



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

May 7, 2026, 1:30 PM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS / PUBLIC HEARING
 - 3.1 Z25-0009 RODRIGUEZ, A1-A1C, Grafton Twp 2
4. OLD BUSINESS
5. PUBLIC COMMENT
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

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

Office Use Only

Petition #/Permit #

024-046

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

<p>OWNER INFORMATION:</p> <p>Name: Hector Valencia Rodriguez</p> <p>Address: 54 South Seebert St.</p> <p>City, St, Zip: Cary, IL 60013</p> <p>Daytime Phone: [REDACTED]</p> <p>Email: [REDACTED]</p>	<p>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</p> <p>Name: Mark Saladin, Zanck, Coen, Wright & Saladin PC</p> <p>Address: 40 Brink Street</p> <p>City, St, Zip: Crystal Lake, IL 60014</p> <p>Phone: 815-459-8800</p> <p>Email: msaladin@zcwlaw.com</p>
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<p>APPLICANT (If other than OWNER):</p> <p>Name: Same as above</p> <p>Address:</p> <p>City, St, Zip:</p> <p>Daytime Phone:</p> <p>Email:</p>	<p>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</p> <p>Name: N/A</p> <p>Address:</p> <p>City, St, Zip:</p> <p>Phone:</p> <p>Email:</p>
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PARCEL INFORMATION:

Address: 9401 Kasper Ave.

City: Crystal Lake Zip: 60014

Part of 18-02-409-002

Number of Acres: 1.885 +/- acres

Applying For: (Check all that apply)	<input checked="" type="checkbox"/> L Reclassification	Current Zoning: A-1	Requested Zoning: A-1C
	<input type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: Landscape business with outside storage	
	<input type="checkbox"/> D Variation, Administrative <input type="checkbox"/> D Variation, Zoning	Variation Request:	
	<input type="checkbox"/> O Site Plan Review	Type:	
	<input type="checkbox"/> O Text Amendment	UDO Section(s):	
	<input type="checkbox"/> Li Appeal	Type:	

Please provide additional information on the back of this page.

NARRATIVE: Please use this space to explain your request in detail.
To allow a landscape business with outside storage on the subject property pursuant to the site plan attached hereto.
The Premises does not have a well, a septic system or electricity on site. There will be no new buildings or improvements. The Petitioner will have no more than four (4) employees and they will all be transient for purposes of the premises. There are no set hours of operation as this will merely be a location from which two (2) dump trucks and two (2) pick up trucks will be parked outside and some limited material will be stored on site temporarily (i.e., a load of mulch or stone). There will be no mechanical work on the vehicles or washing of the vehicles on site.
A letter NRI was received from SWCD and there was no need for a full NRI from SWCD. There will be no customers on site.
A revised site plan with revision date of 6-11-2025 shows the area for the CUP to be contained on existing gravel areas to meet the stormwater ordinance.
There shall be no additional lighting on the subject property. There shall be no signs. There shall be no log processing for retail firewood sales and there shall be no de-icing on the subject property.

CONSENT

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

VERIFICATION

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

Hector Valencia Rodriguez
Owner's Signature

Hector Valencia Rodriguez

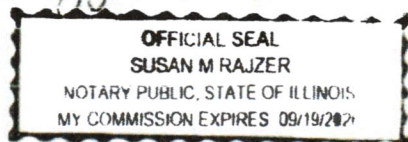
Print Name

Signature

Print Name

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

Susan M. Rajzer
 NOTARY PUBLIC



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

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

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?
The CUP request will allow the County to correctly zone the parcel which has been used in various businesses prior to applicant's purchase of the Property. All provisions of 16.56 shall be addressed in the CUP.
2. Is the conditional use compatible with the existing or planned future development of the area? **Yes. The area has been used for various outside storage for many years prior to the applicant's purchase of the Property.**
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area? **No. The use shall have no adverse consequences to the public.**
4. Will the conditional use be injurious to the use and enjoyment of other property in the area?
No. The use will lawfully allow this use of the Property.
5. Will the conditional use substantially diminish and impair property value in the area?
No. The Property is shielded and away from any adjoining homes.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?
Yes. The Property has utilities currently serving the existing buildings.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets? **Yes. There is an existing easement to get to Kasper Avenue.**
8. Will the conditional use conform to the applicable standards of the underlying zoning district?
Yes.
9. Will the conditional use be reasonably in the interest of the public welfare?
Yes. The use will be in a lawful designation as a CUP.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality? **Yes. No activity on the Property will be undertaken that will affect the groundwater, i.e. there will be no washing of vehicles or service of vehicles on site.**

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

August 13, 2024

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

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

Dear Mr. Saladin:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Hector Valencia Rodriguez property as applied for in Report #L24-070-4626. Due to the size of parcel being rezoned and no or minimal new construction on the site, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the McHenry County Department of Planning & Development. The McHenry County ADID Wetland Inventory indicates the presence of a High-Quality Wetland in a western area of the parcel. It is recommended that a jurisdictional wetland delineation be performed on this parcel before any additional construction occurs. Please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Office maps also indicate the presence of hydric soils throughout the entire parcel. Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Additionally, the FEMA Flood Insurance Rate Map indicates that the Flood of Record floodplain is located in the middle section of the parcel. If additional construction is to occur it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

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

Sincerely,



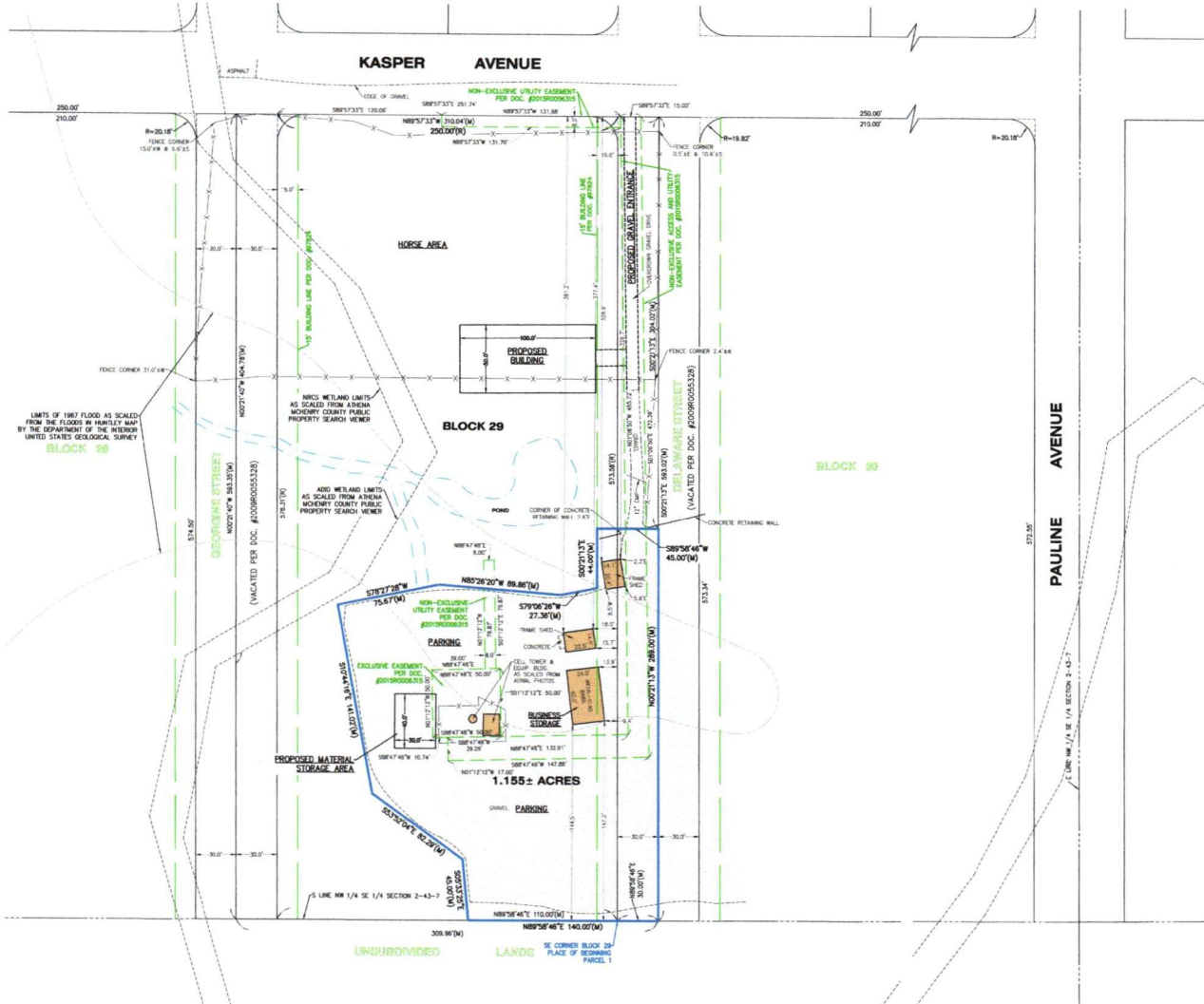
Ryan Bieber
Urban Conservation Specialist

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

Resources for the Future

SITE PLAN

Part of Block 29, and part of The West Half of that part of Delaware Street lying South of Kasper Avenue as Vacated by First Order and Memorandum of Decision recorded November 3, 2000 on Document No. 2000R005328 all in Westmoor Gardens, a Subdivision of Lot 1 of the Northeast Quarter and of the Northwest Quarter of the Southeast Quarter of Section 2, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded June 20, 1931 on Document No. 87824, in Book 8 of Plats, page 46, being described as follows: Beginning at the Southeast corner of said Block 29; thence North 89 degrees 58 minutes 46 seconds East along the South line of said Westmoor Gardens Subdivision, 30.00 feet to the East line of the West Half of said vacated Delaware Street; thence North 00 degrees 21 minutes 13 seconds West along said East line, 289.00 feet; thence North 89 degrees 58 minutes 46 seconds East along the South line of said Westmoor Gardens Subdivision, 45.00 feet to a line 15.00 feet West of and parallel with the East line of said Block 29; thence South 00 degrees 21 minutes 13 seconds East along said parallel line, 44.00 feet; thence South 79 degrees 06 minutes 28 seconds West, 27.36 feet; thence North 89 degrees 58 minutes 46 seconds East, 45.00 feet to the South line of said Block 29; thence North 89 degrees 58 minutes 46 seconds East along said South line, 110.00 feet to the Place of Beginning, in McHenry County, Illinois.

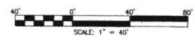


LIMITS OF 1987 FLOOD AS SCALED FROM THE FLOODS BY HAZARDS MAP BY THE DEPARTMENT OF THE INTERIOR UNITED STATES GEOLOGICAL SURVEY BLOCK 29

NSRD METLAND LIMITS AS SCALED FROM ARENA MOHENRY COUNTY PUBLIC PROPERTY SEARCH VIEWER

ADD METLAND LIMITS AS SCALED FROM ARENA MOHENRY COUNTY PUBLIC PROPERTY SEARCH VIEWER

LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
○	LIGHT
+	SPOT
○	TELEPHONE MANHOLE
⊕	TELEPHONE RISER
(D)	DEED
(M)	MEASURED
(R)	RECORDED



CLIENT: VALENCIA LANDSCAPING GROUP, LTD.
 DRAWN BY: SES CHECKED BY: APG
 SCALE: 1"=60' SEC. 02, T. 43, R. 07 E.
 BASIS OF BEARING: E. EAST ZONE NAD83 (2011)
 P.L.M.: 18-02-009-002
 JOB NO.: 230655-A I.B. PLOZ
 FIELDWORK COMP.: N/A BK. PG.
 ALL DIMENSIONS SHOWN ON THIS AND OTHER MAPS ARE APPROXIMATE
 POINTS MEASURED CORRECTED TO 4' ±

07/10/25 JJK - REVISED PROPOSED MATERIAL STORAGE AREA
 06/11/25 SES - REVISED BOUNDARY & LEGAL DESCRIPTION
 10/06/24 SES - ADDED FLOOD OF RECORD 1987, CELL TOWER INFO

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 07/10, A.D., 2024.
 Vanderstappen Land Surveying, Inc.
 Design Firm No. 184-002792



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

IN THE MATTER OF THE APPLICATION OF)
HECTOR VALENCIA RODRIGUEZ, OWNER OF RECORD)
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) LEGAL NOTICE OF PUBLIC HEARING
 ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR) Z25-0009
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 an **A CONDITIONAL USE** for the following described real estate:

Part of Block 29, and part of The West Half of that part of Delaware Street lying South of Kasper Avenue as Vacated by Final Order and Memorandum of Decision recorded November 3, 2009 as Document No. 2009R0055328 all in Westmoor Gardens, a Subdivision of Lot 1 of the Northeast Quarter and of the Northwest Quarter of the Southeast Quarter of Section 2, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded June 20, 1931 as Document No. 97824, in Book 8 of Plats, page 46, being described as follows: Beginning at the Southeast corner of said Block 29; thence North 89 degrees 58 minutes 46 seconds East along the South line of said Westmoor Gardens Subdivision, 30.00 feet to the East line of the West Half of said vacated Delaware Street; thence North 00 degrees 21 minutes 13 seconds West along said East line, 289.00 feet; thence South 89 degrees 58 minutes 46 seconds West parallel with said South line of Westmoor Gardens Subdivision, 45.00 feet to a line 15.00 feet West of and parallel with the East line of said Block 29; thence South 00 degrees 21 minutes 13 seconds East along said parallel line, 44.00 feet; thence South 79 degrees 06 minutes 26 seconds West, 27.36 feet; thence North 85 degrees 26 minutes 20 seconds West, 89.86 feet; thence South 78 degrees 27 minutes 28 seconds West, 75.67 feet; thence South 10 degrees 44 minutes 16 seconds East, 141.02 feet; thence South 53 degrees 52 minutes 04 seconds East, 82.29 feet; thence South 05 degrees 33 minutes 25 seconds East, 45.00 feet to the South line of said Block 29; thence North 89 degrees 58 minutes 46 seconds East along said South line, 110.00 feet to the Place of Beginning, in McHenry County, Illinois.

PIN 18-02-409-002

The subject property is located **on the south side of Kasper Avenue at the southwest corner of the intersection of Delaware Street and Kasper Avenue with a common address of 9401 Kasper Ave, Crystal Lake, Illinois, in Grafton Township.**

The subject property is presently zoned **“A-1” Agriculture District** and consists of approximately **1.155 acres** with the **“R-1” Residential zoning** to the North and **“A-1” Agriculture zoning to the South, East, and West.**

The Applicant is requesting a **CONDITIONAL USE of the subject property to allow for a landscape business with outdoor storage.**

The Applicant and Owner of Record, Hector Valencia Rodriguez, can be reached at 54 Seebert Street, Cary, Illinois.

A hearing on this Petition will be held on the 7th day of May 2026 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 14th DAY OF APRIL 2026.

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.