



McHenry County
Zoning - McHenry County Hearing Officer - Public Hearing
AGENDA

April 14, 2026, 11:00 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS / PUBLIC HEARING
 - 3.1 Z26-0013 Woodstock TNC Enterprises LLC, I1-I1V, Hartland Twp 2
4. OLD BUSINESS
5. PUBLIC COMMENT
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT



Adams Brothers Garage Doors

February 25, 2026

1017 Trakk Lane

Woodstock, IL 60098

Comment Remains - Acknowledging applicant's comment that they will seek a variance -- This is a second principal structure on the property. As a principal structure it is required to be at least seventy-five (75) feet from the western property line. You will either need to move the building to comply with this requirement or seek a variation. Please contact this office to discuss the variance procedures.

We are seeking a variance because it is not possible for us to move this building to be at least seventy-five feet from the western property line. We are trying to build 10 feet from the Western property line.

- 1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?**

We would not be able to build new building due to how old building is positioned on lot. They would interfere with one another.

- 2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?**

This lot is a corner lot. The setbacks are different than standard lots.

- 3. Other than increased monetary gain, what is the purpose of the variation?**

To get building box 10' off lot line opposed to 75'

- 4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?**

Yes. To get a loading dock to work the way existing building is limits the way new building will work on lot

- 5. Will the variation be detrimental to the public welfare or injurious to the other property ow improvements in the neighborhood?**

No- all work will be done per county code with all necessary proofs, engineering, and permits.

- 6. Will the variation: impair an adequate supply of light and air to adjoining property, increase congestion on the public streets, increase the risk of fire adjacent property, or substantially diminish or impair property values within the neighborhood?**

No- with 10' setbacks it will get proper light and air

No- congestion will not be an issue. New building with be used for storage, there will be no additional employees.

No- fire increase will use standard 10' setback on lot line

No- values would not go down, adding growth to the industrial park

- 7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?**

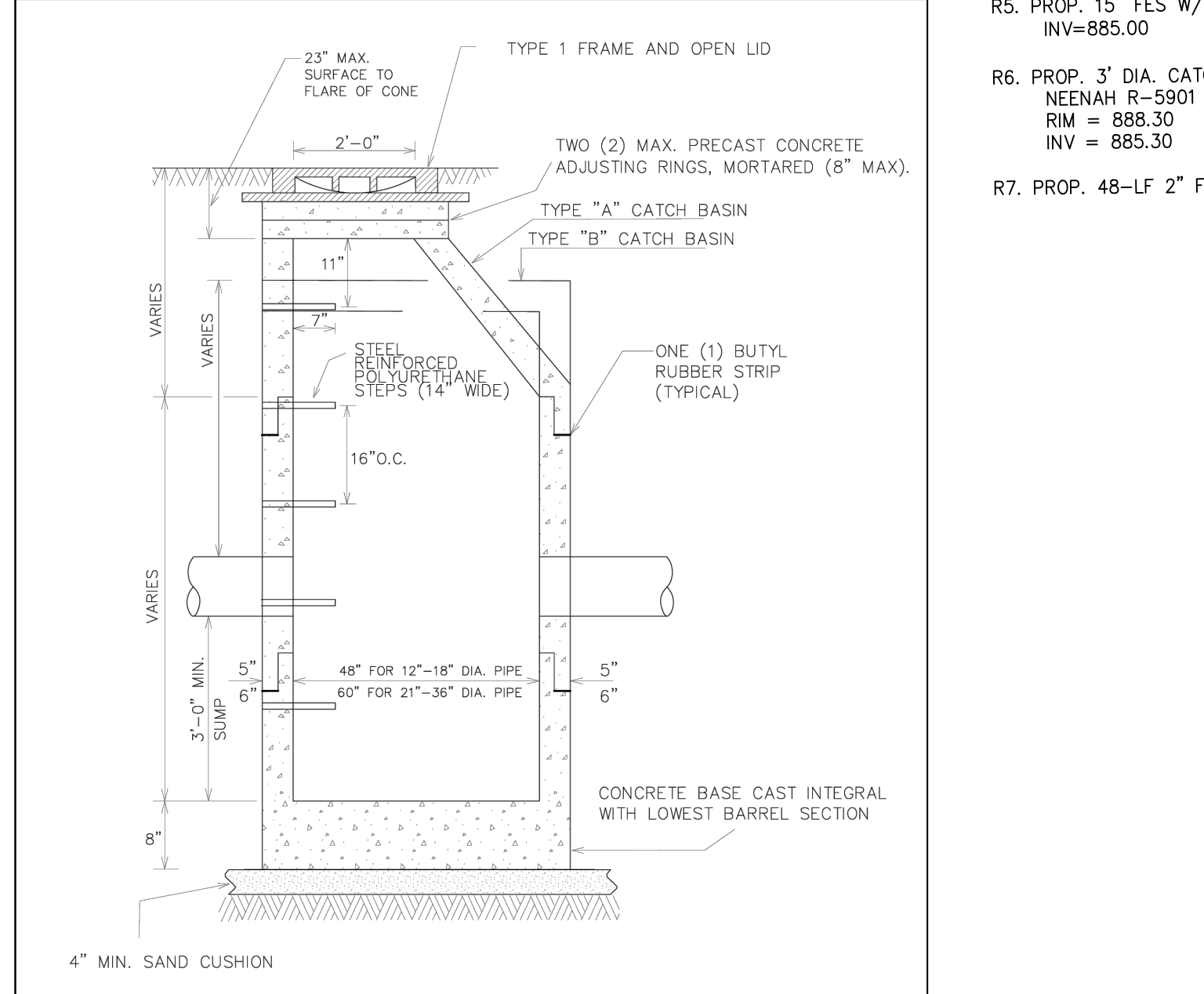
No- intention is to get more storage and loading dock which several buildings in Trakk Industrial Park have

- Standard Soil Erosion and Sediment Control Notes**
- Control measures shall meet the minimum standards and specifications of the *Illinois Urban Manual* (www.aiswcd.org/IUM) unless stated otherwise.
 - Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be disturbed shall be protected from construction traffic or other disturbance until final stabilization is achieved.
 - Soil stabilization measures shall consider the time of year, development site conditions and the use of temporary or permanent measures.
 - Stabilization by seeding shall include topsoil placement and fertilization, as necessary.
 - Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization.
 - Offsite property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.
 - Sediment control measures shall be installed prior to the disturbance of tributary areas.
 - Stabilization of disturbed areas shall be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the development site, or temporarily ceased on any portion of the development site and shall not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas shall be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:
 - Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable; and
 - In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method may be used.
 - Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked in place sod, erosion control blanket in combination with seeding, or an equivalent control measure.
 - Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.
 - The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.
 - If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The Enforcement Officer shall be notified prior to the commencement of dewatering activities.
 - All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.
 - Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.
 - Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:
 - Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and
 - Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.
 - Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.
 - The Enforcement Officer may require additional or alternate soil erosion and sediment control measures, based on development site specific considerations and the effectiveness of the installed control measures.

- Standard Drain Tile Notes**
- Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
 - All abandoned drain tiles within disturbed areas shall be removed in their entirety.
 - Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A,B,C									
SODDING												
TEMPORARY SEEDING												
DORMANT SEEDING												

- STANDARD LAWN MIXTURE**
 A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE
- WETLAND GRASS AND SEDGE MIXTURE**
 ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE
- SALT TOLERANT MIXTURE B**
 (1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DANSONS RED FESCUE 10 LBS/ACRE SCALDIS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE
- LOW PROFILE NATIVE GRASS MIXTURE C**
 ANDROPOGON SCOPARIUS (LITTLE BLUE STEM) 5 LBS/ACRE BOUTELOUA CURTINODOLA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENSIS (WILD RYE) 1 LBS/ACRE SPOROBOIUS HETEROLEPIS (PRAIRIE DROPSSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE
- WETLAND GRASS AND SEDGE MIXTURE**
 E CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE
- G SOD**
 • IRRIGATION NEEDED DURING JUNE AND JULY
 • IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
 () IDOT STANDARD



- NOTES:**
- MANHOLES MUST CONFORM TO ASTM C-478.
 - MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 - NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
 - MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
 - IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
 - PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

SITE BENCHMARK:
 FOUND 1/2" IRON ROD @ SOUTHEAST CORNER OF PROPERTY ELEV=896.82 (NAV88)

TOPOGRAPHY:
 TOPOGRAPHY TAKEN FROM ELEVATIONS SHOT BY SCHMITT ENGINEERING ON 02/01/2024

IMPERVIOUS AND DISTURBANCE AREAS DATA:

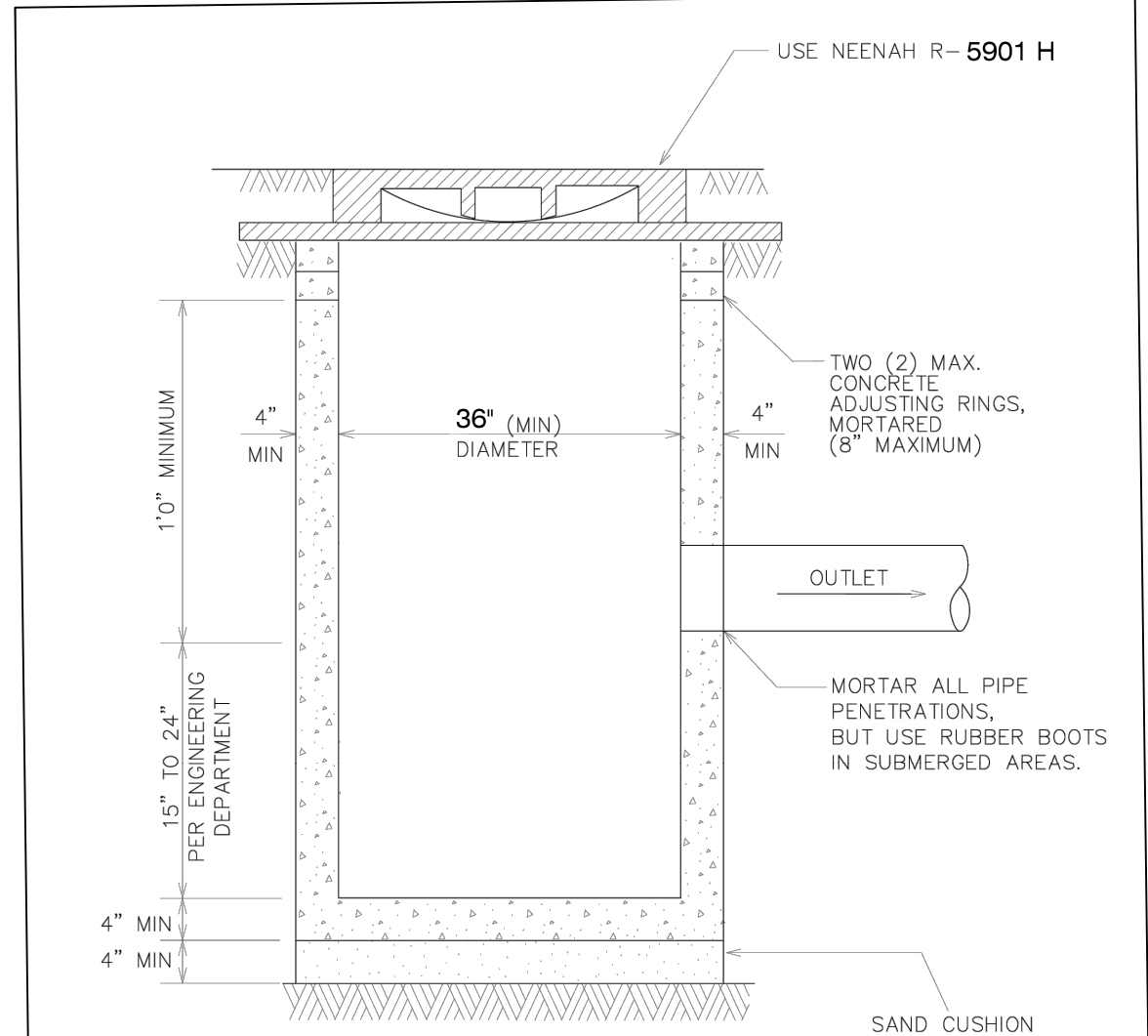
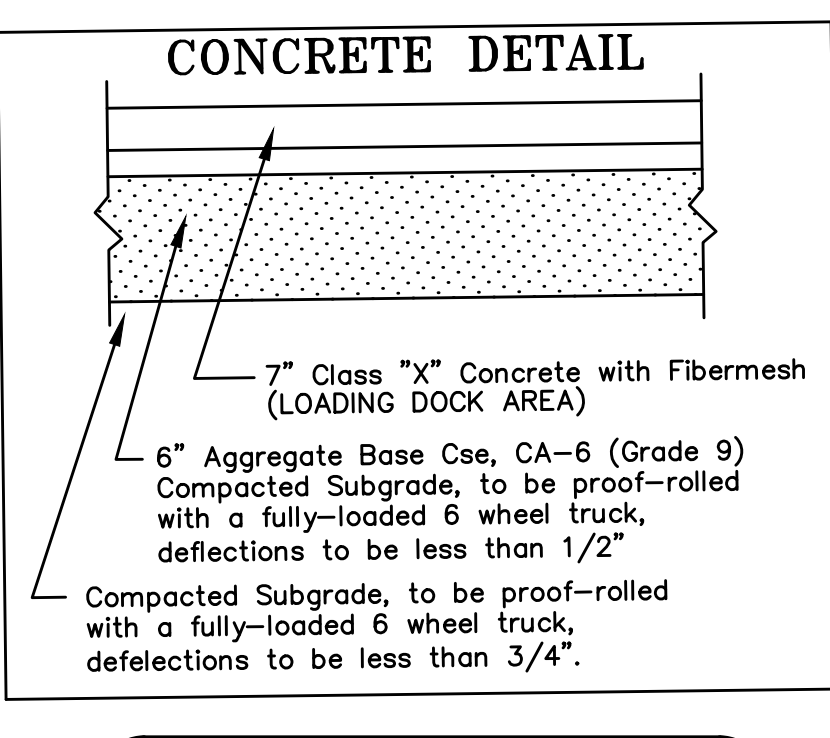
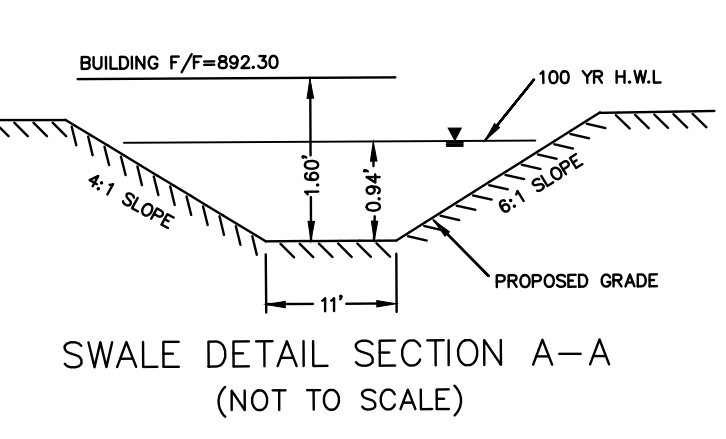
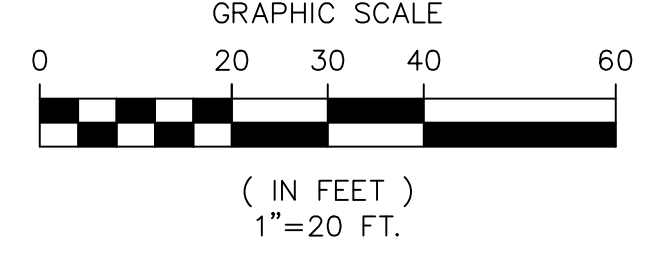
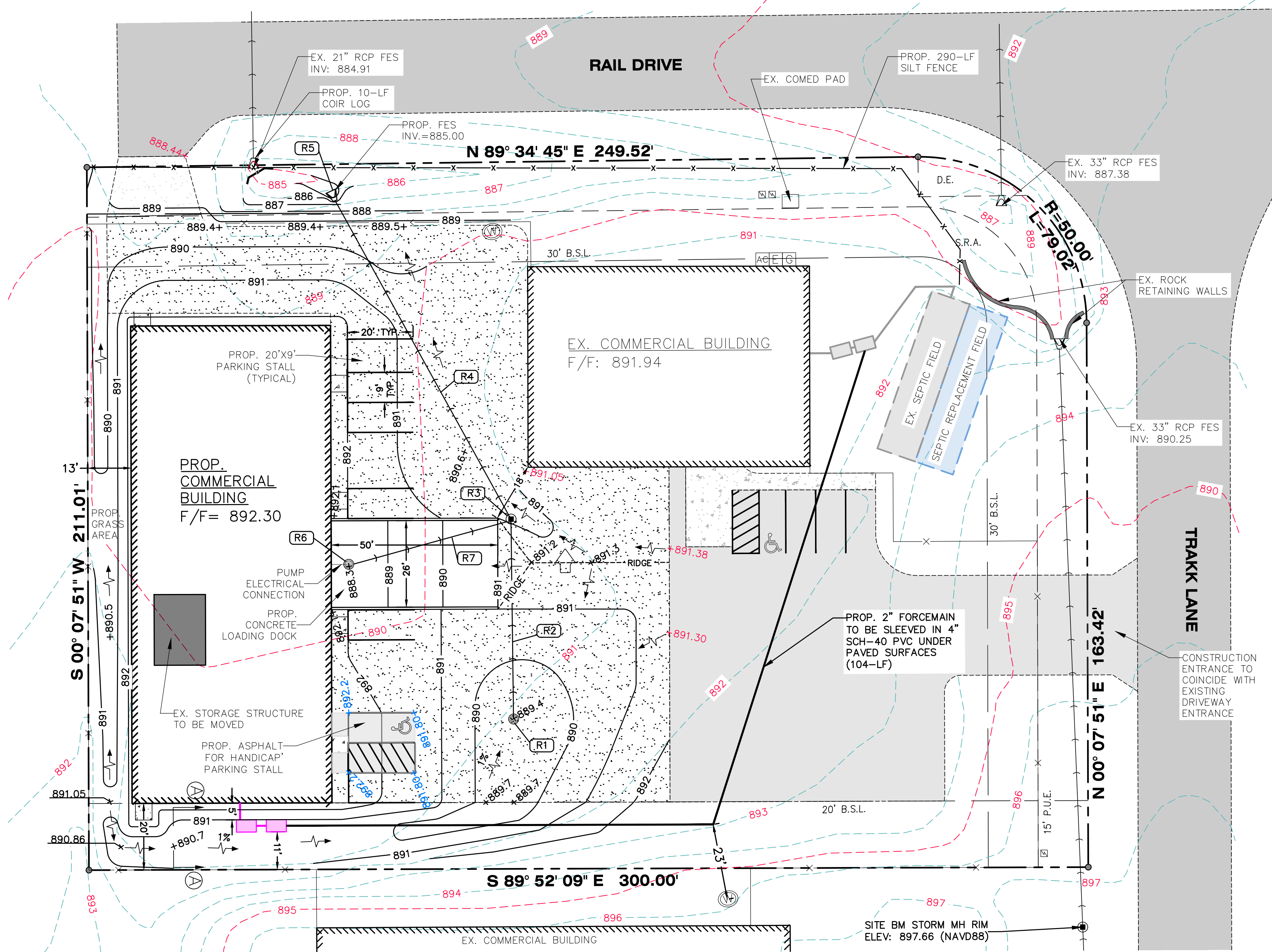
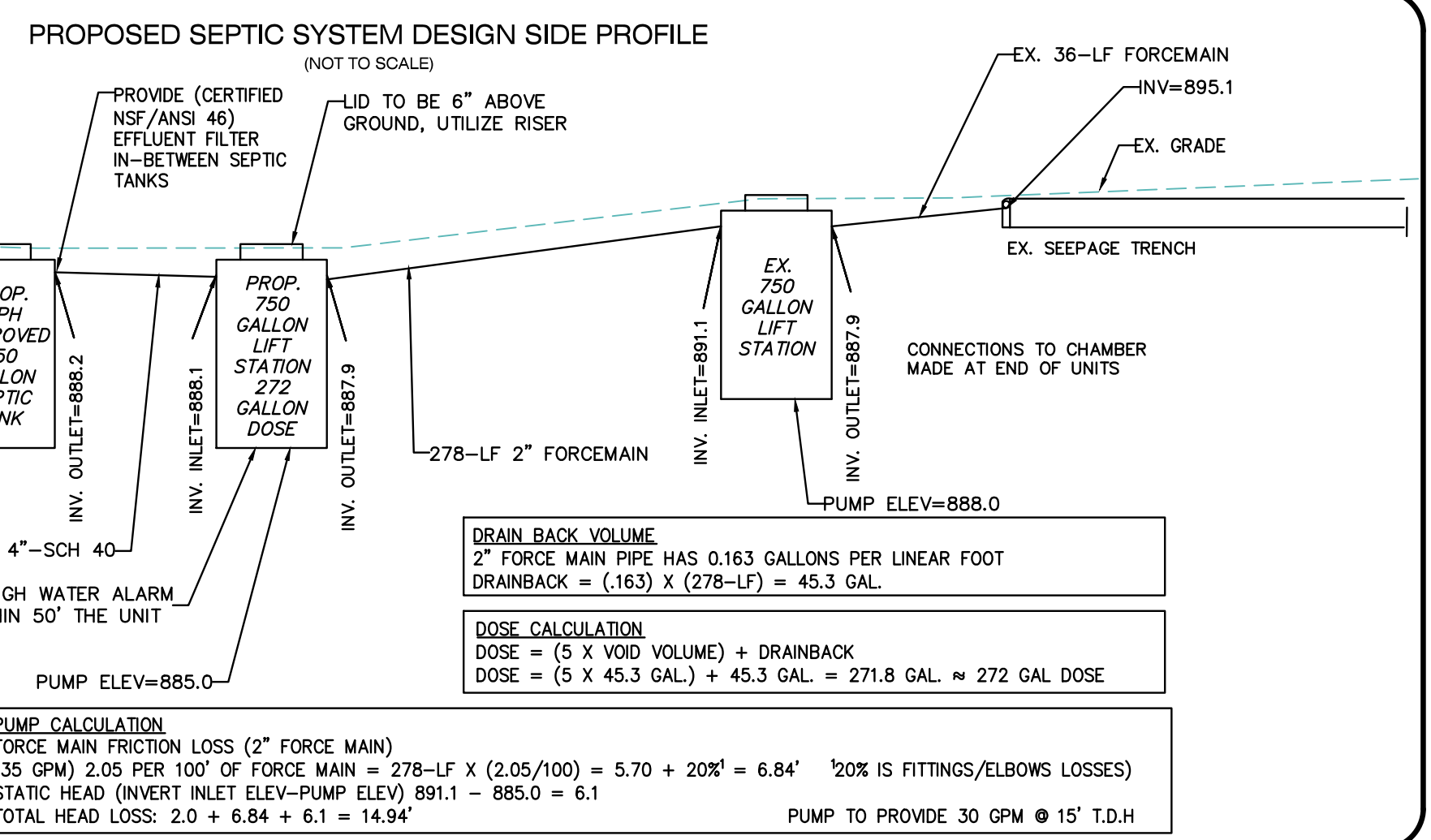
EXISTING IMPERVIOUS COMMERCIAL BUILDING:	5,093 SQ.FT.
GRAVEL DRIVEWAY:	28,116 SQ.FT.
ASPHALT DRIVEWAY & SIDEWALK:	3,438 SQ.FT.
TOTAL EXISTING IMPERVIOUS:	42,647 SQ.FT.
PROPOSED IMPERVIOUS PAVEMENT REMOVED:	3,332 SQ.FT.
PAVEMENT ADDED:	435 SQ.FT.
COMMERCIAL BUILDING (WITHIN GRAVEL):	8,600 SQ.FT.
TOTAL PROP. IMPERVIOUS:	-2,897 SQ.FT.
TOTAL LOT SIZE:	63,188 ± SQ.FT. 1.45 ± ACRES
TOTAL IMPERVIOUS:	39,750 SQ.FT.
TOTAL IMPERVIOUS PERCENT:	62.9 %
SOIL DISTURBANCE:	30,600 SQ.FT.

LEGEND

○	MONUMENT
→	PROPOSED FLOW DIRECTION
+885.52	EXISTING GRADE
+885.8	PROPOSED GRADE
AC	AIR CONDITIONING UNIT
E	ELECTRIC CONNECTION
G	GAS CONNECTION
W	WELL
□	UTILITY PEDESTAL
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.R.A.	SEPTIC RESTRICTED AREA
D.E.	DRAINAGE EASEMENT
△	FLARED END SECTION
→	EXISTING STORM SEWER UTILITY
—x—	EXISTING FENCE
◇	OVERLAND FLOW IN EXCESS OF STORM SEWER DESIGN

- STORM SEWER TAGS**
- PROP. 2' DIA. CATCH BASIN NEENAH R-5901 H OPEN GRATE LID RIM = 889.40 INV = 887.21
 - PROP. 60-LF 15" RCP STORM SEWER @ 1.3%
 - PROP. 3' DIA. CATCH BASIN NEENAH R-5901 H SOLID LID RIM = 890.95 INV = 886.43 2" INV = 888.50
 - PROP. 110-LF 15" RCP STORM SEWER @ 1.3%
 - PROP. 15" FES W/ GRATE INV=885.00
 - PROP. 3' DIA. CATCH BASIN WITH A 1/2 HP EFFLUENT PUMP NEENAH R-5901 H OPEN GRATE LID RIM = 888.30 INV = 885.30
 - PROP. 48-LF 2" FORCEMAIN

I, ALBERT M. SCHMITT, OWNER OF SCHMITT ENGINEERING & ASSOCIATES, INC., LIC. NO. 062-046281, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROJECT OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE PROJECT. FURTHERMORE, THESE DEVELOPMENT PLANS HAVE MET THE MINIMUM REQUIREMENTS OF THE STORMWATER MANAGEMENT ORDINANCE OF McHENRY COUNTY WITH LATEST AMENDMENTS SEPTEMBER 15, 2020.



- SEWAGE DISPOSAL SYSTEM DESIGN CRITERIA:**
- EXISTING SEPTIC SIZED ACCORDING TO PERMIT H7848
 EXISTING SIZING:
 8 EMPLOYEES @ 15 GPD=120 GPD
- PROPOSED SIZING:
 4 UNITS X 2 EMPLOYEES PER UNIT @ 15 GPD=120 GPD
- EXISTING SEPTIC FIELD HAS ADEQUATE CAPACITY; NO PROPOSED INCREASE IN DAILY FLOW

- NOTE:**
- CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
 - CATCH BASIN MUST CONFORM TO ASTM C-478.
 - NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
 - MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TYPE A CATCH BASIN.

PLANS PREPARED FOR:
 ADAMS BROTHERS GARAGE DOORS
 PLAM ADAMS
 1017 TRAKK LANE
 WOODSTOCK, IL 60098
 EMAIL: ADAMSBROTHERS@ATT.NET
 PHONE: (815) 482-3800

REVISIONS

DATE	DESCRIPTION
11/07/25	COUNTY STORMWATER REVIEW LETTER 11/04/25
12/31/25	COUNTY STORMWATER REVIEW LETTER 12/18/25

Permit Number HEALTH

Permit Number PLANNING SW-25-257

SITE PLAN/ON-SITE WASTE DISPOSAL SYSTEM
 ADAMS BROTHERS GARAGE DOORS
 LOT 14 TRAKK INDUSTRIAL PARK
 1017 TRAKK LANE
 WOODSTOCK, IL 60098
 P.I.N.: 07-36-126-001

SCHMITT ENGINEERING
 215 West Calhoun Street, Woodstock, Illinois 60098
 www.schmittengineering.com

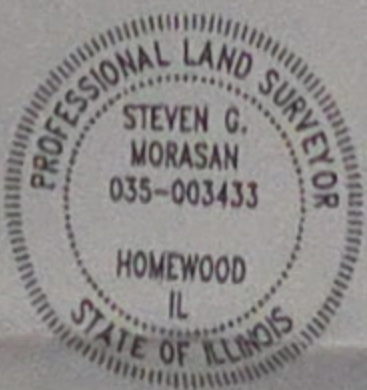
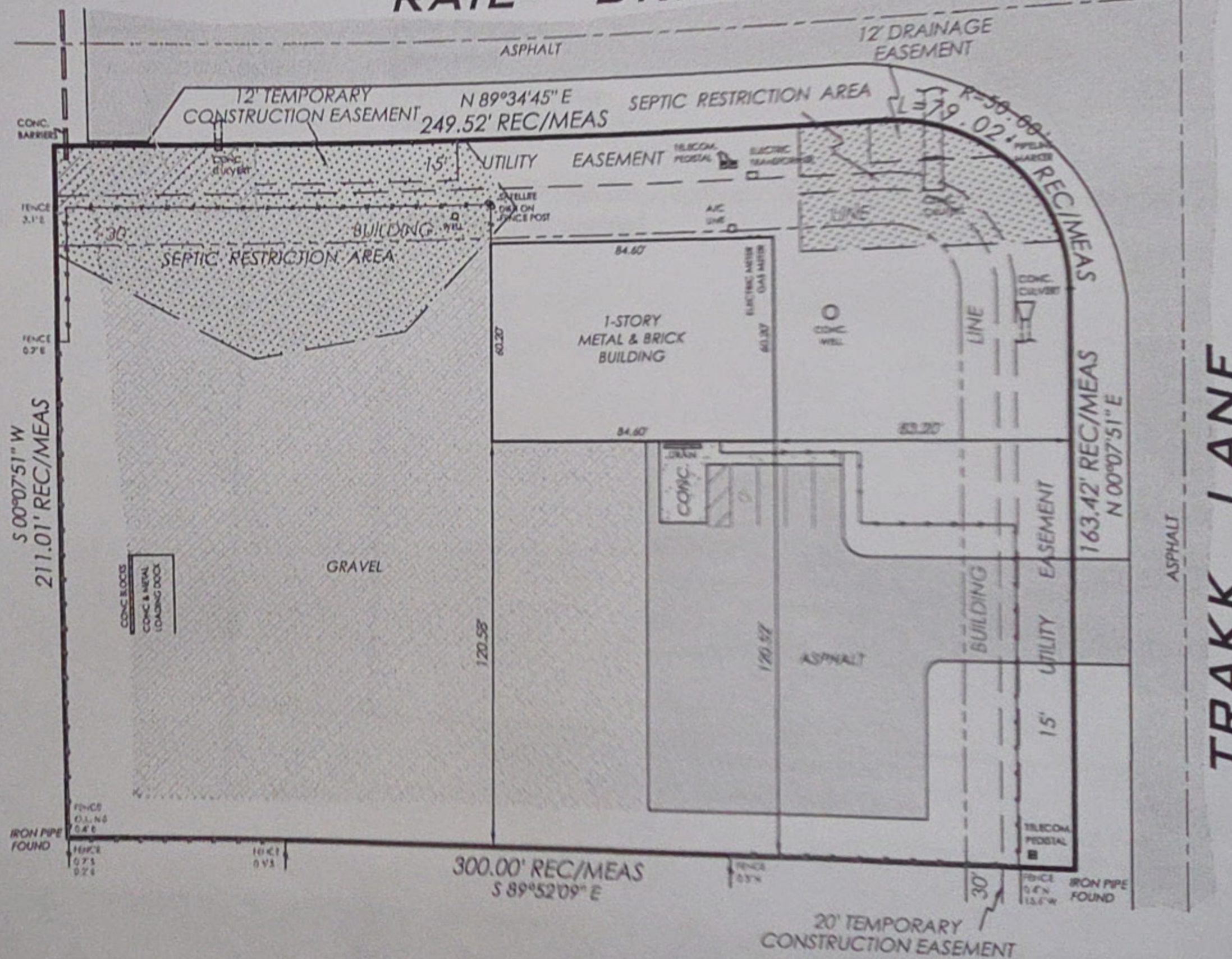
Drawn By
ACT
 Checked By
AMS
 Date
07/07/2025
 Scale
1" = 20 Ft.
 Job Number
231201



LOT 14 IN TRAKK INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1996 AS DOCUMENT NO. 96R027190 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 20, 1996 AS DOCUMENT NO. 96R059232, IN MCHENRY COUNTY, ILLINOIS.



RAIL DRIVE



NOTE: BEARING SYSTEM TAKEN FROM THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 96R027190 FOR THE PURPOSE OF THIS SURVEY

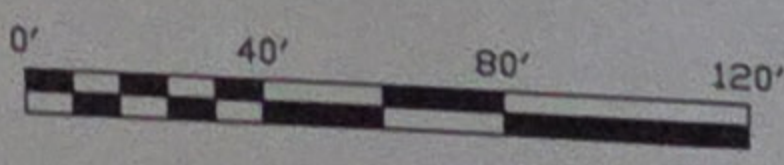
ALL BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS SHOWN ARE PER THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 96R027190.

CERTIFY TO: FIRST AMERICAN TITLE INSURANCE COMPANY
WOODSTOCK TNC ENTERPRISES LLC.
J.P. MORGAN CHASE BANK, N.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(A), 8, 9, 11 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 26, 2020.

DATE OF PLAT OR MAP: DECEMBER 31, 2020.

REGISTERED ILLINOIS LAND SURVEYOR
PROFESSIONAL SURVEYORS LICENSE # 3433
EXPIRES 11-30-23



LOT AREA:
63,187.6 SQ. FT.
1.45 ACRES

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.	
SCALE:	1"=40'
JOB NO.:	20-2543
ADDRESS:	1017 TRAKK LN. WOODSTOCK, IL
P.I.N.:	07-36-126-001
TOWNSHIP:	HARTLAND
ORDERED BY:	REGAS, FIEZADDS & DALLAS

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



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

February 4, 2026

Nikki Johnson
Metal Masters Buildings
25009 Flat Iron Rd.
Harvard, IL 60033

Re: Parcel # 07-36-126-001
Common Location: 1017 Trakk Ln., Woodstock, IL
NRI# L26-008-4791
Zoning Change: Variance

Dear Ms. Johnson:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Adam Adams property as applied for in Report #26-008-4791. 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 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,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development

IN THE MATTER OF THE APPLICATION OF
WOODSTOCK TNC ENTERPRISES LLC, OWNER OF RECORD,
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z26-0013
)
)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Hearing Officer**, in connection with this Ordinance, which would result in a **VARIATION** for the following described real estate:

LOT 14 IN TRAKK INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED MAY 28, 1996 AS DOCUMENT NO. 96R027190 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 20, 1996 AS DOCUMENT NO. 96R059232, IN MCHENRY COUNTY, ILLINOIS.

PIN 07-36-126-001

The subject property is located adjacent to the southwest corner of the intersection of Trakk Lane and Rail Drive **with a common address of 1017 Trakk Lane, Woodstock, Illinois in Hartland Township.**

The subject property is presently zoned **“I-1” Light Industrial and consists of approximately 1.45 acres with “I-1” Light Industrial zoning to the North, East and South, “I-1V” Light Industrial with Variation to the North and the City of Woodstock to the West.**

The Applicant is requesting a **VARIATION of the subject property to allow for a setback of ten (10) feet from the required seventy-five (75) feet from the Western lot line.**

The officers of Woodstock TNC Enterprises LLC, the Owner and Applicant, are Adam Adams, President, and Nancy Adams, Secretary. They can be reached at **1017 Trakk Lane, Woodstock, Illinois.**

A hearing on this Zoning Application will be held on the 14th day of April 2026 at 11:00 A.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, 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 15TH DAY OF APRIL 2026.

By: Michael McNerney, MCHO
McHenry County Hearing Officer
2200 N. Seminary Avenue
Woodstock, IL 60098

Petitions for all Zoning 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 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.