MEMORANDUM**

TO: Fidel and Socorro Espinosa  
FROM: Water Resources Division (Stoyan Kolev)  
DATE: July 16, 2025  
REGARDING: Water Resources Division Comments – Petition #Z25-0018

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Based on my review of the provided narrative and site plan for the property located at 3902 E Crystal Lake Ave (PIN: 14-35-351-009) in Crystal Lake, Nunda Township, I have the following comments based on the McHenry County Stormwater Management Ordinance (SMO):

- There is no objection to the proposed CUP.

Additional comments may likely be generated once an application submittal is made. If revisions to the site plan are necessary based on other department comments (e.g., environmental health) additional comments may be generated.

**McHenry County**  
**Department of Planning & Development**

2200 North Seminary Ave.  
Woodstock, IL 60098  
[plandev@mchenrycountyil.gov](mailto:plandev@mchenrycountyil.gov)  
815.334.4560



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**Planning Division Review Comments CUP Z25-0018**

To: Fidel Socorro Espinoza  
From: Anna Kurtzman, Senior Planner  
Date: July 7, 2025 (SPRC 7/16/25)  
RE: Conditional Use Permit Renewal of CUP 2012-019 for indoor and outdoor storage of commercial equipment and vehicles

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

- Application and Narrative
- Site Plan prepared by Arthur Gritmacker with last revision date of March 21, 2025

Staff has the following comments:

1. Any signage or external lighting associated with the business operations needs to be noted on the site plan.
2. In 2012, as part of your application, you requested a reduction in the size of the driveway from twenty-four feet to ten (10) feet. This request was denied. Please note, on the site plan, the width of the driveway. If the driveway is less than twenty-four (24) feet you will either need to amend the site plan to demonstrate compliance or request a variance.
3. The ordinance granting the most recent CUP (2012-019) requires screening along both the east and western property lines – starting one hundred fifty (150) from the southern property line, extending two hundred fifty (250) north from that point (i.e., four hundred (400) feet north of the southern property line). Please demonstrate on the site plan how this requirement has been met.
4. 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.

Z25-0068

Project Name: Bazyluk CUP

Project Description: Conditional Use Permit for Food Processing with Animal Slaughter

Permit Type: CONDITIONAL USE WITH ZONING VARIATION

Site Address (Parcel) Owner Name: 1222 ERIC LN

Parcel Identification Number: 08/14/0300

Site (Parcel) Address: GREENWOOD RD WOODSTOCK, IL 60098

Number of Acres: 1.04

Site Address (Parcel) Owner Phone Number: 847-404-6065

Site Address (Parcel) Owner Email Address: cardinal2004@gmail.com

Applicant Name (if other than owner): KOVALCHUK H BAZYLYUK S T

Primary Contact: McKenna, Terrence

Applicant Address: 1222 ERIC LN

Applicant Phone Number: 847-404-6065

Applicant Email Address: cardinal2004@gmail.com

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

<b>OWNER INFORMATION:</b>  Name _____ SERGIY BAZYLYUK  Address _____ 1222 Eric Lane  City, St, Zip _____ Lake Zurich IL 60647  Daytime Phone _____ 847-404-6065  Email _____ cardinal2004@gmail.com _____	<b>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</b>  Name _____ TERRENCE J MCKENNA  Address _____ 30-B N WILLIAMS ST  City, St, Zip _____ CRYSTAL LAKE IL 60014  Phone _____ 815-306-4500  Email _____ TJM@MCKENNALAW.COM _____
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<b>APPLICANT (If other than owner):</b>  Name _____ SAME  Address _____  City, St, Zip _____  Daytime Phone _____  Email _____	<b>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</b>  Name _____  Address _____  City, St, Zip _____  Phone _____  Email _____
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<b>PARCEL INFORMATION:</b>  Address _____ 3712 Greenwood Rd  City _____ Woodstock _____ Zip _____ 60098  Parcel/Tax Number _____ Part of 08-14-300-002  Number of Acres _____ 1.044
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Applying For:  <small>(Check all that apply)</small>	<input type="checkbox"/> Reclassification	Current Zoning: A-1   Requested Zoning: A-1CUV
	<input checked="" type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: Food Processing with Animal Slaughter
	<input type="checkbox"/> Variation, Administrative <input type="checkbox"/> Variation, Zoning	Variation Request: See Page 2 attached hereto
	<input type="checkbox"/> Site Plan Review	Type:
	<input type="checkbox"/> Text Amendment	UDO Section(s): 16.60 (HH)
	<input type="checkbox"/> Appeal	Type:

Please provide additional information on the back of this page.

## AMENDED NARRATIVE

Petitioner seeks a (i) Conditional Use for Food Processing with Animal Slaughter, (ii) a variance to the frontage requirements from the required 330' frontage to 0' frontage, and (iii) a variance to the 500' distance requirement set forth in Section HH of Paragraph 16.56.030 of the UDO as the same relates to the distance between an animal slaughter operation and a residential structure located in an agricultural zoning district only.

In support thereof, Petitioner states as follows:

Petitioner owns approximately 107 acres at 3712 Greenwood Road, in Woodstock. Petitioner intends to construct and operate a USDA regulated processing facility to process animals raised by Petitioner, and to utilize approximately 1 acre of such property for such purposes. The facility will accommodate local customers who order meat online to be able to pick up their order at the facility. Petitioner estimates that 8-9 local customers would utilize such pick up service per week. Otherwise, the meat processed in the facility will be transported by Petitioner to Petitioner's retail stores in Wheeling, Lake Zurich, and Skokie, Illinois.

Petitioner intends to have up to 4 employees at the facility at any one time. Petitioner raises animals on several farms owned by Petitioner in McHenry County. Petitioner will only process animals raised by Petitioner, and will not process animals for other suppliers. Because of the small scale of the operation, Petitioner anticipates that the facility will operate on a part time basis up to 3 days a week.

Petitioner presently accesses the site via a perpetual access easement through the neighboring cemetery property, which is the reason for the requested Variance. Given the limited scope of Petitioner's anticipated operations at the property, the facility will not generate any more traffic than would otherwise be associated with farm activities. Additionally, Petitioner has elected to locate the facility in an area of Petitioner's property so as to minimize traffic congestion and hazard on public streets. Seller will not locate a sign on the property for which the zoning relief is sought.

The processing facility contemplated by Petitioner will in all respects simply resemble another agricultural building on the 107 acre parcel owned by Petitioner. The proposed structure is more than 800 feet from the nearest residential district. The facility will not require any lighting structures. All exterior lighting will be affixed to the building itself.

Petitioner has worked with the McHenry County Health Department to design a septic system to adequately address the requirements for the facility. A portion of the septic system will be located on property adjacent to the property in question, which is also owned by Petitioner. Petitioner will record a deed restriction ensuring that neither the property in question nor the adjacent property could be sold without the facility's continuing right to utilize such portion of the septic system.

Additional Variance Request: Petitioner has amended its Zoning Application to request a variance to the 500' distance requirement set forth in Section HH of Paragraph 16.56.030 of the UDO as the same relates to the distance between an animal slaughter operation and a residential structure located in an agricultural zoning district only. Prior to filing its Application, Petitioner had numerous discussions with Planning and Development staff. In particular, the existing residence located on Petitioner's property was discussed in relation to the restriction set forth in Paragraph HH of Section 16.56.030 of the UDO that prohibits an animal slaughter operation within 500 feet of a residential structure located in an agricultural zoning district. At that time, Planning and Development staff informed Petitioner that the 500 foot restriction would not apply because the only residential structure located in an agricultural zoning district within 500 feet of the proposed facility is owned by Petitioner. Based on such assertion, Petitioner finalized its site design and filed its zoning Application. Now, after Petitioner has filed its Application, paid for necessary site plans, paid for necessary septic design plans, after Petitioner has gone through the Staff Plat Review process and has received Staff Plat Review approval, Planning and Development staff has informed Petitioner that the 500 foot restriction does in fact apply. The purpose of the Variation is to allow Petitioner to keep the facility located in the area previously approved by County staff, avoiding a duplication of the substantial costs that Petitioner has already incurred in connection with this Application if Petitioner were required to relocate the proposed facility. Petitioner is NOT requesting a variance to the required 500' distance requirement as it relates to the distance between an animal slaughter operation and any residential zoning district.

## APPROVAL STANDARDS FOR CONDITIONAL USE

1. The facility will be located more than five hundred (500) feet from any residential zoning district or residential structure located in an agricultural zoning district. Petitioner will only process animals owned and raised by Petitioner on other agricultural property owned by Petitioner in McHenry County. Live animals will not be held on site for more than 24 hours. All slaughtering/processing will be conducted in an enclosed building. Petitioner will comply with all applicable federal, state, and county rules and regulations. Petitioner's facility will satisfy all requirements of the McHenry County Health Ordinance and building codes.
2. The subject property is zoned A-1 Agricultural District. Petitioner's proposed use is permitted in an A-1 Agricultural District with a Conditional Use. The property is surrounded on all sides by parcels, the use of which is primarily agricultural. The conditional use is compatible with the existing development in the area.
3. For all intents and purposes, the processing facility contemplated by Petitioner will in all respects simply resemble another agricultural building on the 107 acre parcel owned by Petitioner. The proposed structure is more than 800 feet from the nearest residential district.
4. For the reasons previously enumerated, the conditional use will not be injurious to the use and enjoyment of other property in the area.
5. Petitioner will take all reasonable requirements to limit noise and odor at the property. Because of the restrictions imposed by the McHenry County Ordinance, the impact on surrounding properties would be much less than if Petitioner sought to raise animals at the property, which use is permitted as a matter of right in the A-1 Agriculture District.
6. Utilities and access roads servicing the property already exist. Seller has worked with the Health Department to design an appropriate septic system and to address drainage issues.
7. Given the limited scope of Petitioner's operations at the property, the operation will not generate any more traffic than would otherwise be associated with farm activities. Additionally, Petitioner has elected to locate the facility in an area of Petitioner's property so as to minimize traffic congestion and hazard on public streets.
8. The Conditional Use will conform with the applicable standards of the underlying zoning district.

### Approval Standards for Variation

1. The subject parcel is part of a larger 57 acre parcel. In total, Petitioner owns 107 acres that surround the subject parcel. Neither the underlying parcel, nor the surrounding 107 acres have any road frontage. Ingress and Egress to and from Petitioner's property is granted in two perpetual easements through adjacent property. The easements have been in effect since 1896 and 1935, respectively, and the 107 acre parcel has been accessed in such a manner prior to the adoption of any zoning ordinance in McHenry County.

2. Because the property has been accessed via the easements, the condition is unique to the subject parcel.

3. The purpose of the Variation is to allow a portion in the middle of Petitioner's agricultural property to be utilized as a processing facility for the processing of animals raised by Petitioner. Such use is complementary to Petitioner's agricultural use of the surrounding parcel.

4. The hardship was created when the parcels were created. Neither the underlying parcel, nor the surrounding 107 acres have any road frontage. Ingress and Egress to and from Petitioner's property is granted in two perpetual easements through adjacent property. The easements have been in effect since 1896 and 1935, respectively, and the 107 acre parcel has been accessed in such a manner prior to the adoption of any zoning ordinance in McHenry County.

5. The variation will not be detrimental to public welfare or injurious to other property or improvements in the neighborhood. There will be no change in how the property is accessed. The use will be no more intensive than the current agricultural use. For all intents and purposes, the processing facility contemplated by Petitioner will in all respects simply resemble another agricultural building on the 107 acre parcel owned by Petitioner. The proposed structure is more than 800 feet from the nearest residential district.

6. The variation will not impair an adequate supply of light and air to adjacent property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood. The proposed use is no different than that of any other agricultural building on the property.

7. The variation will not confer a special privilege to the property owner that is denied to other owners with property in the same zoning district.

### Approval Standards for Section 16.56.030 Variation

1. The subject parcel is part of a larger 57 acre parcel. In total, Petitioner owns 107 acres that surround the subject parcel. Petitioner began discussions with the County Health Department regarding the proposed facility approximately 18 months prior to filing its Zoning Application with the proposed processing facility in its presently proposed location. Prior to filing its Application, Petitioner had numerous discussions with Planning and Development staff. In particular, the existing residence located on Petitioner's property was discussed in relation to the restriction set forth in Paragraph HH of Section 16.56.030 of the UDO that prohibits an animal slaughter operation within 500 feet of a residential structure located in an agricultural zoning district. At that time, Planning and Development staff informed Petitioner that the 500 foot restriction would not apply because the only residential structure located in an agricultural zoning district within 500 feet of the proposed facility is owned by Petitioner. In reliance on such assertion, Petitioner finalized its site design and filed its zoning Application. Now, after Petitioner has filed its Application, paid for necessary site plans, paid for necessary septic design plans, after Petitioner has gone through the Staff Plat Review process and received Staff Plat Review approval, Planning and Development staff has informed Petitioner that the 500 foot restriction does in fact apply. Petitioner has spend substantial sums to tailor its septic design and other plans to the particular location set forth in the site plan included with Petitioner's Application and approved during Site Plan Review. To carry out the strict letter of the ordinance would require Petitioner to relocate the facility to another area on Petitioner's property, thus requiring the duplication of the time and costs already incurred by Petitioner to get to this point in the process.

2. The condition is unique to the subject parcel because of the circumstances giving rise to the necessity of the Variance. Petitioner relied to its detriment on the assertions of County Staff that the 500 foot requirement would not apply to Petitioner because of Petitioner owns the only residence within such 500 foot restriction. At no time during Staff Plat Review was such restriction brought up and Petitioner's site plan, including the location of the proposed facility in relation to the residence owned by Petitioner, was approved.

3. The purpose of the Variation is to allow Petitioner to keep the facility located in an area previously approved by County staff, avoiding a duplication of the substantial costs that Petitioner has already incurred in connection with this Application if Petitioner were required to relocate the proposed facility.

4. The hardship was created when Planning and Development staff informed Petitioner that the 500 foot restriction would not apply because the residential structure located in an agricultural zoning district in question is owned by Petitioner. Petitioner owns 107 acres adjacent to the proposed facility. Had staff raised the location of the existing residence as an impediment to the proposed location, Petitioner could have relocated the facility further south of the residence and avoided the 500' conflict.

5. The variation will not be detrimental to public welfare or injurious to other property or improvements in the neighborhood. The additional restrictions set forth in Section

16.56.010 are not health and safety issues. Rather, Section 16.56.010 states specifically that “the purpose of this chapter is to set forth additional requirements for certain uses of land. These standards are intended to ensure that the use is compatible with the surrounding area.”

6. The variation will not impair an adequate supply of light and air to adjacent property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood. The proposed use is no different than that of any other agricultural building on the property.

7. The variation will not confer a special privilege to the property owner that is denied to other owners with property in the same zoning district.

**This Indenture Witnesseth,** That the Grantors, Wallace B. Beatt one of the Heirs at law of  
Sam B. Beatt deceased and Nellie Beatt his wife  
 of the Town of Greenwood in the County of McHenry and State of Illinois  
 for the consideration of the sum of One Thousand (2000) Dollars,  
 convey and quit-claim to Minnie Noble

of the Town of Greenwood County of McHenry and State of Illinois  
 all interest in the following described real estate, to-wit:

The West half (1/2) of the North West quarter of Section fourteen (14) and the  
 North West quarter of the South West quarter of Section fourteen (14) in Town  
 ship forty five (45) North Range seven (7) East of the Third Principal  
 Meridian containing one Hundred and Seventeen (117) acres more or  
 less—excepting and reserving to the Grantors so long as they shall  
 occupy the premises this day conveyed to them by the Heirs at  
 law the right to place an Engine on said land West of the  
 Barn on their premises when Threshing, and also the right  
 to use as a road way a strip of land not to exceed two (2) rods  
 in width across the West half (1/2) of said North West quarter immediately  
 South of a line extending East on the South line of the Cemetery lot.  
 Upon the Express condition that the Grantors shall maintain and  
 keep shut gates on the East and West line of said right of way

situated in the County of McHenry and State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption  
 Laws of this State.

Dated this 30th day of July A. D. 1896.

Wallace B. Beatt  
Nellie Beatt

SEAL

SEAL

SEAL

SEAL

## STATE OF ILLINOIS,

County of McHenryI, J. H. Gackman a Notary Public

in and for the said County, in the State aforesaid, do hereby certify that Wallace B. Beatt one of the Heirs at law  
of Sam B. Beatt deceased and Nellie Beatt his wife

personally known to me to be the same persons whose names are subscribed to  
 the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument  
 as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 30th day of July A. D. 1896

J. H. Gackman  
Notary Public



No 18173.

Filed for Record the 1st day of August 1896, at 5 o'clock P.M.

Recorder.

AUBREY P. PEATT, ET AL.,

TO

## GRANT OF RIGHT OF WAY

WALLACE B. PEATT,

WHEREAS, Wallace B. Peatt, of the Town of Greenwood, County of McHenry, and State of Illinois, is now the owner of the East One-half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14), and the Northeast Quarter ( $\frac{1}{4}$ ) of the South West Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14) in Township Forty-five (45) North Range Seven (7), East of the Third Principal Meridian, containing One Hundred and Twenty (120) acres of land, more or less, situated in the County of McHenry and State of Illinois, and

WHEREAS, the heirs at law of Jennie Kablo, deceased, are also the owners of the West One-Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14), and the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Fourteen (14), in Township Forty-five (45) North of Range Seven (7), East of the Third Principal Meridian, containing One Hundred and Seventeen (117) acres of land, more or less, excepting therefrom the land now used as a cemetery and owned by the Greenwood Cemetery Association, and also excepting therefrom all rights reserved by Wallace B. Peatt and Nellie Peatt, his wife, as expressed in a deed from them to Jennie Kablo, dated July 30, A.D. 1896, which deed is recorded in the Recorder's Office of McHenry County, Illinois, in Book 91 of Deeds on page 401 and

WHEREAS, it is the wish and desire of the said Wallace B. Peatt and all the other heirs at law of said Jennie Kablo, deceased, that the right to the use of the roadway of the width of two rods, as mentioned in said deed so recorded in Book 91 of deeds on page 401 of the Recorder's Office of this county, and which said roadway of the width of two rods has been continuously used by the said Wallace B. Peatt and family as a means of egress from and ingress to the land now owned by the said Wallace B. Peatt as above described, shall be permanently given and granted to the said Wallace B. Peatt, and that the same shall forever become appurtenant to the above premises first hereinbefore described and now owned by the said Wallace B. Peatt, and that said roadway of the width of two rods shall forever hereafter be included in and become a part of all future conveyances of the said premises now so owned by the said Wallace B. Peatt, and giving to the said Wallace B. Peatt, and all future owners of the premises now owned by said Peatt, as a means and way of ingress and egress from the said premises to the public highway leading from the City of Woodstock to the Village of Greenwood,

THIS INDENTURE WITNESSETH That the Grantors, Aubrey P. Peatt, unmarried, Lewis H. Brewer and Ethel M. Brewer, his wife, of the City of Chicago, Cook County, Illinois, Hazel E. Mortensen and Louvie C. Mortensen, her husband, of Sharon, Wisconsin, Etta Steffen and William A. Steffen, her husband, of McHenry County, Illinois, Mabel M. Kobow, a widow, of Des Plaines, Cook County, Illinois, George L. Mentzer and Elizabeth Mentzer, his wife, of Woodstock, McHenry County, Illinois, Idella M. Johnson and Casper N. Johnson, her husband, of Chicago, Cook County, Illinois, each being an heir at law of Jennie Kablo, deceased, for and in consideration of the sum of One Dollar in hand paid do hereby forever give, grant and convey to Wallace B. Peatt, and to all and every future owner or owners of the above described premises, and every part thereof, so now owned by the said Wallace B. Peatt, an open, unobstructed right of way of the width of two rods as now and heretofore used and traveled by the said Wallace B. Peatt and family, which said right of way leads directly East or Easterly from the present public highway (running from Woodstock to the Village of Greenwood) along and adjoining the South line of said Cemetery lot, to the West line of the above described land so now owned by the said Wallace B. Peatt, it being expressly agreed

and understood by all of the grantors herein that said right of way shall forever be appurtenant to the land above described so now owned by the said Wallace B. Peatt and every part and portion of said land, and that the said Wallace B. Peatt and all future owners of the said premises now owned by the said Wallace B. Peatt shall forever have the right to the use of said roadway as a means of public ingress to and egress from the said Woodstock-Greenwood <sup>public</sup> highway to and from the lands so now owned by the said Wallace B. Peatt, and that all future conveyances of the premises, or any part thereof, so now owned by the said Wallace B. Peatt, shall give and grant to every future owner of said premises, or any part thereof, all the rights and privileges herein given and granted to the said Wallace B. Peatt.

The above described right of way being situated in the West half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14) North of Range Seven (7), East of the Third Principal Meridian, in McHenry County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

WITNESS our hands and seals this 1st day of April A.D. 1935.

Lewis H. Brewer (Seal)  
Ethel M. Brewer (Seal)  
Idella M. Johnson (Seal)  
Casper N. Johnson (Seal)  
Hazel E. Mortensen (Seal)  
Louvie C. Mortensen (Seal)  
Mabel M. Kobow (Seal)

Etta Steffen (Seal)  
William A. Steffen (Seal)  
George L. Mentzer (Seal)  
Elizabeth Mentzer (Seal)  
Aubrey P. Peatt (Seal)

STATE OF ILLINOIS      §  
COUNTY OF McHENRY    §      SS.

I, Helen A. Puttbress, a Notary Public in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Aubrey P. Peatt, unmarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 13th day of May, A.D. 1935.

Helen A. Puttbress  
Notary Public.

· · · Helen A. Puttbress · · ·  
· · · Notary Public · · ·  
· · · McHenry County, Ill. · · ·  
· · · · · · · · · · · · · · ·

My Commission Expires Feb. 1, 1936.

STATE OF ILLINOIS      §  
COUNTY OF COOK        §      SS.

I, William C. Sommerfeld, a Notary Public in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Lewis H. Brewer and Ethel M. Brewer, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 16th day of April A.D. 1935.

William C. Sommerfeld  
Notary Public.

· · · William C. Sommerfeld · · ·  
· · · Notary Public · · ·  
· · · Cook County, Ill. · · ·  
· · · · · · · · · · · · · · ·

My Commission Expires December 14, 1936.

STATE OF WISCONSIN  
COUNTY OF WALWORTH

SS.

I, Rachel Porter, a Notary Public, in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Hazel E. Mortensen and Louvie C. Mortensen, her husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of homestead.

GIVEN under my hand and notarial seal, this 17th day of April A.D. 1935.

Rachel Porter  
Notary Public.

. . . Rachel Porter . . .  
. . . Notary Public . . .  
. . . Walworth County, Wis. . .  
. . . . .

My Commission Expires May 2, 1937.

STATE OF ILLINOIS  
McHENRY COUNTY

SS.

I, Edna A. Nester, a Notary Public, in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that Etta Steffen and William A. Steffen, her husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 4th day of May, A.D. 1935.

Edna A. Nester  
Notary Public.

. . . Edna A. Nester . . .  
. . . Notary Public . . .  
. . . McHenry County, Ill. . .  
. . . . .

My Commission Expires Jan. 4, 1939.

STATE OF ILLINOIS  
COUNTY OF COOK

SS.

I, Vincent T. Connor, a Notary Public in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Mabel M. Kobow, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 8th day of April, A.D. 1935.

Vincent T. Connor  
Notary Public.

. . . Vincent T. Connor . . .  
. . . Notary Public . . .  
. . . Cook County, Ill. . .  
. . . . .

My Commission Expires June 9, 1935.

STATE OF ILLINOIS  
McHENRY COUNTY

SS.

I, Helen A. Puttbrese, a Notary Public, in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that George L. Mentzer and Elizabeth Mentzer, his wife, personally known to me to be the same persons whose names are subscribed to the

foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 11th day of May A.D. 1935.

Helen A. Puttbrasse

.. Helen A. Puttbrasse ..  
 . Notary Public ..  
 . McHenry County, Ill. ..  
 . . . . .

Notary Public.

My Commission Expires Feb. 1, 1936.

STATE OF ILLINOIS    §  
                               § SS.  
 COUNTY OF COOK       §

I, William C. Sommerfeld, a Notary Public, in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Idella M. Johnson and Casper N. Johnson, her husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 16th day of April A. D. 1935.

William C. Sommerfeld

.. William C. Sommerfeld ..  
 . Notary Public ..  
 . Cook County, Ill. ..  
 . . . . .

Notary Public.

My Commission Expires December 14, 1938.

No. 115209. Filed for record the 20th day of May, A.D. 1935 at 10:45 o'clock A. M.

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##

WALLACE B. PEATT & WIFE, ET AL

TO

WARRANTY DEED

CHARLES E. POPE

THIS INDENTURE WITNESSETH that the Grantors, Wallace B. Peatt and Nellie Peatt, his wife, Aubrey B. Peatt, (unmarried) Etta Steffen and William A. Steffen, Jr., her husband, all of the Town of Greenwood, McHenry County, Illinois, Lewis H. Brewer and Ethel M. Brewer, his wife, Idella M. Johnson and Casper N. Johnson, her husband, of the City of Chicago, Cook County, Illinois, Hazel E. Mortensen and Louvie C. Mortensen, her husband, of Sharon, Wisconsin, Mabel M. Kobow, a widow, of DesPlaines, Cook County, Illinois, George L. Mentzer and Elizabeth Mentzer, his wife, of the City of Woodstock, McHenry County, Illinois, a portion of the above named being all the heirs at law of Jennie Kablo, formerly of the Town of Greenwood, but now deceased, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable considerations, not herein expressed, convey and warrant to Charles E. Pope of the City of Evanston, County of Cook and State of Illinois, the following described real estate, to-wit:

The West half ( $\frac{1}{2}$ ) of the North West Quarter ( $\frac{1}{4}$ ) of section Number Fourteen (14), containing eighty (80) acres of land, more or less, (excepting and reserving therefrom three (3) acres of land conveyed by Lewis B. Peatt and wife to the Greenwood Cemetery Association by deed dated February 1st, A.D., 1865, and recorded in the Recorder's Office of McHenry County, Illinois, in Book 31, of Deeds, on page 515; also excepting and reserving therefrom that part thereof bounded and described as follows, to-wit:- Beginning on the West line of said Section Number Fourteen (14) at the Northwest corner of the Cemetery of the New Greenwood Cemetery Association, according to the plat thereof recorded in the Recorder's Office of McHenry County, Illinois, in Volume 35 of Deeds, at page 514, and running thence East along the North line of said Cemetery as platted forty-three (43) rods and fifteen (15) links; thence North at right angles with said last described line seven (7) rods; thence West parallel with said North line of the Cemetery, forty-three (43) rods and fifteen (15) links to the said West line of Section Number Fourteen (14); thence South along said Section line to the place of beginning, containing one and nine hundred seven thousandths (1.907) acres, more or less); also the North West quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Number Fourteen (14), containing forty (40) acres of land, more or less, all in Township Number Forty-five (45) North, of Range Number Seven (7) East of the Third Principal Meridian, containing in all one hundred fifteen and ninety-three thousandths (115.093) acres of land, more or less, situate, lying and being in the County of McHenry, in the State of Illinois,

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO THE TAXES FOR THE YEAR OF A. D. 1935.

Reserving to the above named Wallace B. Peatt the right to harvest and remove from the above described premises, ten acres of rye now growing upon a portion of the above described premises.

This conveyance is also made subject to a perpetual easement of travel of the width of two rods wide across and over the above described lands as said easement or right of way is now and has heretofore been used and traveled by the grantor, Wallace B. Peatt and family, and which easement or right of way is to forever be appurtenant to the lands now owned by said Wallace B. Peatt, which lie immediately East of the lands above conveyed and adjoin the same on the Easterly side thereof. The grant of said easement or right of way being more fully described by a conveyance recently made to the said Wallace B. Peatt by all of the other heirs of said Jennie Kablo, deceased, and which conveyance to the said Wallace B. Peatt of said easement or right of way is to be recorded in the Recorder's Office of this McHenry County, Illinois, prior to the recording of this conveyance in said Recorder's Office.

This conveyance of the above described premises also reserves forever to the said Wallace B. Peatt, and also forever to all future owners of the land now owned by the said Wallace B. Peatt adjoining the above described premises on the East side thereof, the same rights and privileges as to thrashing grain raised on the lands now owned by said Wallace B. Peatt that were heretofore reserved by the said Wallace B. Peatt and Nellie Peatt, his wife, as expressed in a deed from them to said Jennie Kablo, dated July 30, 1896, which deed is recorded in the Recorder's Office of McHenry County, Illinois, in Book 91 of Deeds on Page 401.

WITNESS our hands and seals this 15th. day of May A.D., 1935.

Idella M. Johnson	(SEAL)	Wallace B. Peatt	(SEAL)
Casper N. Johnson	(SEAL)	Nellie Peatt	(SEAL)
Hazel E. Mortensen	(SEAL)	Aurbry B. Peatt	(SEAL)
Louvie C. Mortensen	(SEAL)	Etta Steffen	(SEAL)
Mabel M. Kobow	(SEAL)	William A. Steffen, Jr.	(SEAL)
George L. Mentzer	(SEAL)	Lewis H. Brewer	(SEAL)
Elizabeth Mentzer	(SEAL)	Ethel M. Brewer	(SEAL)

STATE OF ILLINOIS      0  
COUNTY OF MCHENRY      0      SS.

Revenue Stamps \$10.50

I, Helen A. Puttbrese, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Wallace B. Peatt and Nellie Peatt, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17th day of May A.D., 1935.

.. . . . Helen A. Puttbrese .. . . .  
.. . . . Notary Public .. . . .  
.. . . . McHenry County, Ill. .. . . .

Helen A. Puttbrese  
Notary Public

My commission expires Feb. 1, 1936.

STATE OF ILLINOIS      0  
COUNTY OF MCHENRY      0      SS.

I, Helen A. Puttbrese, a Notary Public, in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Aubrey B. Peatt, unmarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared

before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 15th day of May A.D., 1935.

.....  
 Helen A. Puttbrese  
 Notary Public  
 McHenry County, Ill.  
 .....

Helen A. Puttbrese  
 Notary Public

MY commission expires Feb. 1, 1936.

STATE OF ILLINOIS     0  
                               0 SS.  
 COUNTY OF MCHENRY   0

I, Helen A. Puttbrese, a Notary Public, in and for, and residing in said County, in the state aforesaid, DO HEREBY CERTIFY that Etta Steffen and William A. Steffen, Jr., her husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 17th day of May A.D., 1935.

.....  
 Helen A. Puttbrese  
 Notary Public  
 McHenry County, Ill.  
 .....

Helen A. Puttbrese  
 Notary Public

MY commission expires Feb. 1, 1936.

STATE OF ILLINOIS     0  
                               0 SS.  
 COUNTY OF LAKE       0

I, John H. Rouse, a Police Magistrate in and for Village of Mundelein, Lake County, Illinois, and residing therein, in the State aforesaid, DO HEREBY CERTIFY, that Lewis H. Brewer and Ethel M. Brewer, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 17th day of May A.D., 1935.

MY commission expires May 1, 1939.

John H. Rouse  
 Police Magistrate  
 Village of Mundelein  
 Lake Co., Illinois.

STATE OF ILLINOIS     0  
                               0 ss.  
 LAKE COUNTY         0

I, LEW A. HENDEE, Clerk of the County Court, in and for Lake County, and State of Illinois, which Court is a Court of Record, having a Seal, do hereby certify that John H. Rouse, by and before whom the foregoing acknowledgment was taken, was, at the time of taking the same, a Police Magistrate residing in said County, and was duly authorized by the laws of said State, to take and certify Acknowledgments or Proofs of Deeds and other instruments in said State, and that said acknowledgment is in due form of law; and further, that I am well acquainted with the handwriting of said John H. Rouse and that I verily believe that the signature to said certificate of Acknowledgment is genuine.



STATE OF ILLINOIS      |  
                               | SS.  
 MCHENRY COUNTY        |

I, Helen A. Puttbrese, a Notary Public, in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that George L. Mentzer and Elizabeth Mentzer, his wife, personally known to me to be the same persons whose names are subscribed to the above and foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 17th day of May A.D., 1935.

.....  
 :       Helen A. Puttbrese       :  
 :       Notary Public           :  
 :       McHenry County, Ill.   :  
 : .....  
 : .....  
 : .....

Helen A. Puttbrese  
 Notary Public

My commission expires Feb. 1, 1936.

No. 115210 Filed for record this 20th day of May A.D., 1935 at 10:45 o'clock A.M.

AGREEMENT

This Agreement made and entered into this 28<sup>th</sup> day of September, 1956, by and between OMER L. HAIMBAUGH and VIOLET E. HAIMBAUGH, his wife, parties of the first part and HAROLD W. TURNER and SARAH MILDRED TURNER, his wife, parties of the second part,

## WITNESSETH,

WHEREAS, the parties of the first part are the owners of the following described real estate:

The West half of the Northwest quarter of Section fourteen (14), Township forty-five (45) North, Range seven (7) East of the Third Principal Meridian (excepting and reserving therefrom that part thereof conveyed by Lewis B. Peatt and wife, to the Greenwood Cemetery Association by Deed dated February 1, 1865, reported in Book 31 of Deeds, page 515; also, excepting and reserving therefrom that part thereof described as follows: Beginning on the West line of said Section fourteen (14) at the Northwest Corner of the cemetery of the New Greenwood Cemetery Association, according to the Plat thereof recorded in Book 35 of Deeds, page 514 and running thence East along the North line of said Cemetery as platted, forty-three (43) rods and fifteen (15) links; thence North at right angles with said last described line, seven (7) rods; thence West parallel with said North line of the cemetery, forty-three (43) rods and fifteen (15) links to the West line of Section fourteen (14); thence South along said Section line to the place of beginning in McHenry County, Illinois;

## ALSO

The Northwest quarter of the Southwest quarter of Section fourteen (14), Township forty-five (45) North, Range Seven (7) East of the Third Principal Meridian, in McHenry County, Illinois,

and

WHEREAS, the parties of the second part are the owners of the following described real estate:

The East half of the Northwest quarter of Section Number fourteen (14), containing eighty (80) acres of land, more or less; also the Northeast quarter of the Southwest quarter of said Section Number fourteen (14), containing forty (40) acres of land, more or less; all in Township Number forty-five (45) North, of Range Number Seven (7) East of the Third Principal Meridian, and containing in all 120 acres of land, more or less, and situate, lying

-2-

and being in the County of McHenry, in the State of Illinois,

and

WHEREAS, there has been heretofore granted to the predecessors in title of the parties of the second part, a right-of-way or easement across the premises now owned by the parties of the first part for ingress and egress to the premises of the parties of the second part under deed from WALLACE B. PEATT and wife, to JENNIE KABLO, recorded August 1, 1896, in Book 91 of Deeds, Page 401, and also by an instrument dated April 1, 1935, and filed for record in the Recorder's Office of McHenry County, Illinois, on May 20, 1935, in Book 22 of Miscellaneous Records, on Page 134, and

WHEREAS, said instruments did not specifically describe said right-of-way,

NOW, THEREFORE, be it agreed by and between the parties hereto that the North West corner of said right-of-way is located at the South West corner of the premises conveyed by LEWIS B. PEATT and wife, to GREENWOOD CEMETERY ASSOCIATION, by deed dated February 1, 1865 and recorded in Book 31 of Deeds, Page 515, on February 3, 1865, and that said right-of-way extends Easterly along the Southerly line of said premises so conveyed to the Greenwood Cemetery Association and said line extended Easterly to the premises now owned by the parties of the second part.

IT IS THEREFORE AGREED that said right-of-way is now open and unobstructed and is of the width of two (2) rods and that it is understood and agreed by the parties hereto that said right-of-way shall be and is to remain as prescribed in each of the two former easements described as Documents recorded August 1, 1896 in Book 91, Page 401 and right-of-way grant dated April 1, 1935 and recorded May 20, 1935 in Book 22 on page 134 of the Recorder of Deeds of McHenry County, Illinois, and shall hereafter be appurtenant to the above described premises of the parties of the second part.

-3-

IN WITNESS WHEREOF the parties have hereunto set their hands  
and seals the day and year first above written.

Oliver L. Hainbaugh (SEAL)  
Violet E. Hainbaugh (SEAL)  
Parties of the First Part

Harold W. Turner (SEAL)  
Sarah Mildred Turner (SEAL)  
Parties of the Second Part

STATE OF ILLINOIS } 314698  
McHENRY COUNTY. } ss. No. ....  
FILED FOR RECORD: Oct. 24... A.D.  
1936 AT... 10... O'CLOCK... 2... M  
AND DULY RECORDED IN BOOK... 581...  
OF... Records... PAGE... 178...  
..... Lester Edgerman  
RECORDER

### Easement Time Line

The 1896 deed conveyed to Jennie Calbo the West half of the Northwest Quarter of Section 14 and the Northwest Quarter of the Southwest Quarter of Section 14. Such deed excepted and reserved to the Grantors “the right to use as a roadway a strip of land not to exceed two (2) rods in width across the West half of said Northwest Quarter immediately South of a line extending East on the South line of the cemetery lot.”

The 1935 deed was given by the heirs at law of Jennie Calbo to Charles Pope. Such deed conveyed the West half of the Northwest Quarter of Section 14 (except 3 acres conveyed to Greenwood Cemetery Association) and the Northwest Quarter of the Southwest Quarter of Section 14. Such conveyance was “also made subject to a perpetual easement of travel of the width of two rods wide across and over the above described lands as said easement or right of way is now and has heretofore been used and traveled by the Grantor, Wallace B. Peatt and family, and which easement or right of way is to forever to be appurtenant to the lands now owned by said Wallace B. Peatt, which lie immediately East of the lands above conveyed and adjoin the same on the Easterly side thereof. The grant of said easement or said right of way being more fully described by a conveyance recently made to the said Wallace B. Peatt by all of the other heirs of said Jennie Calbo, deceased.”

Thereafter, there was recorded a Grant of Right of Way. The Grant of Right of Way grants “the right to the use of a roadway of the width of two rods, as mentioned in said deed recorded in Book 91 of Deeds on Page 401 of the Recorder’s Office of this County, and which said roadway of the width of two rods has been continuously used by the said Wallace B. Peatt and family as a means of egress from and ingress to the land now owned by the said Wallace B. Peatt. As above-described, shall be permanently given and granted to the said Wallace B. Peatt and that the same shall forever become appurtenant to the above premises first hereinbefore described and now owned by the said Wallace B. Peatt, and that said roadway of the width of two rods shall forever hereafter be included in and become a part of all future conveyances of the said premises... as a means and way of ingress to and egress from the said premises to the public highway.” Such easement grants “an open, unobstructed right-of-way of the width of two rods as now and heretofore used and traveled by the said Wallace B. Peatt and family.”

Subsequent to the foregoing, there was an Agreement dated September 28, 1956, recorded October 24, 1956 in Book 521 of records on page 178, as Document No. 314698 whereby the owner’s of the respective properties acknowledge that the prior rights of way were not specifically described. The Agreement confirms that the “said right-of-way is now open and unobstructed and is of the width of two (2) rods and that it is understood and agreed by the parties hereto that said right-of-way shall be and is to remain as prescribed in each of the two former easements described as documents recorded August 1, 1896 in Book 91, Page 401 and right-of-way grant dated April 1, 1935 and recorded May 20, 1935 in Book 22 on Page 134... and shall hereafter be appurtenant to the above-described premises.”

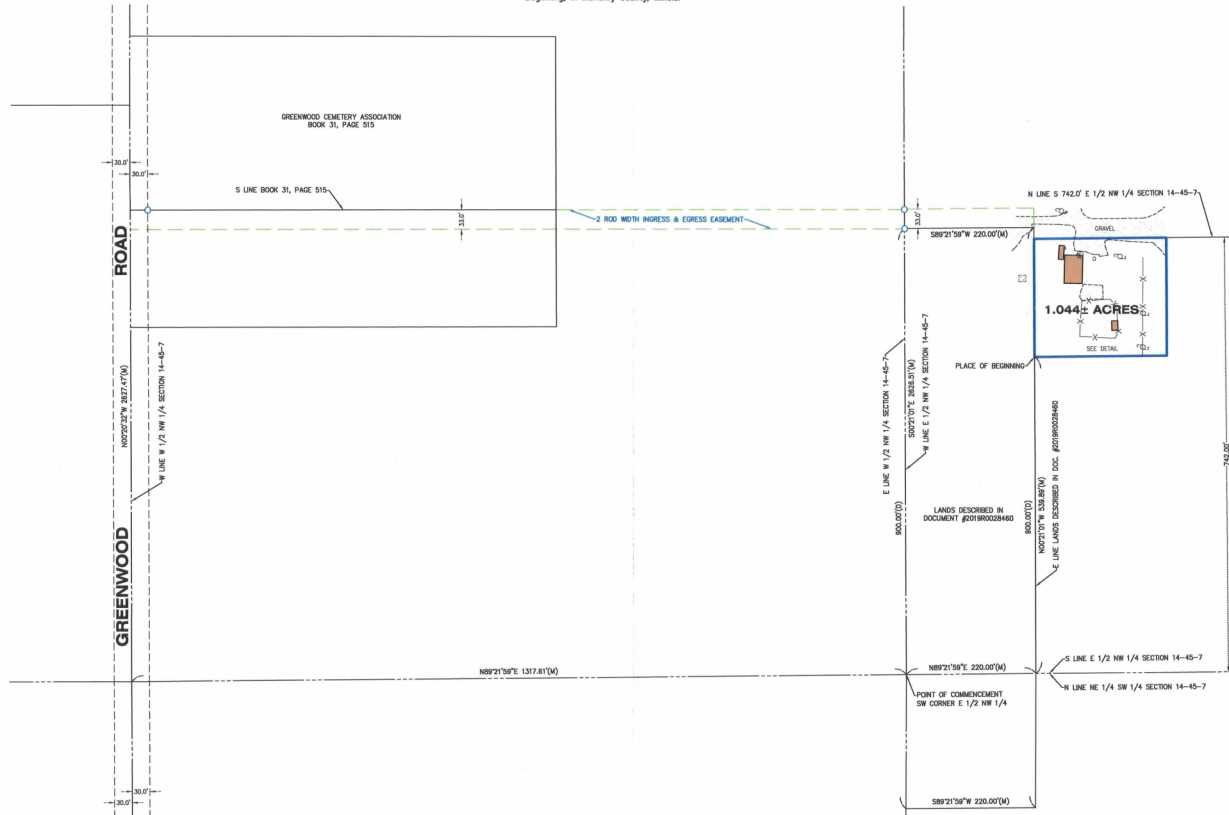
# PLAT OF SURVEY

Part of the South 742.00 feet of the East Half of the Northwest Quarter of Section 14, Township 45 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said East Half; thence North 89 degrees 21 minutes 59 seconds East along the South line thereof; 220.00 feet; thence North 00 degrees 21 minutes 01 seconds West along the East line of lands described in Document No. 2016R0028460, a distance of 539.89 feet to the Place of Beginning; thence continuing North 00 degrees 21 minutes 01 seconds West along said East line, 202.12 feet; thence North 89 degrees 21 minutes 59 seconds East along the North line of said South 742.00 feet of the East Half of the Northwest Quarter, 225.00 feet; thence South 89 degrees 21 minutes 01 seconds East, 202.12 feet; thence South 89 degrees 21 minutes 59 seconds West, 225.00 feet to the Place of Beginning, in McHenry County, Illinois.

RECEIVED

SEP - 8 2024

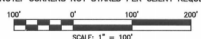
ZONING DIVISION



LEGEND	
IB	ELECTRIC METER
●	FOUND IRON BAR
○	FOUND IRON PIPE
□	UTILITY POLE
(M)	MEASURED

CLIENT: SUN BERRY ORCHARD INC  
DRAWN BY: GKV CHECKED BY: APC  
SCALE: 1"=100' SRC: 14 T. 45 N. 07 E.  
BASIS OF MEASURING: ILL. EAST ZONE NAD83 (2011)  
P.L.N.: 08-14-100-010, 08-14-300-002  
JOB NO.: 240485-A I.D. MDS  
FIELDWORK COMPI.: 07/08/24 BY: PG.  
ALL DISTANCES SHOWN IN FEET AND DECIMALS, RND: 35000  
PARTS THEREOF CORRECTED TO 68° F.

NOTE: CORNERS NOT STAKED PER CLIENT REQUEST



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.  
• No distances should be assumed by scaling.  
• No underground improvements have been located unless shown and noted.  
• No representation as to ownership, use, or possession shall be hereon made.  
• This Survey and Plat of Survey are void without original signatures and seals.  
Compare your description and site markings with this plat and report any discrepancies which you may find.



REVISED BOUNDARY 8-07-2024 (TW)  
STATE OF ILLINOIS ) S.S.  
COUNTY OF McHENRY )

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 07/10 A.D., 2024.  
Vanderstappen Land Surveying Inc.  
Design Firm No. 184-002792

By: *David R. Grunwald*  
Illinois Professional Land Surveyor No. 3867





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All information is provided 'as-is' with no  
guarantee of accuracy, completeness, or currency.







# McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

April 25, 2025

Terrence J. McKenna  
McKenna Law  
30-B N. Williams St.  
Crystal Lake, IL 60014

Re: Parcel # 08-14-300-002  
Common Location: 3212 Greenwood Rd, Woodstock, IL  
NRI# L24-077-4633 (REVISED)  
Zoning Change: Conditional Use Permit for Food Processing with Animal Slaughter

Dear Mr. McKenna:

While responding to a FOIA request on this parcel, I reviewed the letter created by a past employee and found that it contained inaccurate information. The previously provided letter indicated that the parcel contained hydric soil. In reviewing our office maps, the parcel does **NOT** contain hydric soil. I apologize for the error. The letter should have read as follows:

"The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Sergiy Bazylyuk property as applied for in Report #08-14-300-002. Due to the amount of previously disturbed soils 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.

No floodplain or wetlands were found on the site from office maps. Our wetland inventories are for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office."

Sincerely,

Spring M. Duffey  
Executive Director

cc. McHenry County Department of Planning and Development  
Sergiy Bazylyuk (email: cardinal2004@gmail.com)

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**MEMORANDUM**

TO: Sergiy Bazylyuk  
FROM: Water Resources Division (Stoyan Kolev)  
DATE: July 16, 2025  
REGARDING: Water Resources Division Comments – Petition #Z25-0068

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Based on my review of the provided site plan titled *New Frame Building w/Corrugated Metal Siding* for the proposed development at PIN: 08-14-300-002 in Woodstock, Greenwood Township, I have the following comments based on the McHenry County Stormwater Management Ordinance (SMO):

- If your CUP application is approved, you will need to obtain a Stormwater Management Permit prior to the start of any construction. Please note that if your project exceeds 20,000 square feet of improvements (including building, parking, septic, grading, etc.), the site plan will need to be prepared by a licensed civil engineer. The site plan you provided was completed by the architect. It does appear that the project would fall around that number.
- As part of the review for a Stormwater Management Permit, we look at the total impervious area post-2004 on the contiguous property which would include all three parcels (unincorporated and incorporated). If the post-2004 impervious area exceeds 20,000 square feet then the runoff rate requirements (detention) are triggered. Based on my aerial analysis, it appears that there have been three new buildings that have been constructed since 2004 with a rough square feet total of 15,000 square feet. There has also been existing gravel removed via the demolition of an existing home that will offset some of that impervious area. You will be required to provide us with these totals, but it does not appear that you will exceed 20,000 square feet based on the site design.

Additional comments may likely be generated once an application submittal is made. If revisions to the site plan are necessary based on other department comments (e.g., environmental health) additional comments may be generated.



## MEMORANDUM

**TO:** Staff Plat Review Committee  
**FROM:** Patti Nomm, McHenry County Department of Health  
**DATE:** July 9, 2025  
**RE:** Petition Z25-0068

The Department has reviewed the information submitted with the petition to determine compliance with the McHenry County Public Health Ordinance and offers the following comments:

- The Division of Environmental Health has a pending permit application for installation of a private sewage disposal system to serve the proposed facility. The comments listed on the Department's March 31, 2025 memorandum need to be addressed prior to issuance of the permit.
- If customers can order meat online and pick it up at the facility, a retail food health permit will be required. The pending private sewage disposal system permit does include capacity for the retail food operation.
- Please confirm that there are no mobile slaughter units included in the proposal.

**McHenry County**  
**Department of Planning & Development**

2200 North Seminary Ave.  
Woodstock, IL 60098  
[plandev@mchenrycountyil.gov](mailto:plandev@mchenrycountyil.gov)  
815.334.4560



## Site Plan Review Memorandum

**TO:** S. Bazylyuk

**FROM:** Anna Kurtzman, Senior Planner

**DATE:** July 9, 2025 (SPRC 7/16/25)

**RE:** Z25-0068, Request for a Conditional Use for Food Processing with Animal Slaughter with two (2) variances

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

- A. Narrative
- B. Approval standards for CUP and Variances
- C. Site Plan prepared by Archicraft Ind, last revision date 12/9/24
- D. Plat of Survey prepared by Vanderstappen, dated July 10, 2024
- E. Supplemental materials submitted July 7, 2025

Staff has the following comments:

1. Section 16.56-030.HH includes minimum standards for locating/operating a Food Processing with Animal Slaughter business. Subsection 1 indicates that such a use may not be located within five hundred (500) feet of a residential structure located within an agricultural zoned district nor within five hundred (500) of a residentially zoned property. Staff notes that the applicant has requested a variance from this standard and has provided supporting documentation by addressing the Standards for Zoning Variance.
2. Staff notes that the applicant has requested a variance from the standard regarding the minimum frontage of a zoning parcel along a road frontage. The applicant has provided supporting documentation by addressing the Standards for Zoning Variance.
3. Please be aware that the Zoning Board of Appeals may recommend additional conditions beyond these minimum standards and the McHenry County Board may impose those additional conditions or additional conditions on this special zoning designation.

/abk

**McHenry County**  
**Department of Planning & Development**

2200 North Seminary Ave.  
Woodstock, IL 60098  
[plandev@mchenrycountyil.gov](mailto:plandev@mchenrycountyil.gov)  
815.334.4560



**MEMORANDUM**

Z25-068 Greenwood, Woodstock IL

Date: July 11, 2025

From: Steve Gardner, Building Code Enforcement Officer

PIN 08-14-300-002

**Request for a Conditional Use Permit to allow Food Processing with Animal Slaughter.**

1. **Submit construction documents when applying for permit through the portal.**
2. **Communication assistance with the Fire Department is offered through our office.**
3. **Access by the fire department for vehicle access is required.**

**Accessibility**

4. **Greater than 6 employees drives the bathrooms to be handicapped accessible.**

**GENERAL PERMIT REQUIREMENTS: For any new construction**

- 1) All construction documents submitted for permits shall be prepared by design professional(s) licensed in the State of Illinois in triplicate.
- 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. 2020 National Electric Code
  - c. 2021 International Mechanical Code
  - d. 2021 International Fire Code
  - e. 2021 International Fuel Gas Code
  - f. 2021 International Existing Building Code
  - g. The Illinois Plumbing Code
  - h. The Illinois Accessibility Code
  - i. The Illinois Energy Conservation Code