



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

September 25, 2025, 1:30 PM
31 North Banquets and Catering
217 Front St. McHenry, IL 60050

Pages

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS / PUBLIC HEARING
 - 3.1 Z25-0008 Deserto/Jozwiak, A1C-A1C, Seneca Twp 2
 - 3.2 Z25-0016 Leach, A1C-A1C, Grafton Twp 21
4. OLD BUSINESS
5. PUBLIC COMMENT
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0008

PIN: 12-09-300-006

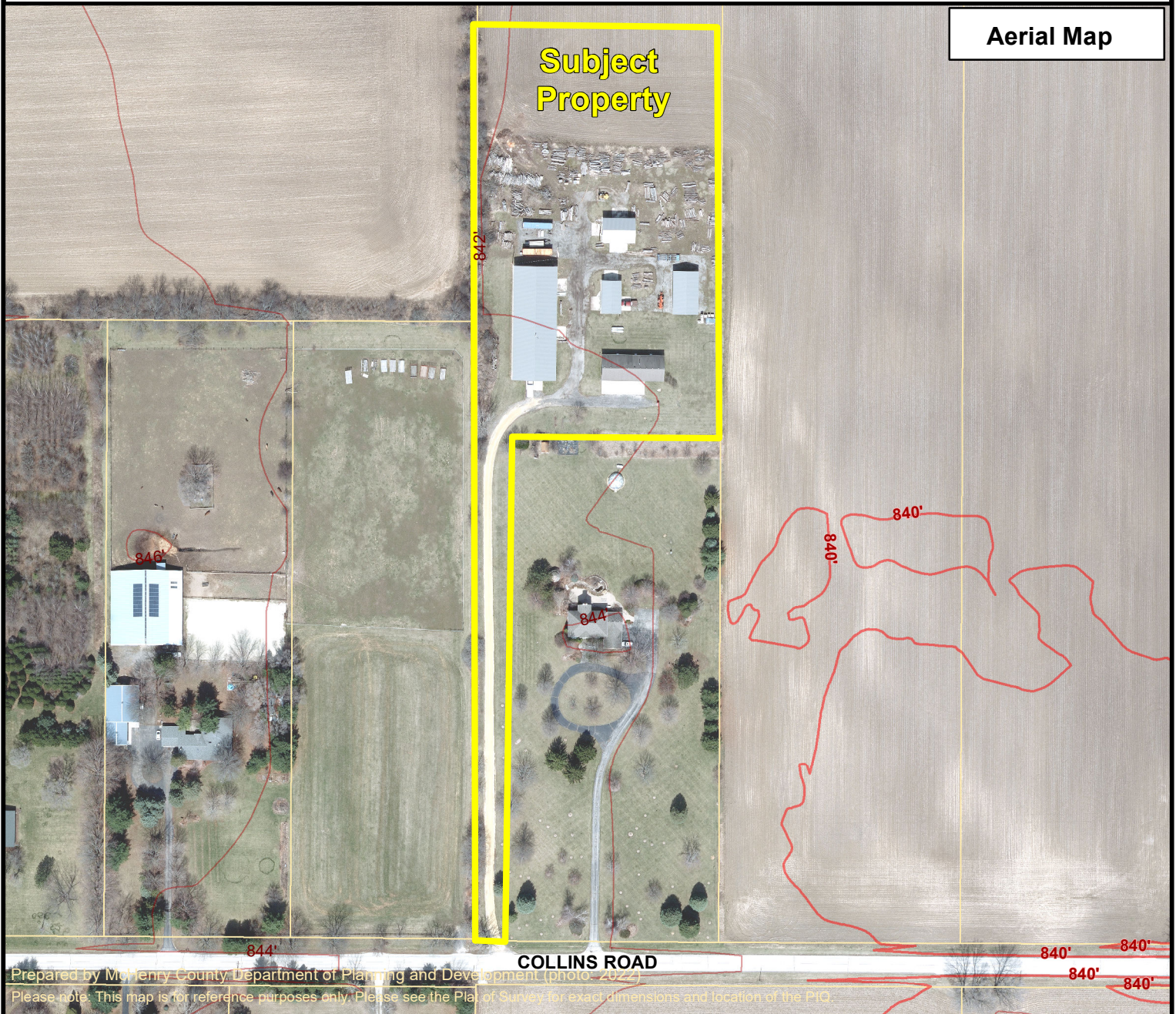
Address: 18014 Collins Road, Woodstock

Request: A-1C to A-1C, Request to renew CUP 14-09 for a Sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production

Hearing: September 25, 2025

Applicant: DW Deserto and JM Jozwiak

Location: The five (5) acre parcel is on the north side of Collins Road, approximately a half (0.5) mile east of Sullivan Road, in Seneca Township.



Elevation

(feet above sea level)

- 10-foot contours
- 2-foot contours

ADID Wetland Map 2005

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

FEMA Flood Hazard Areas

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

Feet
100 50 0 100 200
1 inch equals 200 feet



Staff Report for the McHenry County Zoning Board of Appeals

STAFF COMMENTS

The following comments and conclusions are based upon staff analysis and review prior to this hearing and are to be considered viable unless evidence is established to the contrary. Staff may have additional comments based upon the testimony presented during the public hearing.

BACKGROUND & REQUEST SUMMARY

The subject property consists of five (5) acres and is zoned A-1C Agriculture District with a Conditional Use Permit allowing for a sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production (CUP 14-09). The applicant is seeking to renew this Conditional Use Permit with two (2) modifications.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

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

STAFF ANALYSIS

Current Land Use & Zoning

The subject property is zoned A-1C Agriculture District with a conditional use permit allowing the uses identified above. The subject property is surrounded by properties which are also zoned A-1 Agriculture District. The County's current land use map shows the area being developed primarily with agricultural uses and some single-family residences.

2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property as **Agricultural**.

2030 Comprehensive Plan & 2030 and Beyond Analysis

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

McHenry County 2030 and Beyond, Adopted October 18, 2016

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

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

- The nearest municipalities, Marengo and Woodstock, are both over three (3) miles from the subject property.

Big Idea #2 Let's build on our strengths

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

- The conditional use permit would allow for the continuation of an existing business.

Big Idea #3 Let's grow smarter

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

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

Big Idea #4 Let's expand our economy

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

- The Conditional Use Permit would allow the proposed business to continue its operation on the subject property.

Community Character & Housing

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

- As noted above, the subject property is over three (3) miles away from the nearest municipalities (Marengo and Woodstock).

Agricultural Resources

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

- There are no agricultural activities occurring on the subject property, thus, the continuation of this business will not adversely impact productive agricultural lands.

Greenways, Open Space & Natural Resources

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

- The McHenry-Lake County Soil and Water Conservation District's Natural Resources Inventory letter has been received. Due to no new proposed construction, the report indicates that impacts to the natural environment are minimal. The letter also indicates that there are no floodplains, wetlands but there are hydric soils on the subject property. Please refer to NRI L24-071-4627 for more information.

Water Resources

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

- The subject property is located in a Sensitive Aquifer Recharge Area (SARA).

Economic Development

"Increase the commercial/industrial tax base to be at least thirty-five (35%) percent of the countywide total tax base." (p. 87)

- Granting the Conditional Use Permit will help to retain an existing business.

Infrastructure

No applicable text.

Land Use

"Promote increased density and compact, contiguous development." (p. 125)

- The subject property is already developed with the intended use. No additional development of the site has been indicated.
- The site is not near a municipality. The nearest municipalities are Marengo and Woodstock, which are both over three (3) miles from the subject property.

STAFF ASSESSMENT

The applicant is requesting a renewal of CUP 14-09, which allowed a sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production.

The requested Conditional Use Permit is not in conflict with the text of the McHenry County 2030 Comprehensive Plan and 2030 and Beyond Plan as there are minimal impacts to the agricultural, natural, and water resources on the site and that it furthers the economic policies of the plans. There are no floodplains or wetlands on the property. The property is within a Sensitive Aquifer Recharge Area.

Staff offers the following conditions for consideration:

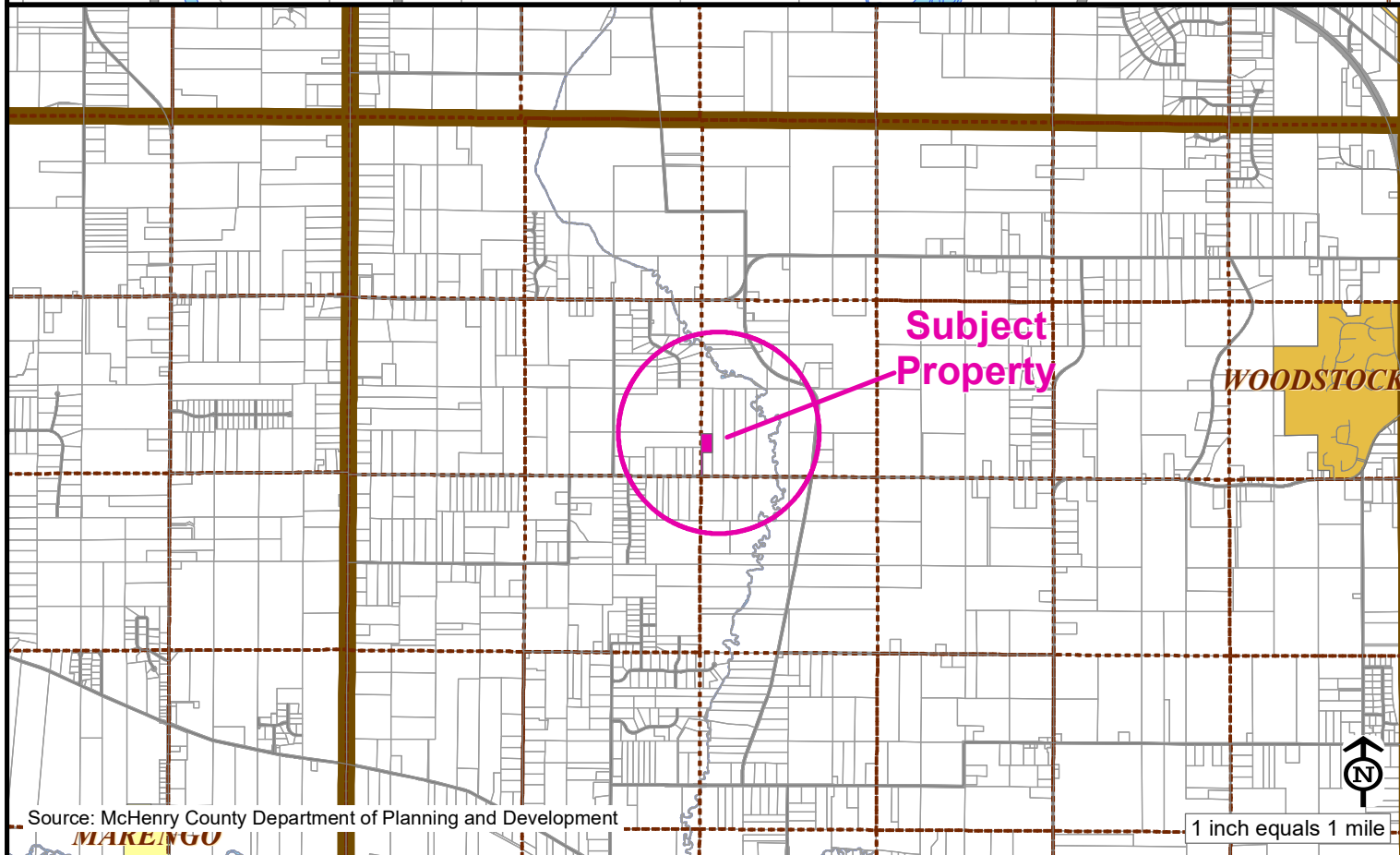
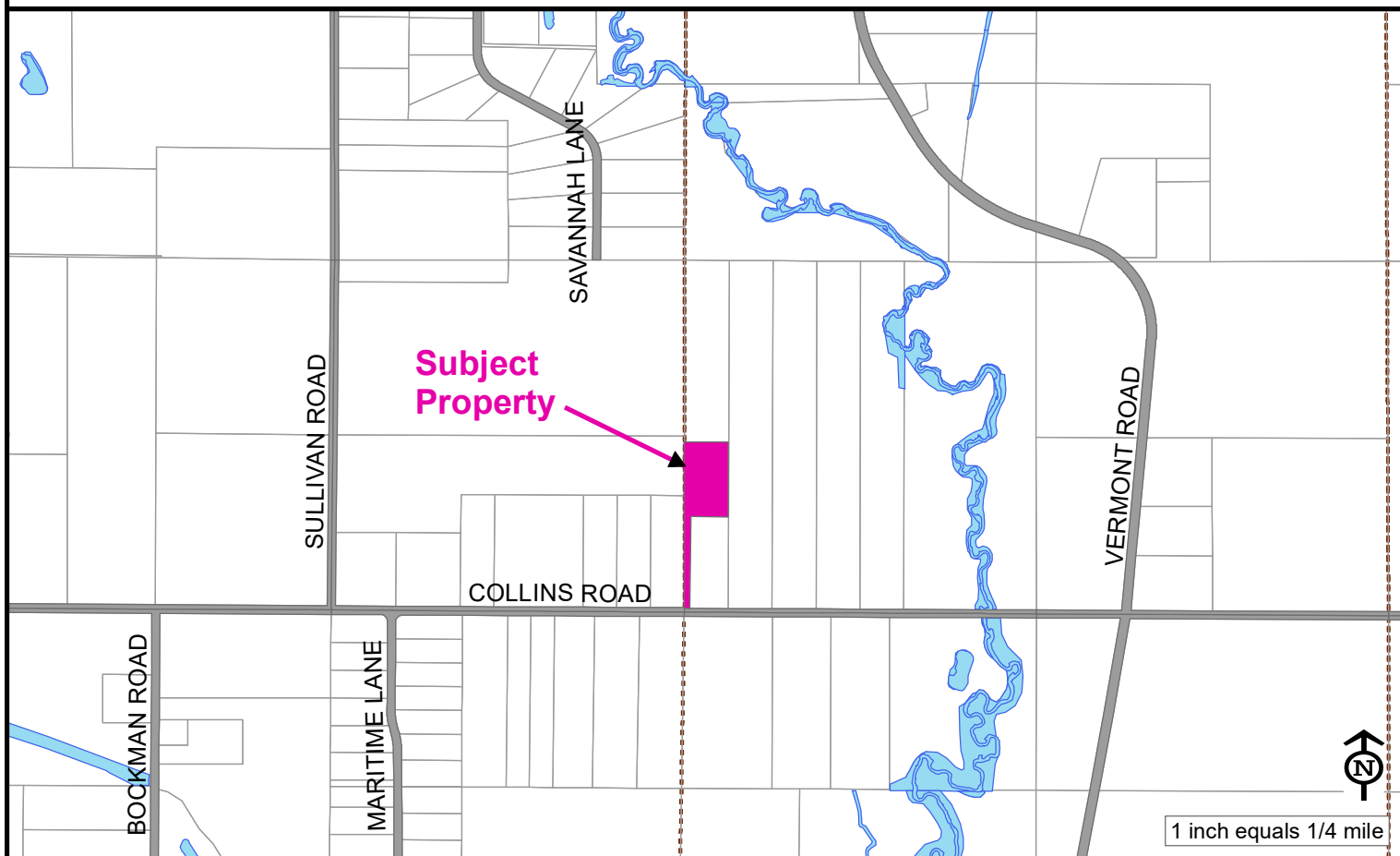
1. The Conditional Use to allow the sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production shall expire ten (10) years from the date of approval by the McHenry County Board.
2. Site development of the property in question shall in substantial conformance with the site plan, identified as "Received 03/20/2025". Nothing shall limit the construction of agricultural buildings on the property.
3. There shall be no retail sale of any type on the premises.
4. The storage of commercial vehicles and equipment on site shall be limited to those owned or leased by the property owner(s) of record and/or used in connection with the requested use. All vehicles must have current plate registration.
5. The storage of mulch shall be limited to no more than ten (10) cubic yards at any one time. Storage of said mulch shall be limited to the "Log Storage Area" designated on the Site Plan , identified as "Received 03/20/2025".
6. The hours of operation shall be limited to 8:00 AM to 4:30 PM Monday through Friday.
7. Whenever the saws and/or equipment are running said structure housing the equipment shall remain closed as to reduce noise from emanating beyond the property.
8. There shall be an ETL Certified dust collection system installed for all woodworking tools that generate wood shavings or dust.
9. If any structure, or part thereof, within the Conditional Use area is used for the business and not for a strictly agricultural purpose, then said structure, or relevant portion thereof, shall be made to meet applicable commercial building codes and obtain all required permits for such use.
10. Signage shall be limited to Exempt Signs, per McHenry County Unified Development Ordinance.
11. Outdoor storage of sawdust shall be placed in metal containers.
12. All other federal, state and local laws shall be met.

McHenry County Unified Development Ordinance Section 16.20.040.E

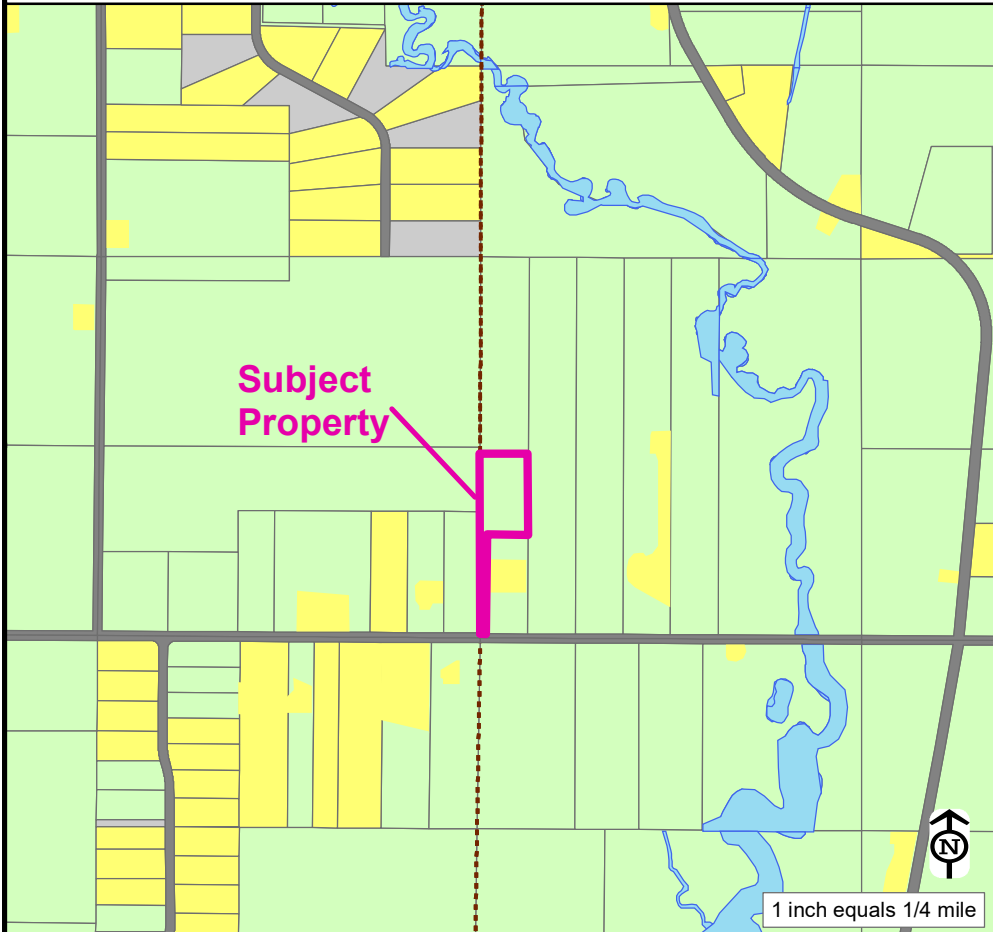
E. *Approval Standards for Conditional Use Permits.* No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:

1. That the petitioner has demonstrated the ability to meet any applicable standards contained in [Chapters 16.56](#) (Use Standards) and [16.60](#) (Site Development Standards).
2. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.
3. That the establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
4. That the conditional use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
5. That the conditional use shall not substantially diminish and impair property value within the neighborhood.
6. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on public streets.
8. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.
9. That the conditional use is reasonably in the interest of the public welfare.
10. That adequate measures will be taken to provide protection to groundwater recharge and groundwater quality.

Report prepared August 19, 2025 by Anna Kurtzman, Sr. Planner – McHenry County Department of Planning & Development



Current Land Use Map



Current Land Use

Agriculture

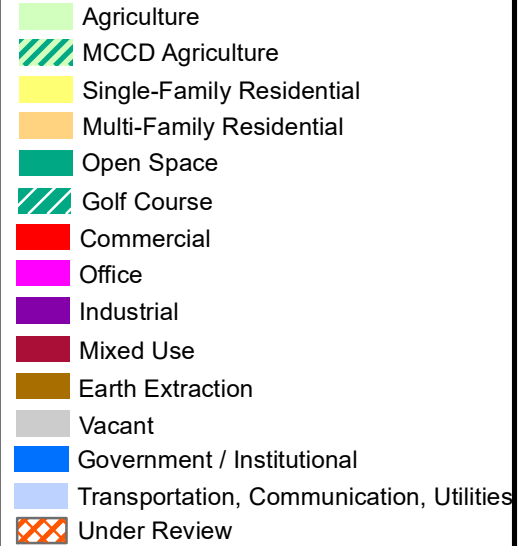
Adjacent Land Use(s)

North: *Agriculture*

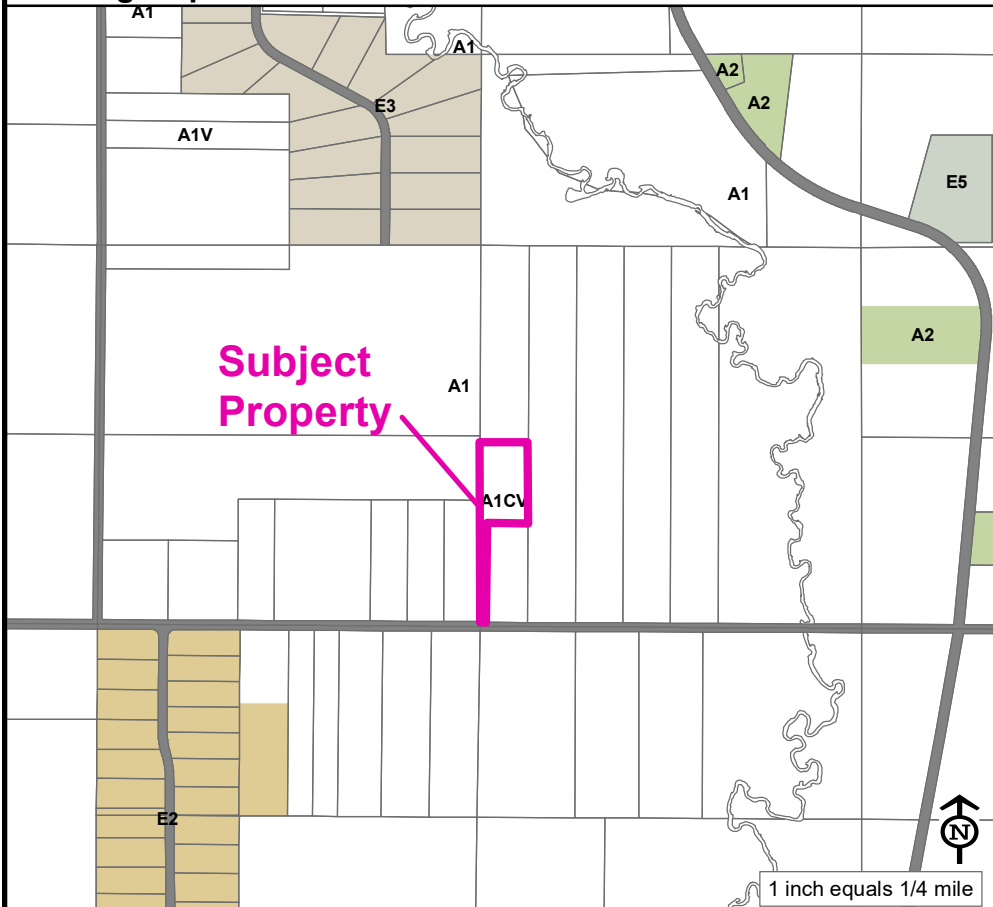
South: *Agriculture*

East: *Agriculture & SF Residential*

West: *Agriculture*



Zoning Map



Current Zoning

A-1CV Agriculture

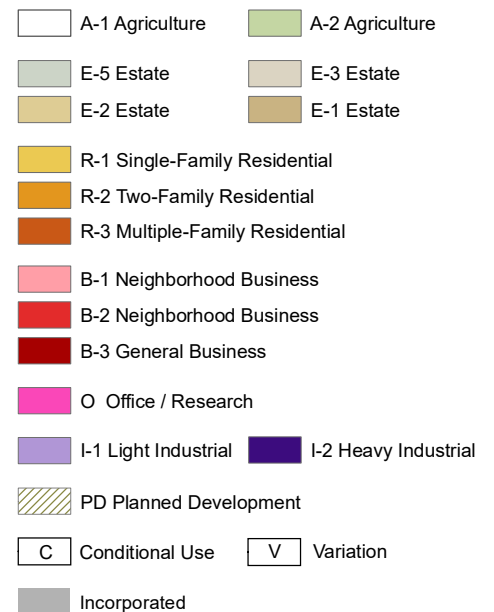
Adjacent Zoning

North: A-1 Agriculture

South: A-1 Agriculture

East: A-1 Agriculture

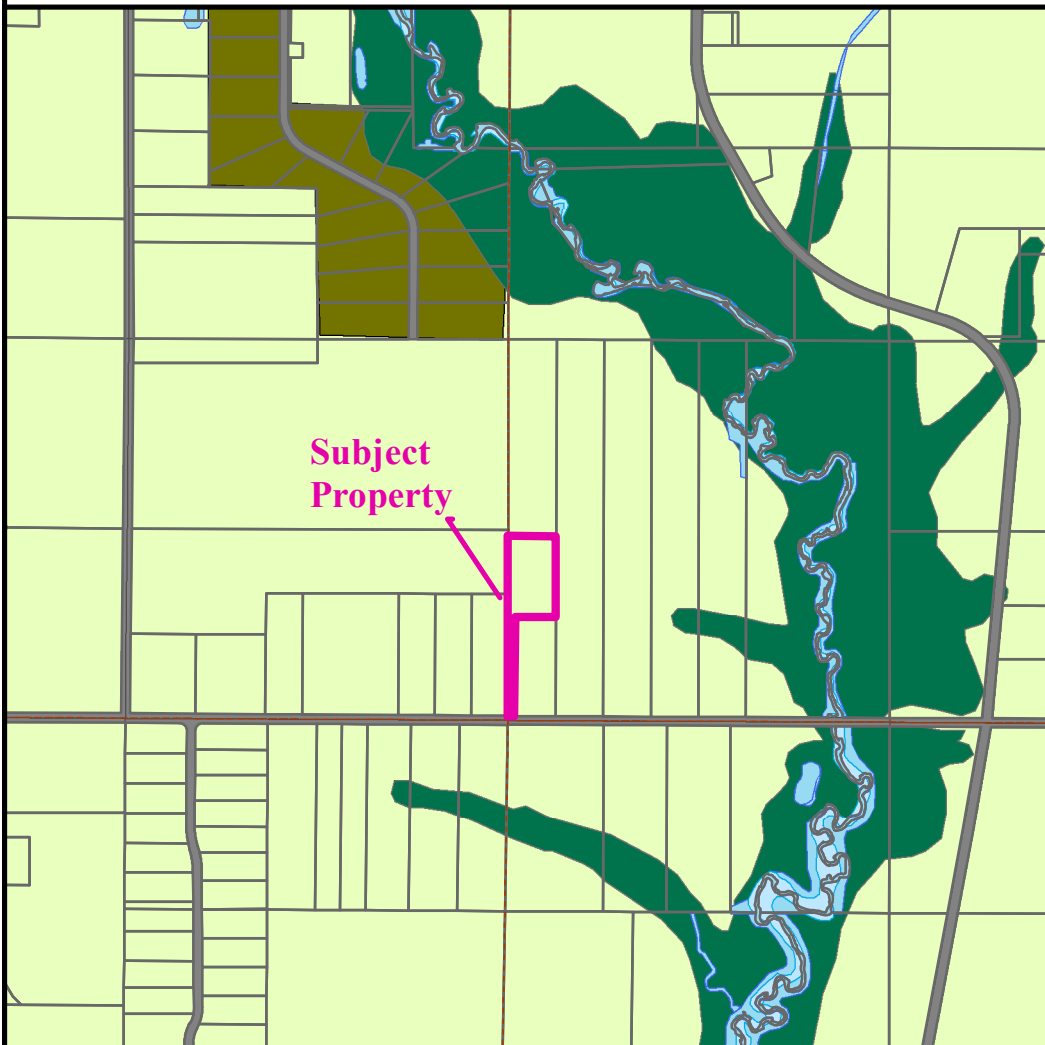
West: A-1 Agriculture



McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Agricultural



- Agricultural
 - Open Space
 - Environmentally Sensitive Area
 - Estate
 - Isolated Estate
 - Residential
 - Isolated Residential
 - Retail
 - Mixed Use
 - Office, Research, Industrial
 - Gov't, Institutional, Utilities
 - T TOD Existing Rail Station
 - T TOD Future Rail Station
 - Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 1/4 mile

Municipal / Township Plan Designations

Seneca Township: Agricultural Area

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

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

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area

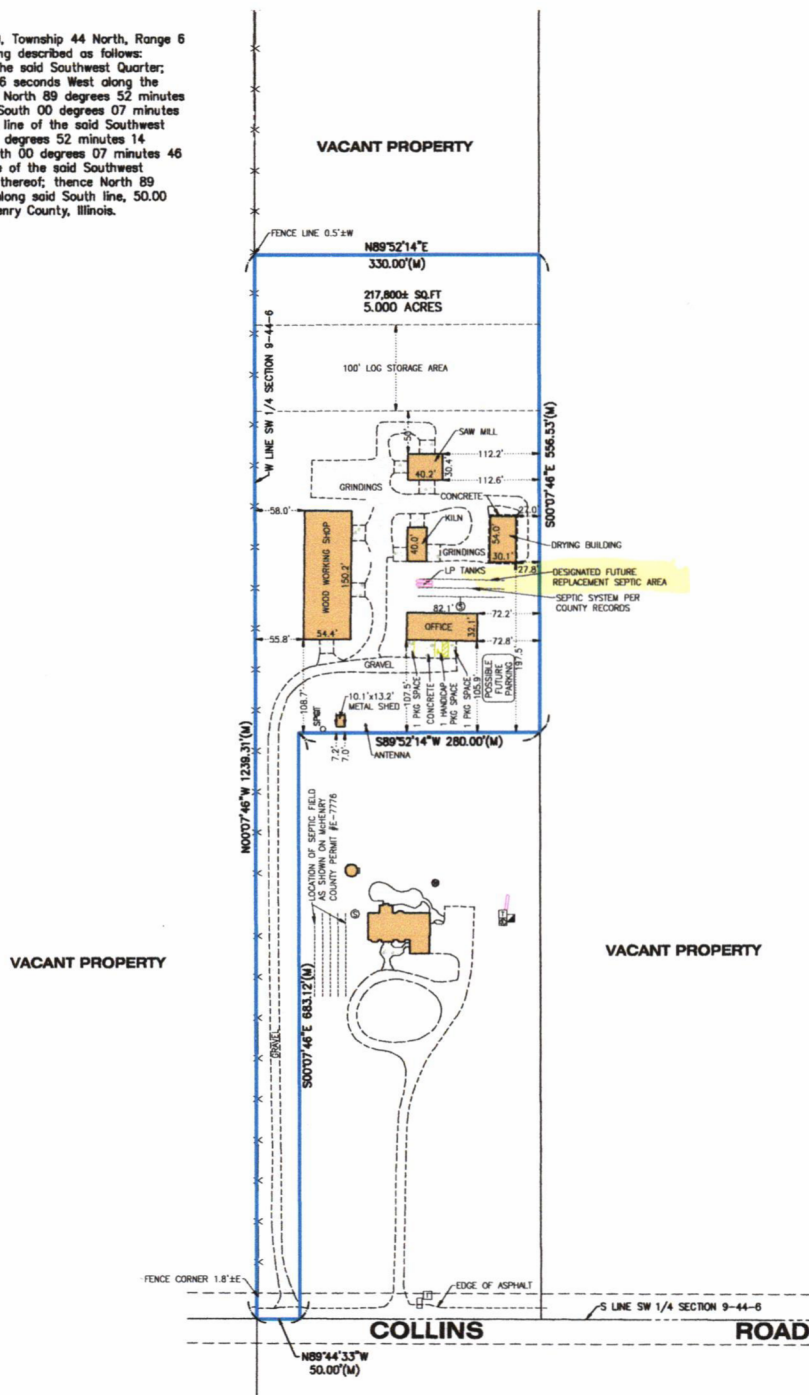


Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

SITE PLAN

LEGAL DESCRIPTION

Part of Southwest Quarter of Section 9, Township 44 North, Range 6 East of the Third Principal Meridian being described as follows:
Beginning at the Southwest corner of the said Southwest Quarter;
thence North 00 degrees 07 minutes 46 seconds West along the West line thereof, 1239.31 feet; thence North 89 degrees 52 minutes 14 seconds East, 330.00 feet; thence South 00 degrees 07 minutes 46 seconds East parallel with the West line of the said Southwest Quarter; 556.53 feet; thence South 89 degrees 52 minutes 14 seconds West, 280.00 feet; thence South 00 degrees 07 minutes 46 seconds East parallel with the West line of the said Southwest Quarter, 683.12 feet to the South line thereof; thence North 89 degrees 44 minutes 33 seconds West along said South line, 50.00 feet to the Place of Beginning, in McHenry County, Illinois.



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

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

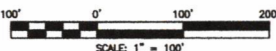
This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 3/11 A.D., 2025.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

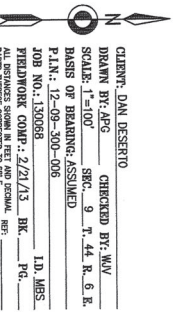
By: _____
Illinois Professional Land Surveyor No. _____

Received
03/20/2025



CLIENT: DAN DESRTO
DRAWN BY: APG CHECKED BY: _____
SCALE: 1"=100' SEC. 9 T. 44 R. 6 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 12-09-300-006
JOB NO.: 250191 I.D. PLO
FIELDWORK COMP.: _____ BK. _____ PG. _____
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CONNECTED TO 66' F. REF: 130088

Part of Southland Quarter of Section 9, Township 44 North, Range 6 East of the Third Principal Meridian being described as follows: Beginning at the Southwest corner of the Southland Quarter, thence North 00 degrees 07 minutes 56 seconds East along the East-Southwest Quarter, thence North 00 degrees 07 minutes 56 seconds East along the East-Southwest Quarter, thence South 00 degrees 07 minutes 46 seconds East parallel with East-Southwest Quarter, thence South 00 degrees 07 minutes 46 seconds East along the West line of the said Southland Quarter, 556.53 feet; thence South 07 degrees 52 minutes 14 seconds West, 20,800 feet; thence South 00 degrees 07 minutes 56 seconds West, 17,813.7 feet; thence South 00 degrees 07 minutes 56 seconds West, 17,813.7 feet to the South line thereof; thence North 88 degrees 44 minutes 33 seconds West along said South line, 50,005 feet to the Place of Beginning, in Matory County, Illinois.



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

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 5/8 A.D., 20 13.

Vanderkappen Surveying & Engineering, Inc.
Design Firm No. 104-002792

By: [Signature]
[Signature]
Illinois Professional Land Surveyor No. 2708

IN THE MATTER OF THE APPLICATION OF)	
JANINE M. JOZWIAK AND DANIEL DESERTO, OWNERS OF RECORD)	
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT)	LEGAL NOTICE OF PUBLIC HEARING
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR)	Z25-0008
A RENEWAL OF A CONDITIONAL USE)	
)	

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

Part of Southwest Quarter of Section 9, Township 44 North, Range 6 East of the Third Principal Meridian being described as follows: Beginning at the Southwest corner of the said Southwest Quarter; thence North 00 degrees 07 minutes 46 seconds West along the West line thereof, 1239.31 feet; thence North 89 degrees 52 minutes 14 seconds East, 330.00 feet; thence South 00 degrees 07 minutes 46 seconds East parallel with the West line of the said Southwest Quarter, 556.53 feet; thence South 89 degrees 52 minutes 14 seconds West, 280.00 feet; thence South 00 degrees 07 minutes 46 seconds East parallel with the West line of the said Southwest Quarter, 683.12 feet to the South line thereof; thence North 89 degrees 44 minutes 33 seconds West along said South line, 50.00 feet to the Place of Beginning, in McHenry County, Illinois.

PIN 12-09-300-006

The subject property is located approximately two thousand seven hundred (2,700) feet East of the intersection of Collins Road and Sullivan Road on the North side of Collins Road, **with a common address of 18014 Collins Road, Woodstock, Illinois, in Seneca Township.**

The subject property is presently zoned **“A-1” Agriculture District with a Conditional Use with Variation** and consists of approximately **five (5) acres** with the **“A-1” zoning to the North, East, South, and West.**

<p>The Applicant is requesting a RENEWAL of CONDITIONAL USE PERMIT 14-09 of the subject property to allow the operation of a sawmill; the storage of commercial vehicles and equipment; and wood working, furniture and lumber production on the premises.</p>
--

The Applicants and Owners of Record, Janine M. Jozwiak and Daniel Deserto, can be reached at 18014 Collins Road, Woodstock, Illinois.

A hearing on this Petition will be held on the 25th day of September 2025 at 1:30 P.M. in the County Board Conference Room at the McHenry County Government Center/Ware Road Administration Building 667 Ware Road, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 26th DAY OF AUGUST 2025.

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

Petitions for all Zoning Board of Appeals hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal *and choosing the “Agenda” link for the specific meeting date.*
Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link:
www.mchenrycountyil.gov/county-government/new-meeting-portal *and choosing the “Video” link for the specific meeting date.*

Z25-0008

Project Name: DeSerto/Jozwiak CUP Renewal

Project Description: Renewal of Conditional Use Permit 14-09 for a Sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production

Permit Type: CONDITIONAL USE PERMIT RENEWAL

Site Address (Parcel) Owner Name: 18014 COLLINS RD

Parcel Identification Number: 12/09/0300

Site (Parcel) Address: 18014 COLLINS RD WOODSTOCK, IL 60098

Number of Acres: 5

Site Address (Parcel) Owner Phone Number: 815-276-7500

Site Address (Parcel) Owner Email Address: desertod@lumtron.com

Applicant Name (if other than owner): JOZWIAK JM DESERTO DS

Primary Contact: Mark Saladin

Applicant Address: 18014 COLLINS RD

Applicant Phone Number: 815-276-7500

Applicant Email Address: desertod@lumtron.com

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

Office Use Only

Petition #/Permit #

2024-045

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:	ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):
Name <u>Daniel DeSerto and Janine M. Jozwiak</u>	Name <u>Mark Saladin, Zanck, Coen, Wright & Saladin, P.C.</u>
Address <u>18014 Collins Rd</u>	Address <u>40 Brink St</u>
City, St, Zip <u>Woodstock, IL 60098</u>	City, St, Zip <u>Crystal Lake, IL 60014</u>
Daytime Phone <u>815-276-7500</u>	Phone <u>815-459-8800</u>
Email <u>desertod@lumtron.com</u>	Email <u>msaladin@zcvlaw.com</u>

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

PARCEL INFORMATION:
Address <u>18014 Collins Rd</u>
City <u>Woodstock</u> Zip <u>60098</u>
Parcel/Tax Number <u>Part of 12-09-300-006</u>
Number of Acres <u>5.0 +/-</u>

Applying For: (Check all that apply)	<input type="checkbox"/> Reclassification	Current Zoning: <u>A1-C</u> Requested Zoning: <u>A1-C</u>
	<input checked="" type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: <u>see attached Schedule 1</u>
	<input type="checkbox"/> Variation, Administrative 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.

Schedule 1

CUP Request: Renewal of existing CUP for operation of a saw mill; the storage of commercial vehicles and equipment; and wood working, furniture and lumber production.

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 request is for the renewal of an existing CUP which expires on August 19, 2024. All standards have been met.
2. Is the conditional use compatible with the existing or planned future development of the area?
Yes. This use has been in existence for ten years.
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area?
No. There have been no violations or complaints relative to the current use.
4. Will the conditional use be injurious to the use and enjoyment of other property in the area?
No. The use has been in existence without complaints from adjoining owners.
5. Will the conditional use substantially diminish and impair property value in the area?
No. This use has already been established.
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. This is a small operation with minimal impact to roads.
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. This use provides a service to the public.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?
Yes. The use does not affect groundwater quality.

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

<u>Re:</u>	Parcel # 12-09-300-006
<u>Common Location:</u>	18014 Collins Road, Woodstock, IL 60098
<u>NRI#</u>	L24-071-4627
<u>Zoning Change:</u>	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 Daniel DeSerto and Janine M. Jozwiak property as applied for in Report #L22-007-4399. Due to 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.

Office maps 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.

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



McHenry County
Staff Plat Review - Public Meeting
MINUTES

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

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

Members Absent: Jeff Levato

1. CALL TO ORDER

Meeting called to order at 8:35 am by Adam Wallen

2. PUBLIC COMMENT

None.

3. DRAFT MINUTES FOR APPROVAL

Mover: Renee Hanlon

Second: Steve Gardner

Approve previous minutes

Approved by Voice

3.1 Approval of August 21, 2024, meeting minutes

Mr. Beets made some clarifications and noted that the information requested in the meeting for MCDOT has been received and no further items are required for 2024-021 Salvadore Olivo.

4. SITE PLAN REVIEW

4.1 2024-045 DeSerto/Jozwiak - A1C to AiC - Seneca Twp

The applicant Dan DeSerto was present along with his attorney, Mark Saladin.

Mr. DeSerto presented the history of his business and explained that ten years ago when he started his business it was more of a heavy use where logging trucks would come into the neighborhood. As his business progressed he found he was able to negotiate deals for lumber at a higher grade and was able to transition out of the high volume lumber production allowing him to cut only larger logs. He mentioned that his large saw only ran 8 hours of production in 2023. He produces custom furniture such as tables and bar tops with specialized logos. His business is not high production, but high quality. Occasionally

customers will pick an item but not regularly. He noted that his shop is low impact and quiet as the shop doors are almost never open since the shop needs to stay dry and low humidity. There are 2 full time employees and 2 part time employees and he continues to live in the house that is on the property.

Building Division - Mr. Gardner reviewed his written comments and questioned if handicapped accommodations were present. Mr. Deserto stated that the shop is not open to the public but there may be a quick pick up occasionally. He also mentioned that in response to comment #4 regarding solid surface for parking it is currently concrete. In addition, he noted that the business is station monitored by the fire department in Marengo. Mr. Gardner noted the handicapped bathroom accommodations are not required but in the future if one bathroom is added it can be unisex to meet requirements.

Water Resources Division - Mr. Kolev noted that he reviewed the conditional use and the current aerial to determine the amount of gravel around the buildings and calculated that the rough area is over 20,000 sq. ft. which is the threshold for detention. He mentioned that he only looked at post 2004 areas and explained that the most reasonable thing to do is a conservation easement which is noted in his memorandum. There would be an option to scrape some of the gravel but that is not a recommendation. Mr. DeSerto could hire a surveyor to draw the area and calculate the area of gravel, submit to the PED Committee for a variance and conservation easement. Mr. DeSerto noted that much of the area mentioned is dirt and they drive over the areas. Mr. Kolev offered to inspect the area to determine if the easement will be required.

Environmental Health - Patti Nomm presented comments on behalf of Jeff Levato. Ms. Nomm requested additional information regarding the existing septic system. She noted the septic system is oversized and good, but is in conflict with the area that was designated for the replacement system or he could reduce the size capacity for future replacement. Mr. DeSerto will work with a septic designer to reduce the size of the replacement area and provide an updated site plan and update the narrative to reflect number of employees to the Health Department to review outside of this committee. He also noted that in response to item #5 water is located only in the office building. All other comments remain.

Planning Division - Ms. Hanlon noted that any proposed changes are required to be shown on the site plan and the County Board can add additional standards beyond those in the UDO.

MCDOT - Mr. Beets had no comments.

Mover: Renee Hanlon

Seconded: Steve Gardner

Motion to acknowledge receipt of this application pending resubmittal of items and approval of a separate health review independent of this committee.

Approved by Voice

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

Office Use Only

Petition #/Permit # 2024-074

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

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

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

PARCEL INFORMATION: Address <u>13919 Adamson Rd.</u> City <u>Huntley</u> Zip <u>60142</u> Parcel/Tax Number <u>18-18-300-004</u> Number of Acres <u>5.51 +/- acres</u>

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

Please provide additional information on the back of this page.

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

The request is to renew the existing CUP issued in 2000 to allow the continued use of the property for wholesale 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 pet supplies and products from the subject property. There shall be no retail sales and there are no customers on the subject property. Any outdoor lighting is for personal use only.

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



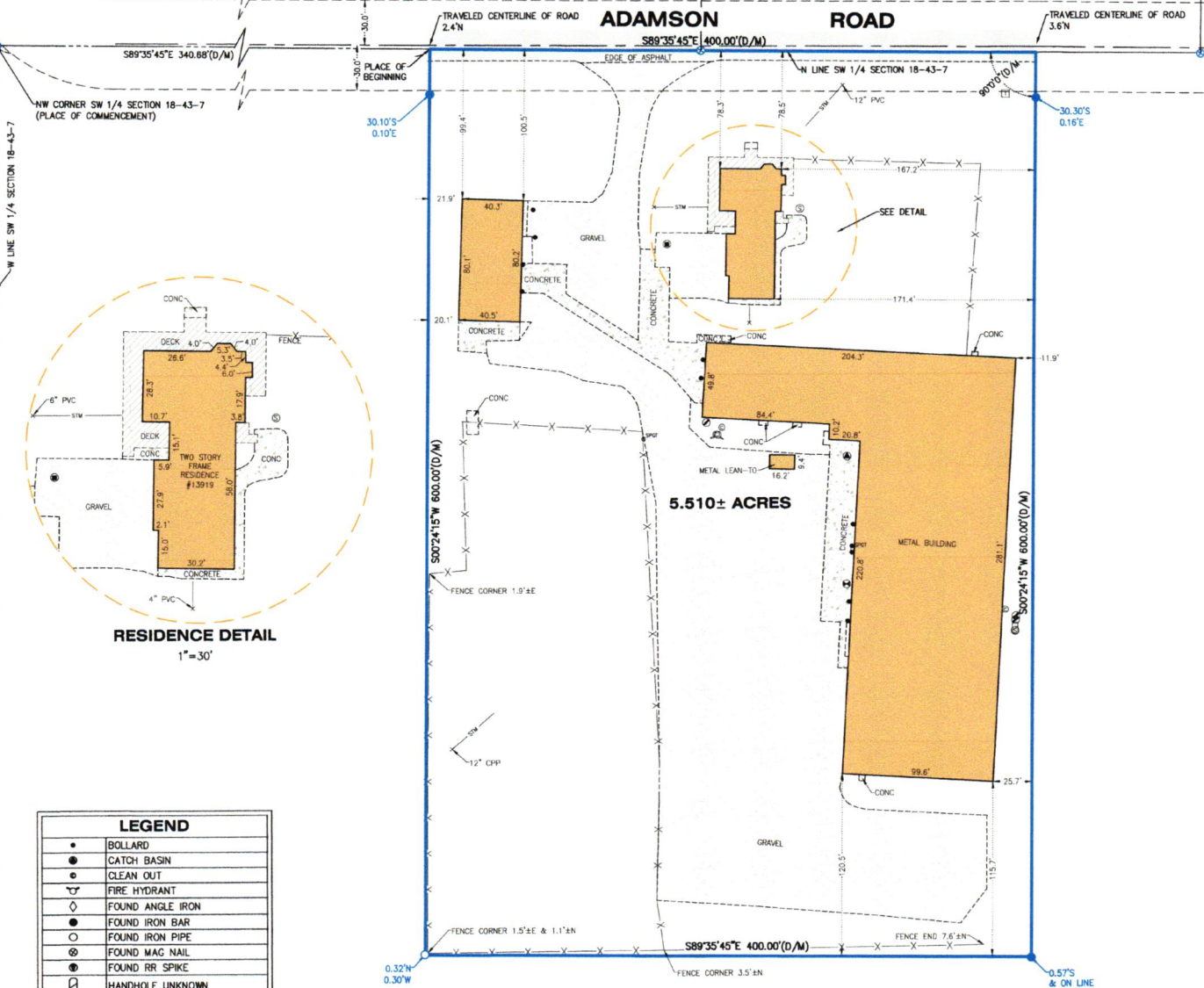


Vanderstappen
Land Surveying, Inc.
www.vandersappen.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

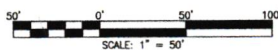
Part of the Southwest Quarter of Section 18, Township 43 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Quarter Section and thence East on the North line thereof for a distance of 340.68 feet to a Place of Beginning; thence continuing East along said North line thereof for a distance of 400.0 feet; thence South at right angles to the last described line for a distance of 600.0 feet; thence West for a distance of 400.0 feet to a point, said point being 600.0 feet South of the Place of Beginning; thence North 600.0 feet to the Place of Beginning, in McHenry County, Illinois.

FROHLING ROAD



RESIDENCE DETAIL
1" = 30'

LEGEND	
•	BOLLARD
●	CATCH BASIN
○	CLEAN OUT
⋈	FIRE HYDRANT
◇	FOUND ANGLE IRON
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊗	FOUND MAG NAIL
⊙	FOUND RR SPIKE
□	HANDHOLE UNKNOWN
○	MANHOLE
⊙	SEPTIC LID
●	SET IRON BAR
○	SPIGOT
●	STORM MANHOLE
⊗	TELEPHONE RISER
⊙	VALVE VAULT
(M)	MEASURE
(D)	DEED

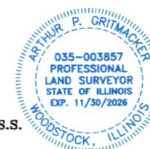


CLIENT: LEACH ENTERPRISES
DRAWN BY: PJD CHECKED BY: APC
SCALE: 1"=50' SEC. 18, T. 43, R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.L.N.: 18-18-300-004
JOB NO.: 250133 I.D. MRS
FIELDWORK COMP.: 02/26/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68° F.

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 should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

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



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

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.

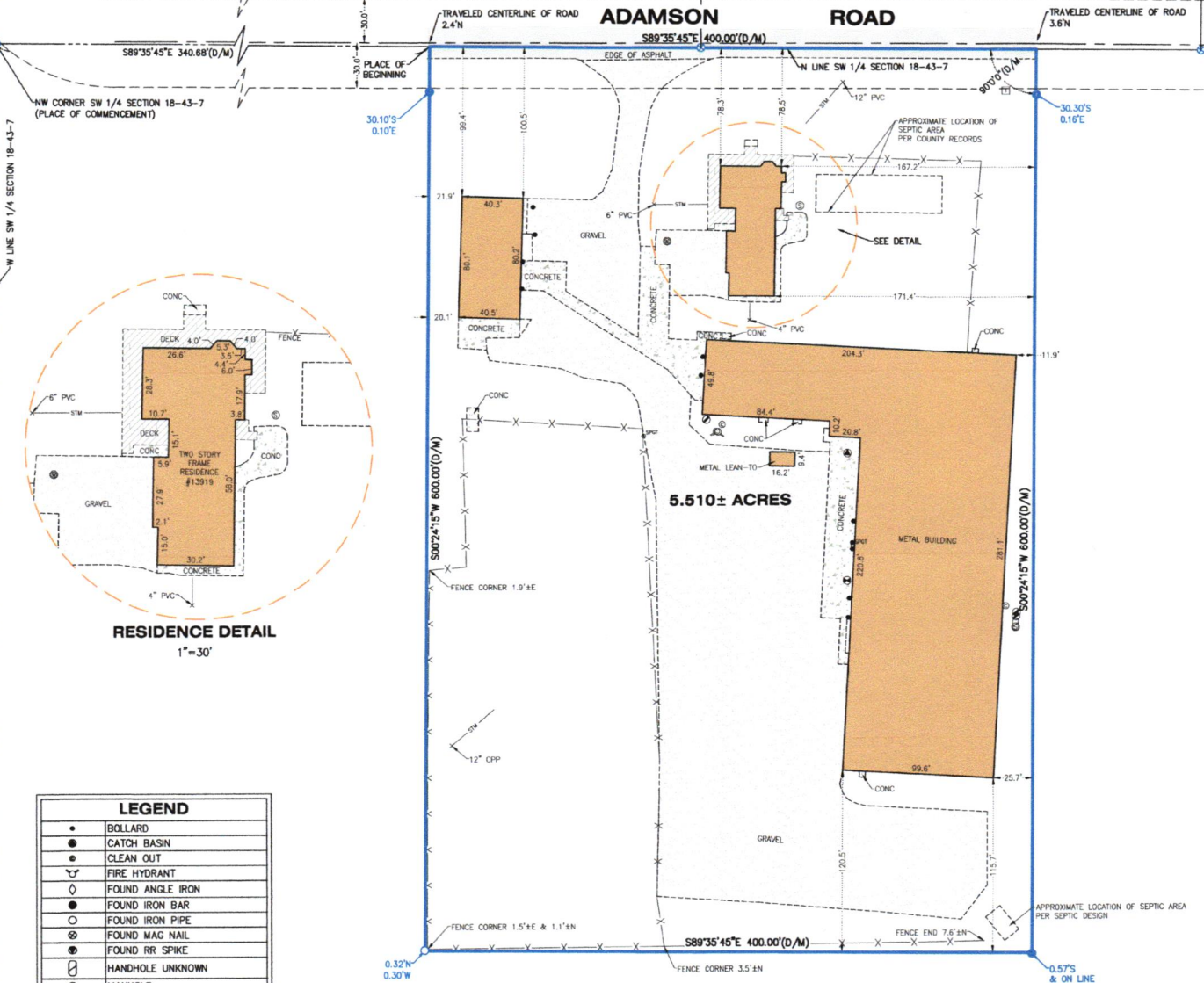
Dated at Woodstock, McHenry County, Illinois 03/04 A.D., 20 25.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *Arthur P. Grimmer*
Illinois Professional Land Surveyor No. 3857

SITE PLAN & PLAT OF SURVEY

Part of the Southwest Quarter of Section 18, Township 43 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Quarter Section and thence East on the North line thereof for a distance of 340.68 feet to a Place of Beginning; thence continuing East along said North line thereof for a distance of 400.0 feet; thence South at right angles to the last described line for a distance of 600.0 feet; thence West for a distance of 400.0 feet to a point, said point being 600.0 feet South of the Place of Beginning; thence North 600.0 feet to the Place of Beginning, in McHenry County, Illinois.

FROHLING ROAD



LEGEND	
•	BOLLARD
●	CATCH BASIN
○	CLEAN OUT
⚡	FIRE HYDRANT
○	FOUND ANGLE IRON
○	FOUND IRON BAR
○	FOUND IRON PIPE
○	FOUND MAG NAIL
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□	HANDHOLE UNKNOWN
○	MANHOLE
○	SEPTIC LID
○	SET IRON BAR
○	SPIGOT
○	STORM MANHOLE
○	TELEPHONE RISER
○	VALVE VAULT
○	WELL
(M)	MEASURE
(D)	DEED

50' 0' 50' 100'
SCALE: 1" = 50'

CLIENT: LEACH ENTERPRISES
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=50' SEC. 18 T. 43 R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.L.N.: 18-18-300-004
JOB NO.: 250133 I.D. MBS
FIELDWORK COMP.: 02/26/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL F.
PARTS THEREOF CORRECTED TO 68° F.

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 should be hereon implied.
• This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

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

7/09/25 PJD - ADDED SEPTIC/WELL AREA
3/20/25 APG - REVISED PLAT TITLE
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 03/04 A.D., 20 25.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *Arthur P. Grimmer*
Illinois Professional Land Surveyor No. 3857



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

<u>Re:</u>	Parcel # 18-18-300-004
<u>Common Location:</u>	13919 Adamson Road, Huntley, IL 60142
<u>NRI#</u>	L24-099-4655
<u>Zoning Change:</u>	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

IN THE MATTER OF THE APPLICATION OF
DAVID W. LEACH, SR., OWNER
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR
A RENEWAL OF A CONDITIONAL USE

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0016
)

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

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION AND THENCE EAST ON THE LINE THEREOF, 340.68 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ON SAID NORTH LINE, 400 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE; 600 FEET; THENCE WEST A DISTANCE OF 400 FEET TO A POINT, SAID POINT BEING 600 FEET SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH 600 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PIN 18-18-300-004

The subject property is adjacent to the South side of Adamson Road approximately three hundred seventy-six (376) feet **east of the intersection of Frohling and Adamson Roads, with a common address of 13919 Adamson Road, Huntley, Illinois, in Grafton Township.**

The subject property is presently zoned **“A-1” Agriculture District with a Conditional Use** and consists of approximately **5.51 acres** with **“A-1” Agriculture and “A-2” Agriculture zoning to the North and “A-1” Agriculture zoning to the East, South and West.**

The Applicant is requesting **a renewal of CONDITIONAL USE 99-76 of the subject property to allow for: 1) Wholesale and retail sale of landscape supplies and products and pet supplies and products; 2) Indoor storage and warehousing of personal and commercial vehicles, non-hazardous supplies and equipment; and 3) Wholesale and retail sale of small pets, pet supplies and products from the subject property.**

The Applicant and Owner of Record can be reached at 13919 Adamson Road, Huntley, Illinois.

A hearing on this Petition will be held on the 25th day of September 2025 at 1:30 P.M. in the County Board Conference Room at the McHenry County Government Center/Ware Road Administration Building 667 Ware Road, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 26th DAY OF AUGUST 2025.

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

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

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