



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

April 21, 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 Z25-0113 Gomez, R1-R1V, McHenry Twp - CONTINUED FROM MARCH 10, 2026 PER MCHO REQUEST 2
 - 3.2 Z26-0013 Woodstock TNC Enterprises LLC, I1-I1V, Hartland Twp 21
 - 3.3 Z26-0015 O'Neill, E1/A1-E1V/A1V, Richmond Twp 34
4. OLD BUSINESS
5. PUBLIC COMMENT
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

McHenry Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z25-0113

Hearing Date: March 10, 2026

Applicant: Jose Gomez, Owner of Record

Request: *Variation* within the **R-1 Single-Family Residential District** to allow for a maximum height of twenty-three (23) feet and two and one-half (2.5) inches instead of the maximum eighteen (18) feet allowed for a detached accessory structure. (*McHenry County Unified Development Ordinance §16.56.050.A.2*)

Location: The subject property consists of approximately .41 acres and is located on the south side of Pulaski Road, approximately four hundred fifty (450) feet east of the intersection of Pulaski and Spojnia Roads, in McHenry Township, Illinois. Common address: 5207 W. Pulaski Road, McHenry, Illinois
PIN: 09-21-477-008 and 09-21-477-009

Current Land Use: The property is designated **Single-Family Residential (Lot 3) and Vacant (Lot 4)** on the Current Land Use map.

Adjacent Land Use: North: *SINGLE-FAMILY RESIDENTIAL/VACANT* East: *SINGLE-FAMILY RESIDENTIAL*
South: *SINGLE-FAMILY RESIDENTIAL/VACANT* West: *SINGLE-FAMILY RESIDENTIAL*

Current Zoning: The property is currently zoned **R-1 Single-Family Residential District/LN**

Adjacent Zoning: North: *R1 Single-Family Residential/LN* East: *R1 Single-Family Residential/LN*
South: *R1/R1V Single-Family Residential/LN* West: *R1 Single-Family Residential/LN*

2030 Plan: The property is designated **RESIDENTIAL** on the *McHenry County Land Use Plan Map*.

Improvements: The Plat of Survey for the subject property reflects a 1½ story frame residence, wood deck, asphalt drive, fence, and the subject pole barn shown as under construction.

Natural Resources: No wetlands were found on the site. Impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L25-113-4774.

Flood Hazard Areas: The FEMA Flood Insurance Rate Map (Panel 17111C0206J) indicates Zone A, 100-year floodplain within the southeast corner of the parcel. The proposed structure is not located within this designated floodplain area.

Flood-of-Record: No flood-of-record was found on site.

SARA: The site is located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

Comments/ Conclusion:

- Building Permit BP-25-1269 is currently pending for the proposed structure, and RFS-25-0262 is currently open for the construction of said structure without a permit. The granting of the requested variances would allow the landowner to complete the building permit application process.
- The applicant should be aware that under **Section 16.20.020 (F)** of the **McHenry County Unified Development Ordinance**, several standards are cited, all of which must be met in order for a Variation to be granted. These standards include hardship in relation to the site conditions, that the request is unique to the property, that the purpose of the request is not based on any monetary gain, that the petitioners did not cause or create the hardship, that the request is not detrimental to the public welfare and safety, that the request will not impair adequate light and air to adjacent property, or increase congestion in the public streets, or increase danger of fire, and that the request not confer any special privilege to the applicant that is denied to others of the same zoning district.
- An Illinois Department of Natural Resources (IDNR) report was not required for this project.

Aerial Photo

5207 W. Pulaski Road, McHenry, Illinois



Photo: 2025

Any parcel lines depicted on the aerial photograph are for general reference only. Please refer to the plat of survey for the location of lot or parcel lines.

0 25 50 100

Feet

Elevation (feet above sea level)

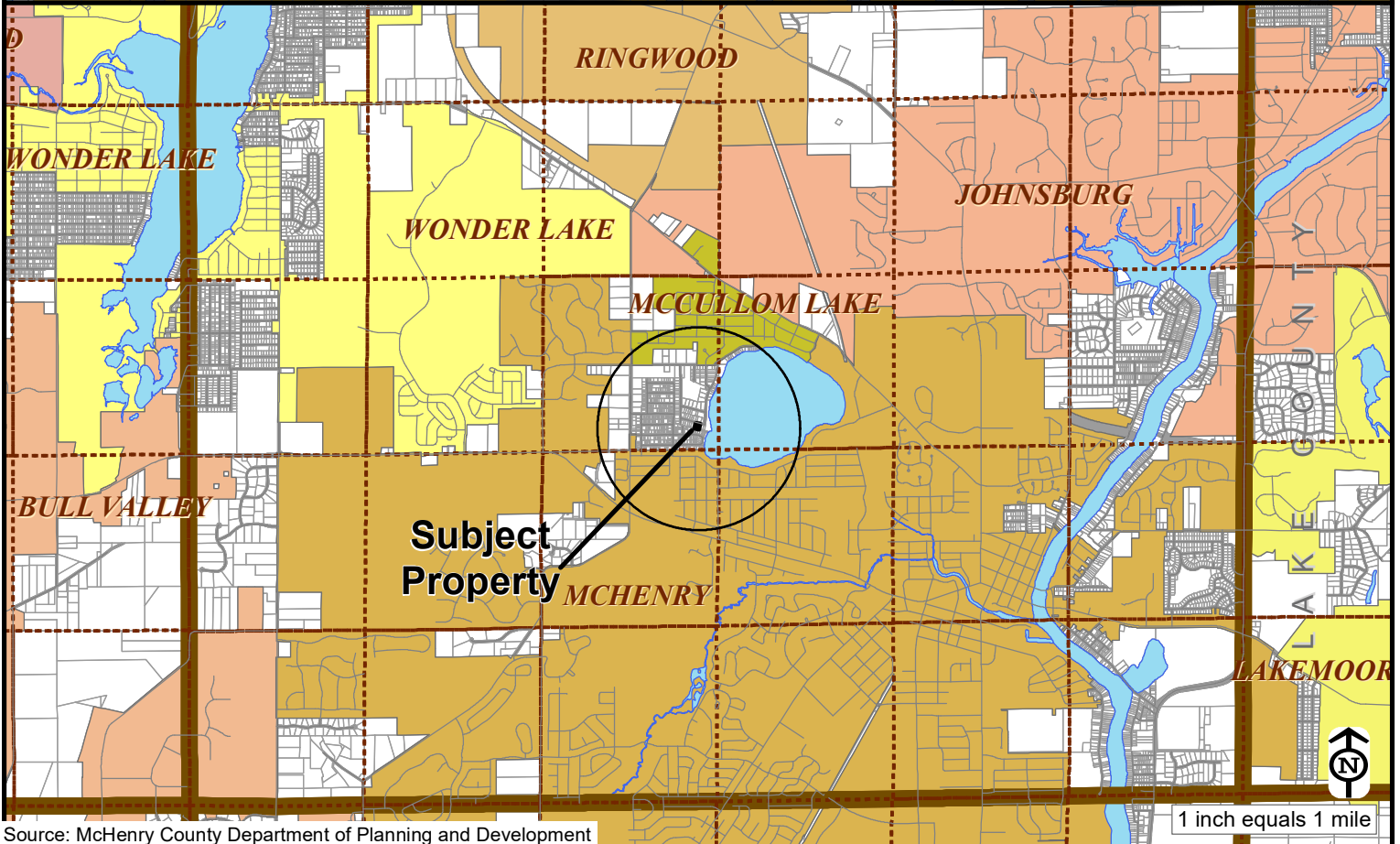
— Contours

FEMA Flood Hazard Areas

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

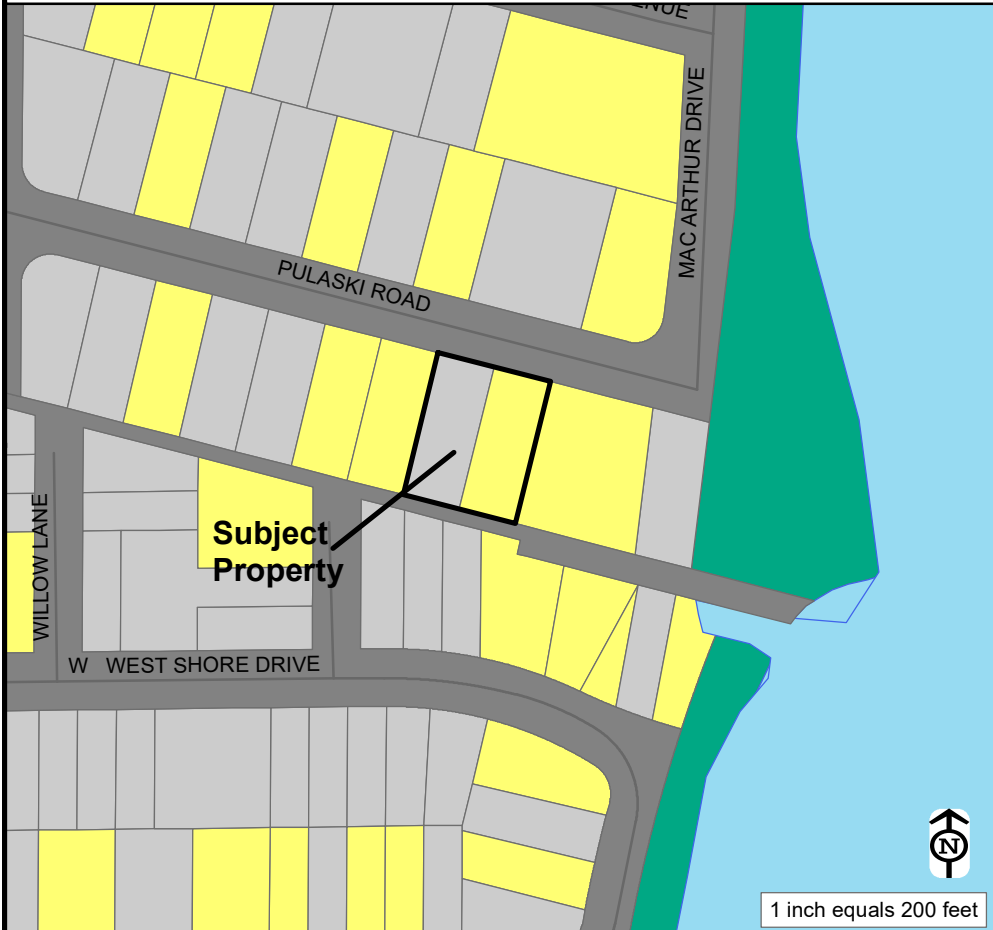
Prepared by the McHenry County
Department of Planning and Development





Source: McHenry County Department of Planning and Development

Current Land Use Map



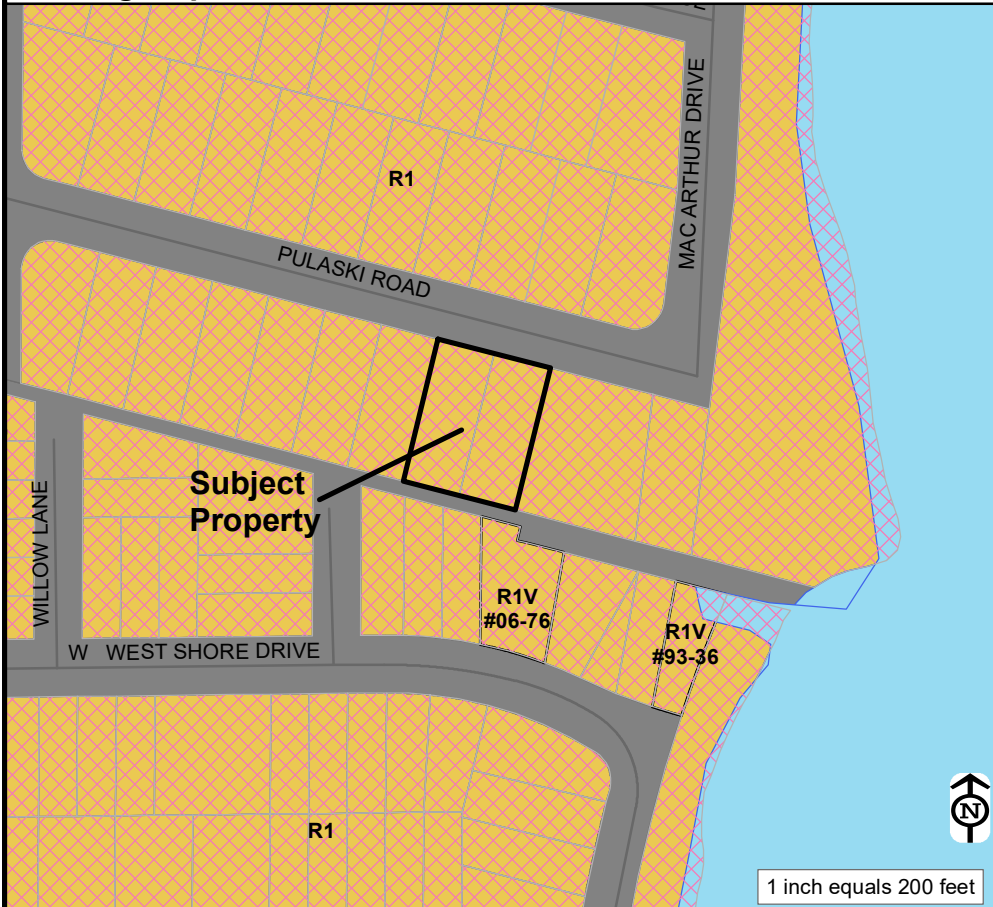
Current Land Use
Single-Family Residential/Vacant

Land Use Adjacent to the PIQ

North: Vacant/Single-Family Residential
 South: Vacant/Single-Family Residential
 East: Single-Family Residential
 West: Single-Family Residential

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

Zoning Map



Current Zoning
R-1 Single-Family Residential/LN

Adjacent Zoning

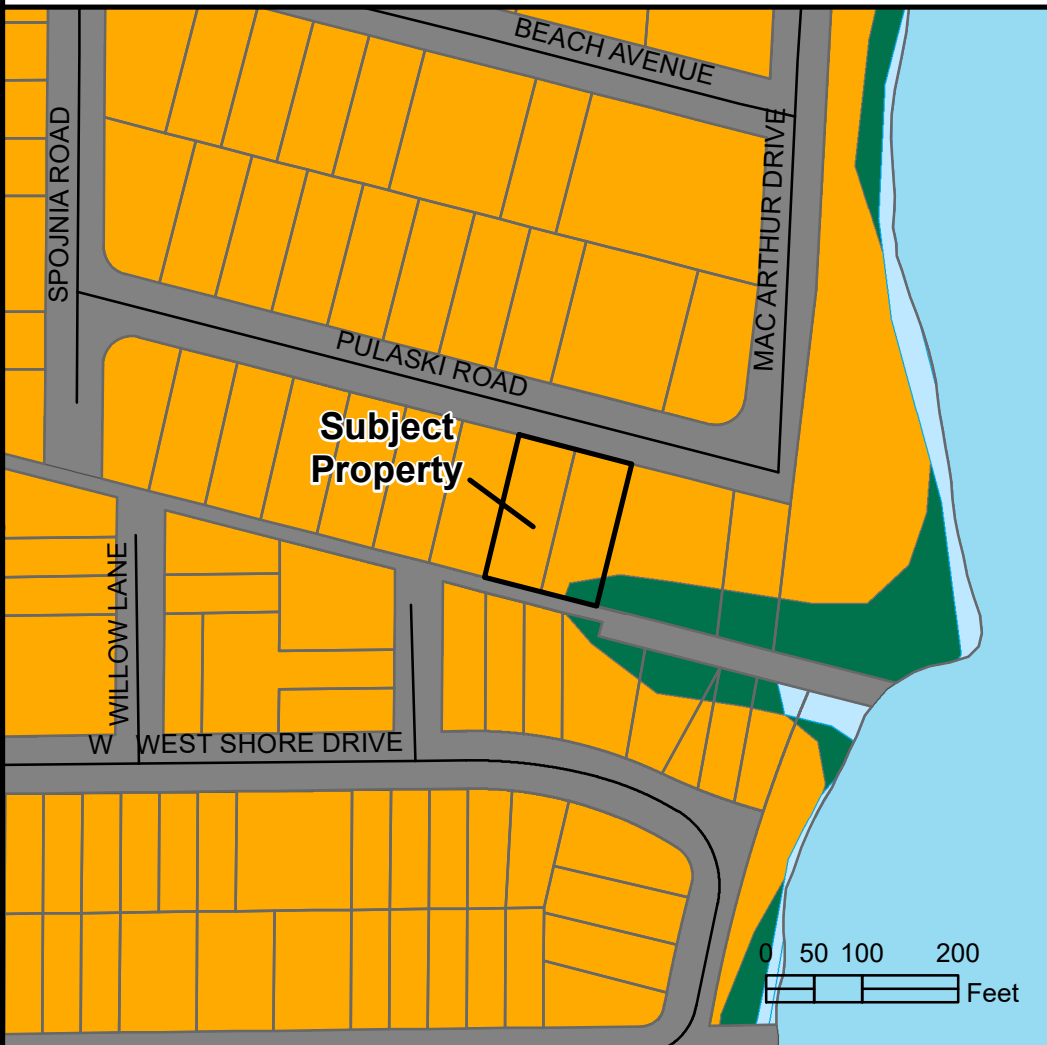
North: R-1 Single-Family Residential/LN
 South: R-1/R-1V Single-Family Residential/LN
 East: R-1 Single-Family Residential/LN
 West: R-1 Single-Family Residential/LN

- A-1 Agriculture
- A-2 Agriculture
- E-5 Estate
- E-3 Estate
- E-2 Estate
- E-1 Estate
- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- B-1 Neighborhood Business
- B-2 Liquor Business
- B-3 General Business
- O Office / Research
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development
- C Conditional Use
- V Variation
- Incorporated
- Legacy Neighborhood

McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Residential



- Agricultural
 - Open Space
 - Environmentally Sensitive Area
 - Estate
 - Isolated Estate
 - Residential
 - Isolated Residential
 - Retail
 - Mixed Use
 - Office, Research, Industrial
 - Gov't, Institutional, Utilities
 - TOD Existing Rail Station
 - TOD Future Rail Station
 - Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 200 feet



Municipal/Township Plan Designations

McHenry Township: Residential

McCullom Lake: No Designation

Johnsburg: No Designation

Wonder Lake: Residential

McHenry: Walkable Residential Development

Ringwood: No Designation

McHenry County 2030 Comprehensive Plan — Text Analysis

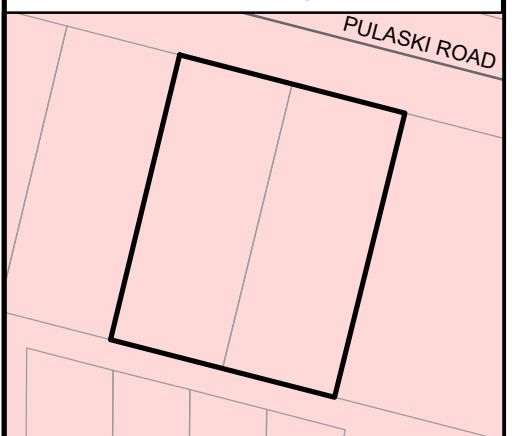
Land Use

Residential - includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit.

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)

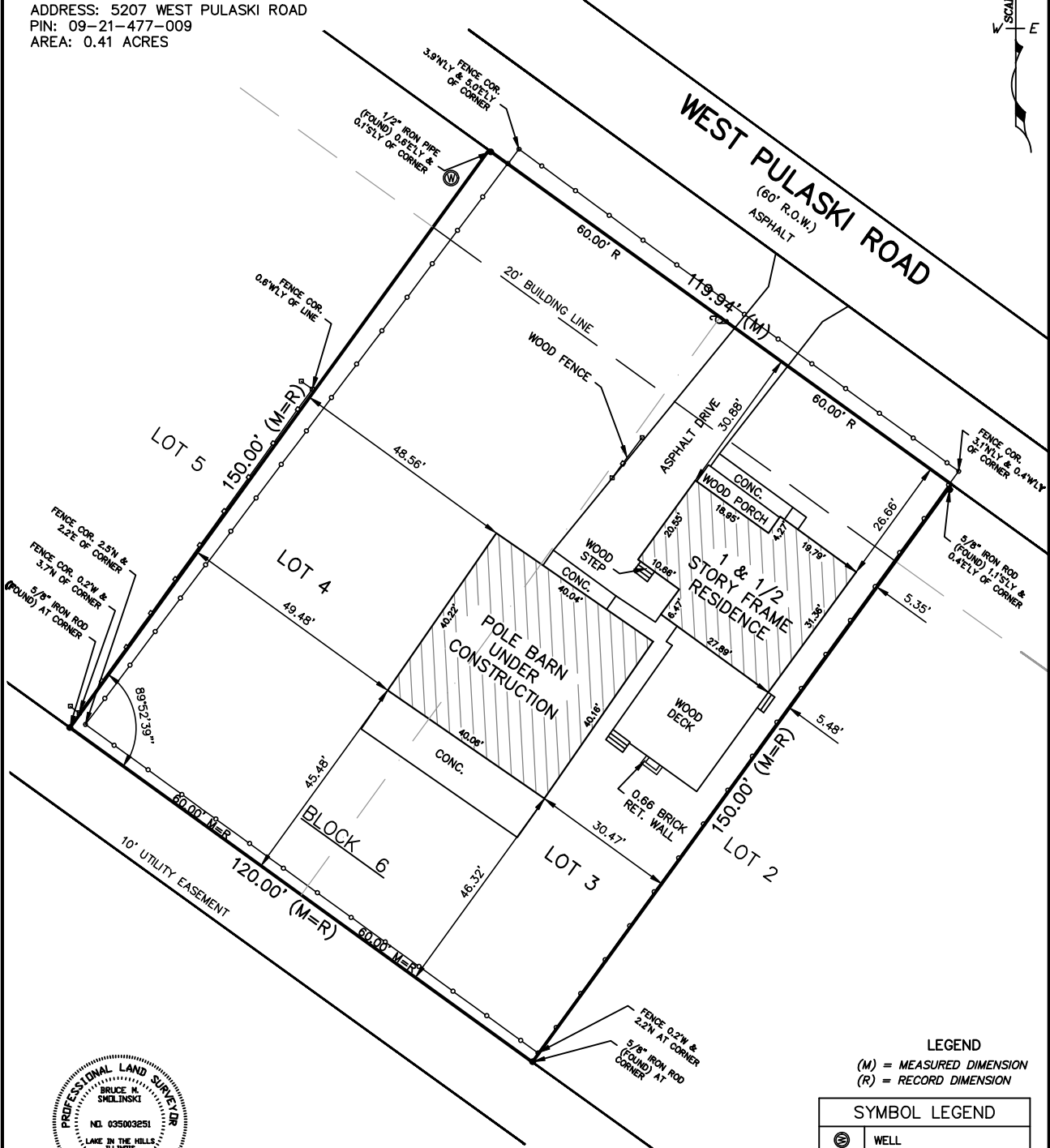
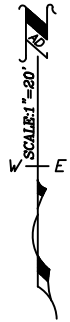


- Sensitive Recharge Area

PLAT OF SURVEY



LOTS 3 AND 4 IN BLOCK 6 IN SPOJNIA CIRCUIT NO. 6, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NO. 255080, IN MCHENRY COUNTY, ILLINOIS.

ADDRESS: 5207 WEST PULASKI ROAD
 PIN: 09-21-477-009
 AREA: 0.41 ACRES



LEGEND

(M) = MEASURED DIMENSION
 (R) = RECORD DIMENSION

| SYMBOL LEGEND | |
|---|--------------|
|  | WELL |
|  | UTILITY POLE |

| LINE LEGEND | |
|--|-------------------|
|  | = CHAINLINK FENCE |



STATE OF ILLINOIS } s.s.
 COUNTY OF MCHENRY }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 12/17/2025.

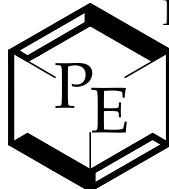
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 22TH. DAY OF DECEMBER, A.D., 2025.

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26
 ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: GOMEZ, OMAR FILE NO. 250988

POLENA ENGINEERING LLC



WHEATON: 630-653-6331
 LAKE IN THE HILLS: 815-363-9200
 INFO@POLENA.COM
 WWW.POLENA.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING

Jose Gomez

5207 W. Pulaski Rd
McHenry, IL. 60050

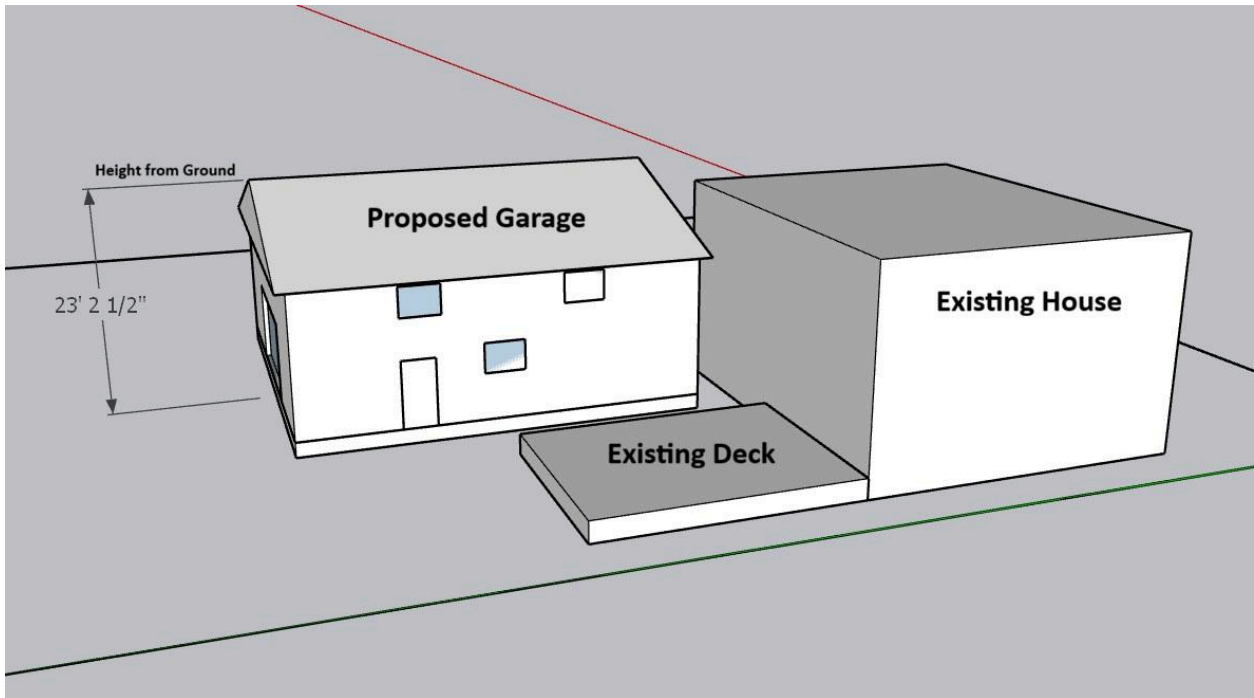
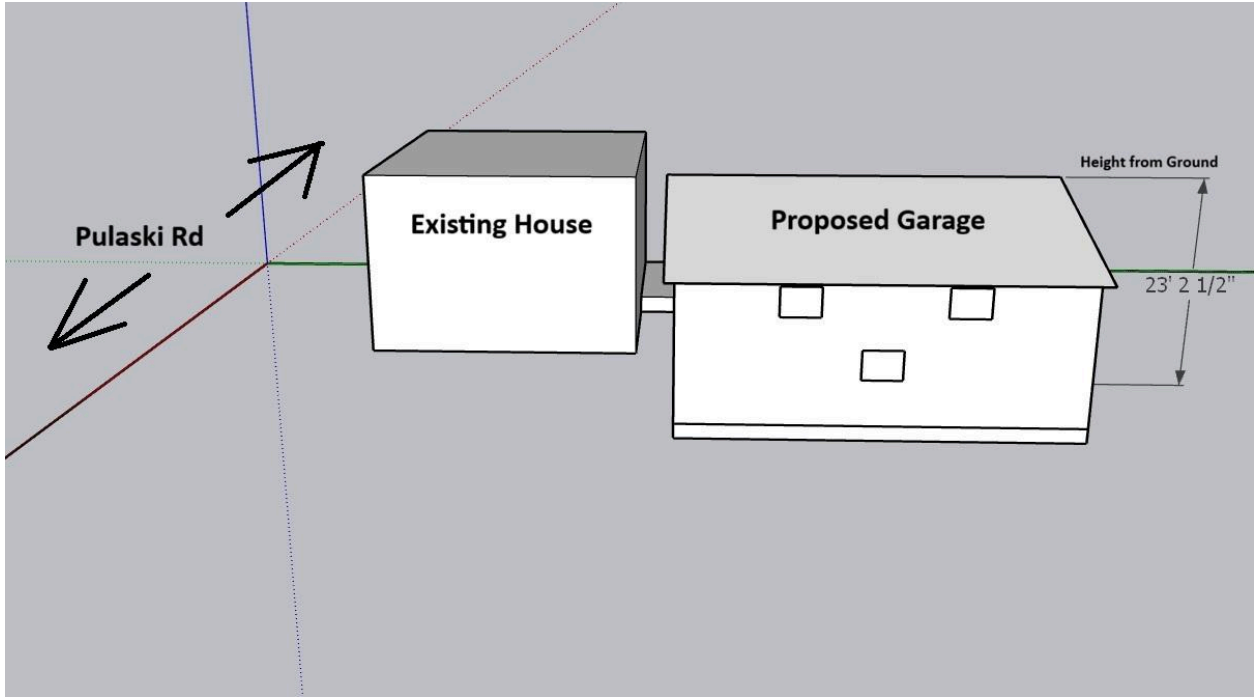
Backyard Garage

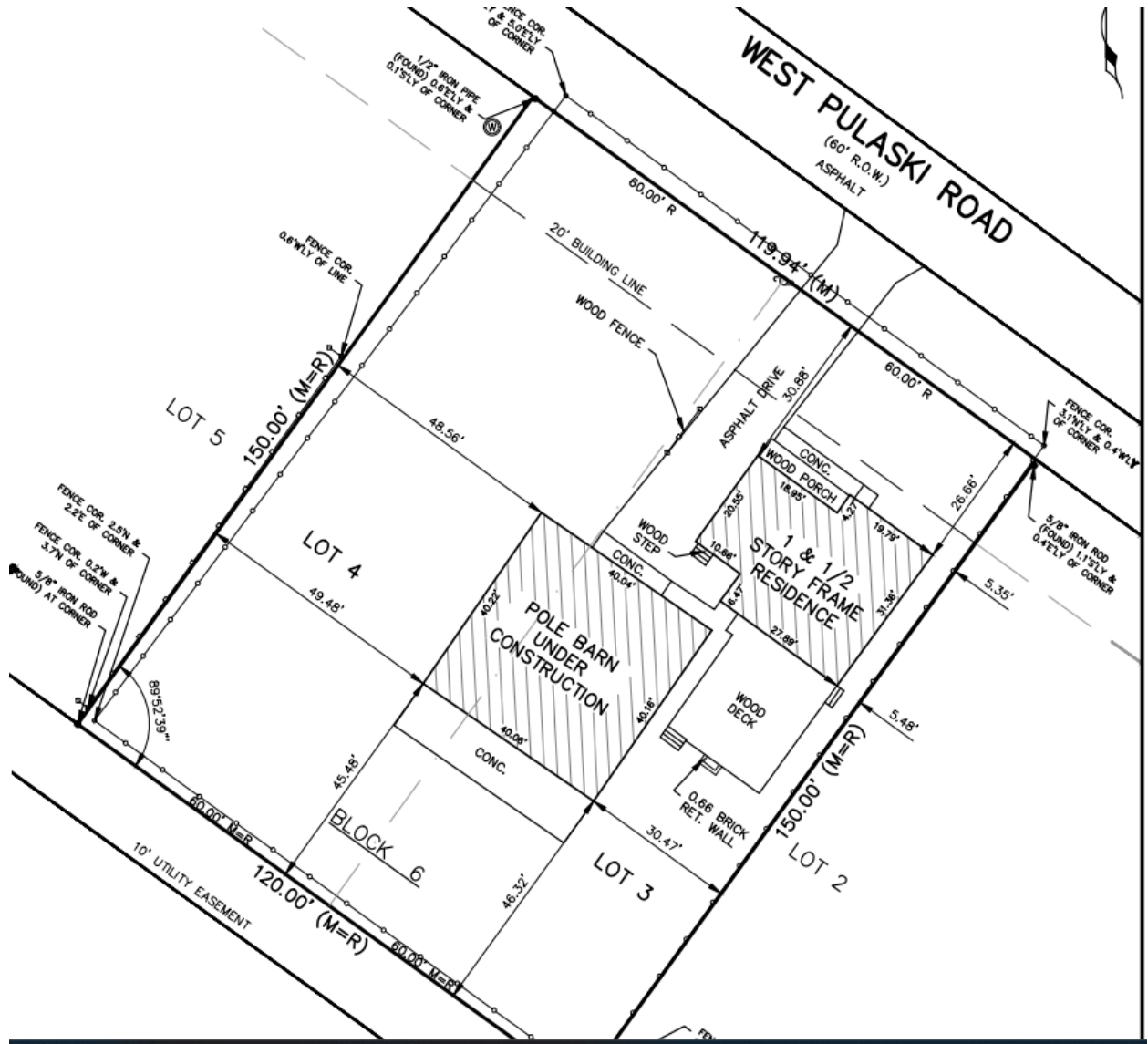
21st November 2025

OVERVIEW

The proposed structure to be added on parcel 09-21-477-009 (008) will be a garage used for storage. It is a 40' by 40' shed that is 23' 2½" tall from the ground level to the highest pitch (included photos). The homeowner will be using this structure to store and protect his classic cars, trailers and other personal effects. There will be 2 large overhead doors on the north and south wall. There are 2 human access doors on 2 adjacent walls (north and east) and 6 windows total, staggered in height, and distributed on the east and west facing walls.

Attached below are renderings of the proposed structure:











Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

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?

The hardship placed on me the property owner is the inability to store my many vehicles I own. The existing garage was too small and was falling apart. Over the years I have acquired many vehicles and trailers. I am pleading for an approval of the variation to complete the building. My property is on 2 lots and I would like to make use of the land.

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

The uniqueness of the hardship is as described before, is the many trailers and vehicles I possess and require somewhere to store them appropriately.

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

The purpose of the variation is solely to store all the vehicles and trailers I own.

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

I, the property owner have this hardship because of the height of the building needed to store these vehicles and trailers I own. The building needs to be tall enough to fit my trailers without damaging them.

5. Will the variation be detrimental to the public welfare or injurious to other property owners' improvements in the neighborhood?

The variation would not be detrimental or a hazard to the neighbours or the neighbourhood. I would be able to store all my vehicles and trailers neatly and appropriately

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 to adjacent property, or substantially diminish or impair property values within the neighborhood?

The variation will not affect the comfort of living for my neighbours ro neighbourhood. None of the listed concerns will be a result of this variation

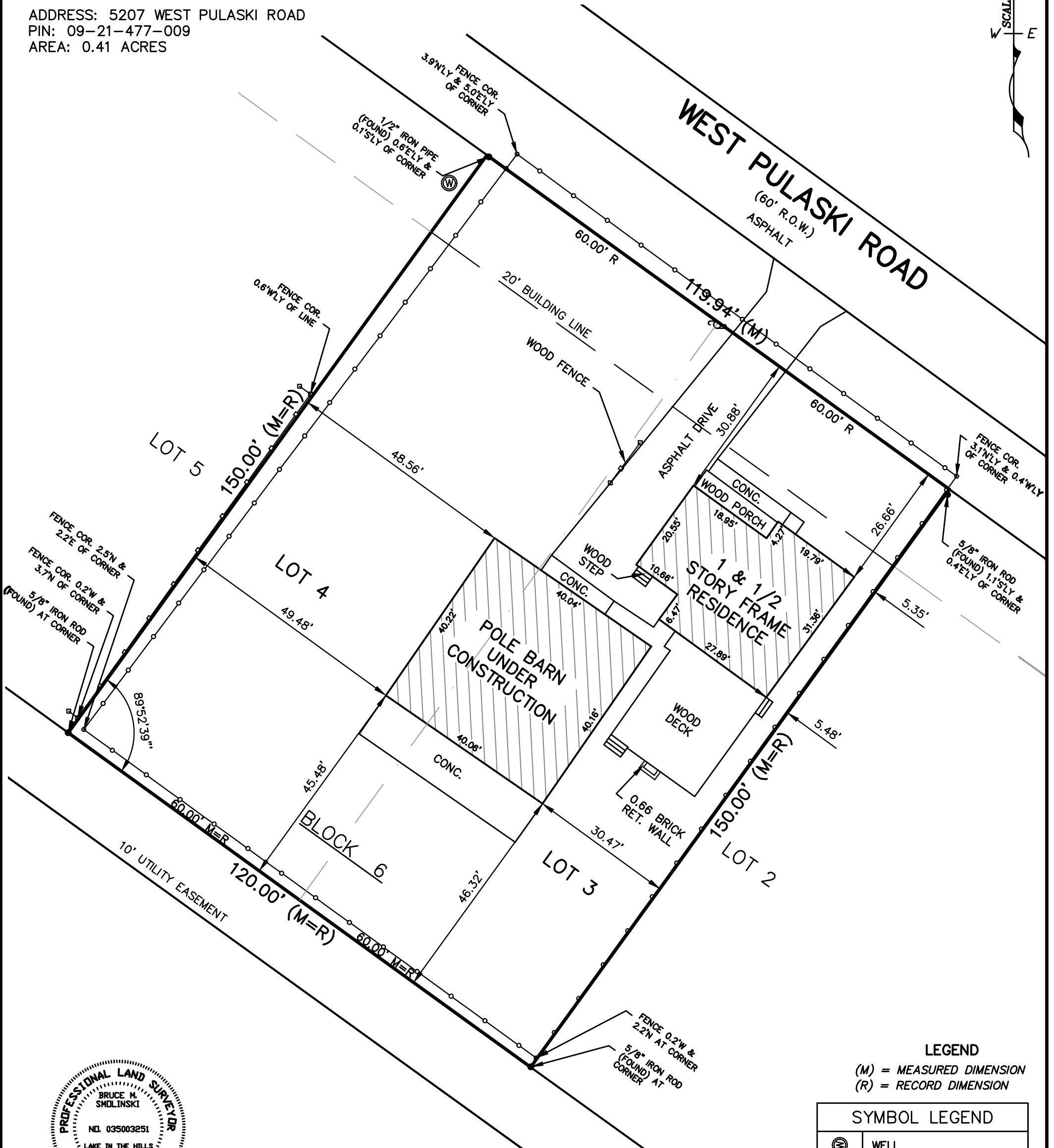
7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

I would not confer special privledge over my neighbours if granted this variation. Contrarily I would be providing my neighbourhood a good appearance with the ability to store my vehicles and trailers neatly.

PLAT OF SURVEY

LOTS 3 AND 4 IN BLOCK 6 IN SPOJNIA CIRCUIT NO. 6, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NO. 255080, IN MCHENRY COUNTY, ILLINOIS.

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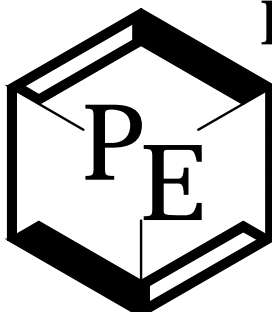
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 ILLINOIS DESIGN FIRM NO. 184-007260

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ORDERED BY: GOMEZ, OMAR FILE NO. 250988

POLENA ENGINEERING LLC



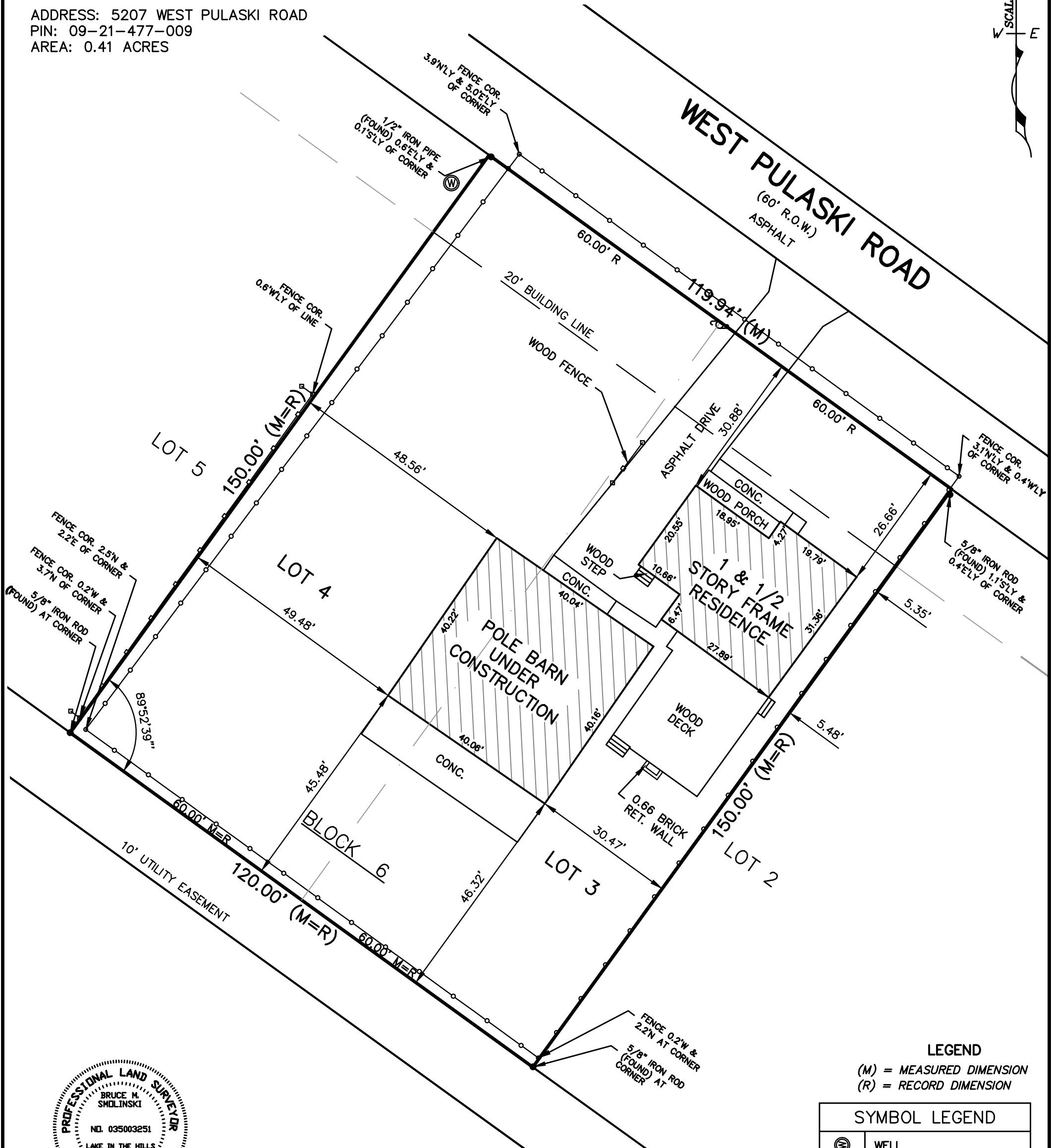
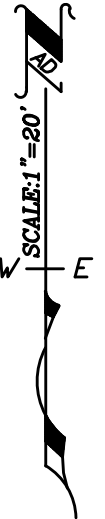
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POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING

PLAT OF SURVEY

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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 22TH. DAY OF DECEMBER, A.D., 2025.

Bruce M. Smolinski

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26
 ILLINOIS DESIGN FIRM NO. 184-007260

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ORDERED BY: GOMEZ, OMAR FILE NO. 250988



POLENA ENGINEERING LLC

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



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

December 11, 2025

Jose Gomez
5207 W. Pulaski Rd
McHenry, IL 60050
Email: modernamericand@gmail.com

Re: Parcel # 09-21-477-008, 09-21-477-009
Common Location: 5207 W. Pulaski Rd, McHenry, IL
NRI# L25-113-4774
Zoning Change: Variance

Dear Mr. Gomez:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Jose Gomez property as applied for in Report #25-113-4774. 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 but we would like to highlight a few resources on and adjacent to the property.

The FEMA Flood Insurance Rate Map (Panel 17111C0206J) indicates Zone A, 100-year floodplain within the southeast corner of the parcel (see attached map). If additional construction is to occur near the floodplain area, it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

No 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



Resources for the Future

IN THE MATTER OF THE APPLICATION OF
JOSE GOMEZ, OWNER OF RECORD,
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z25-0113
)
)

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:

LOTS 3 AND 4 IN BLOCK 6 IN SPOJNIA CIRCUIT NO. 6, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NO. 255080, IN MCHENRY COUNTY, ILLINOIS.

PINs 09-21-477-009 and 09-21-477-008

The subject property is located on the south side of Pulaski Road approximately four hundred fifty (450) feet east of the intersection of Pulaski and Spojnia Roads **with a common address of 5207 W Pulaski Road, McHenry, Illinois in McHenry Township.**

The subject property is presently zoned **“R-1” Single Family Residential and consists of approximately 0.41 acres with “R-1” Single Family Residential zoning to the North, East, West and South and “R-1V” Single Family Residential with Variation zoning to the South.**

The Applicant is requesting a **VARIATION of the subject property to allow for a maximum height of twenty-three (23) feet and two and one half (2.5) inches instead of the maximum eighteen (18) feet allowed for a detached accessory structure.**

The Owner and Applicant, Jose Gomez, can be reached at **5207 W Pulaski Road, McHenry, Illinois.**

A hearing on this Zoning Application will be held on the 10th day of March 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 20TH DAY OF FEBRUARY 2025.

By: Michael McNerney
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.

Hartland Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z26-0013

Hearing Date: April 21, 2026

Applicant: Woodstock TNC Enterprises LLC, Owner of Record (Adam Adams, President)

Request: *Variation* within the ***I-1 Light Industrial District*** to allow for a minimum setback of ten (10) feet from the required seventy-five (75) feet from the western lot line. (*McHenry County Unified Development Ordinance Table 16.36-1*)

Location: The subject property consists of approximately 1.45 acres and is located at the southwest corner of the intersection of Trakk Lane and Rail Drive, in Hartland Township, Illinois. Common address: 1017 TrakkLane, Woodstock, Illinois
PIN: 07-36-126-001

Current Land Use: The property is designated ***Industrial*** on the Current Land Use map.

Adjacent Land Use: North: *INDUSTRIAL* East: *INDUSTRIAL*
South: *INDUSTRIAL* West: *INDUSTRIAL/VACANT*

Current Zoning: The property is currently zoned ***I-1 Light Industrial***

Adjacent Zoning: North: *I-1 and I-1V Light Industrial* East: *I-1 Light Industrial*
South: *I-1 Light Industrial* West: *City of Woodstock*

2030 Plan: The property is designated ***OFFICE/RESEARCH/INDUSTRIAL*** on the *McHenry County Land Use Plan Map*.

Improvements: The Plat of Survey for the subject property reflects a one (1) story metal and brick building, asphalt parking lot, and gravel area.

Natural Resources: No wetlands were found on the site. Impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L26-008-4791.

Flood Hazard Areas: No floodplain was found on site.

Flood-of-Record: No flood-of-record was found on site.

SARA: The site is located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

Comments/ Conclusion:

- Building Permit #BP-25-1217 and Stormwater Permit #SW-25-257 are both currently pending for a proposed commercial structure on the subject property. The granting of the requested variance would allow the landowner to continue their permit application review.
- Due to the property being located within a Sensitive Aquifer Recharge Area (SARA) the maximum impervious surface coverage on the parcel is limited to fifty (50) percent of the lot area. Calculations provided indicate the existing impervious already exceeds the maximum allowance; however, it is staff's understanding that all proposed improvements to the site are to be within areas already designated as impervious surface. Therefore, as long as the impervious surface area is not *increased* on the property, the existing amount is deemed nonconforming and may remain as such.
- The applicant should be aware that under **Section 16.20.020 (F)** of the ***McHenry County Unified Development Ordinance***, several standards are cited, all of which must be met in order for a Variation to be granted. These standards include hardship in relation to the site conditions, that the request is unique to the property, that the purpose of the request is not based on any monetary gain, that the petitioners did not cause or create the hardship, that the request is not detrimental to the public welfare and safety, that the request will not impair adequate light and air to adjacent property, or increase congestion in the public streets, or increase danger of fire, and that the request not confer any special privilege to the applicant that is denied to others of the same zoning district.
- An Illinois Department of Natural Resources (IDNR) report was not required for this project.

Aerial Photo

1017 Trakk Lane, Woodstock, Illinois

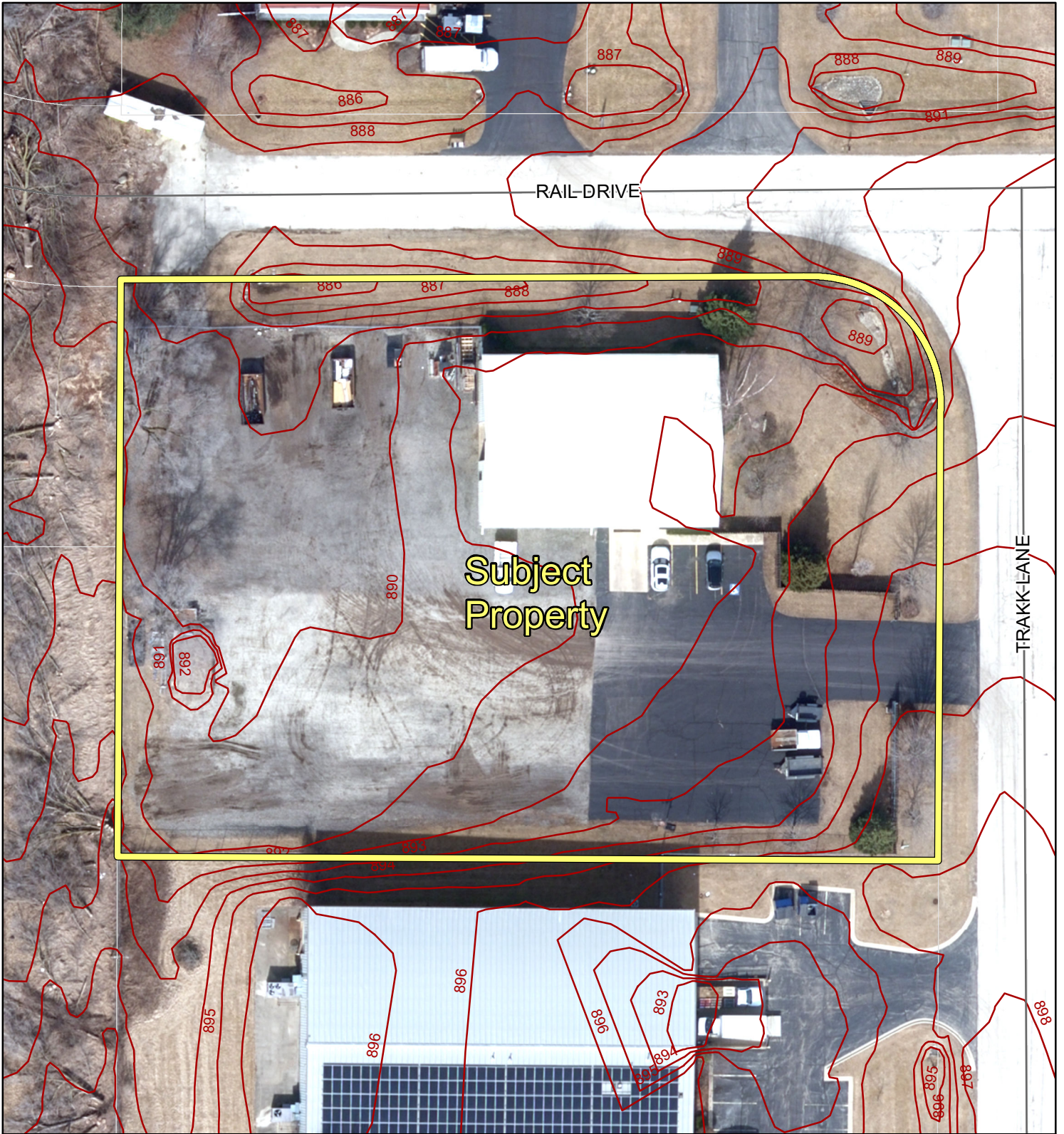


Photo: 2025

Any parcel lines depicted on the aerial photograph are for general reference only. Please refer to the plat of survey for the location of lot or parcel lines.

0 25 50 100

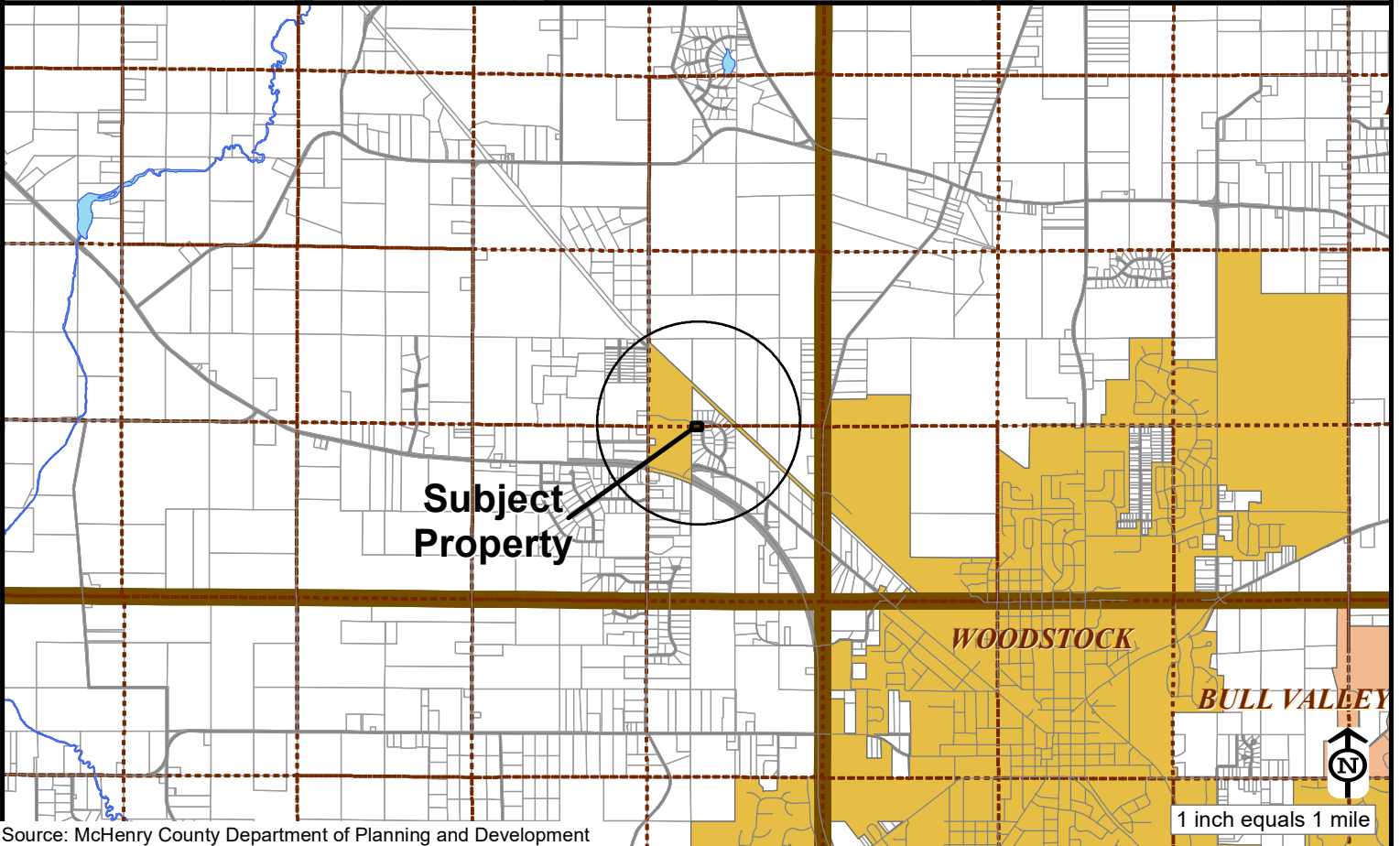
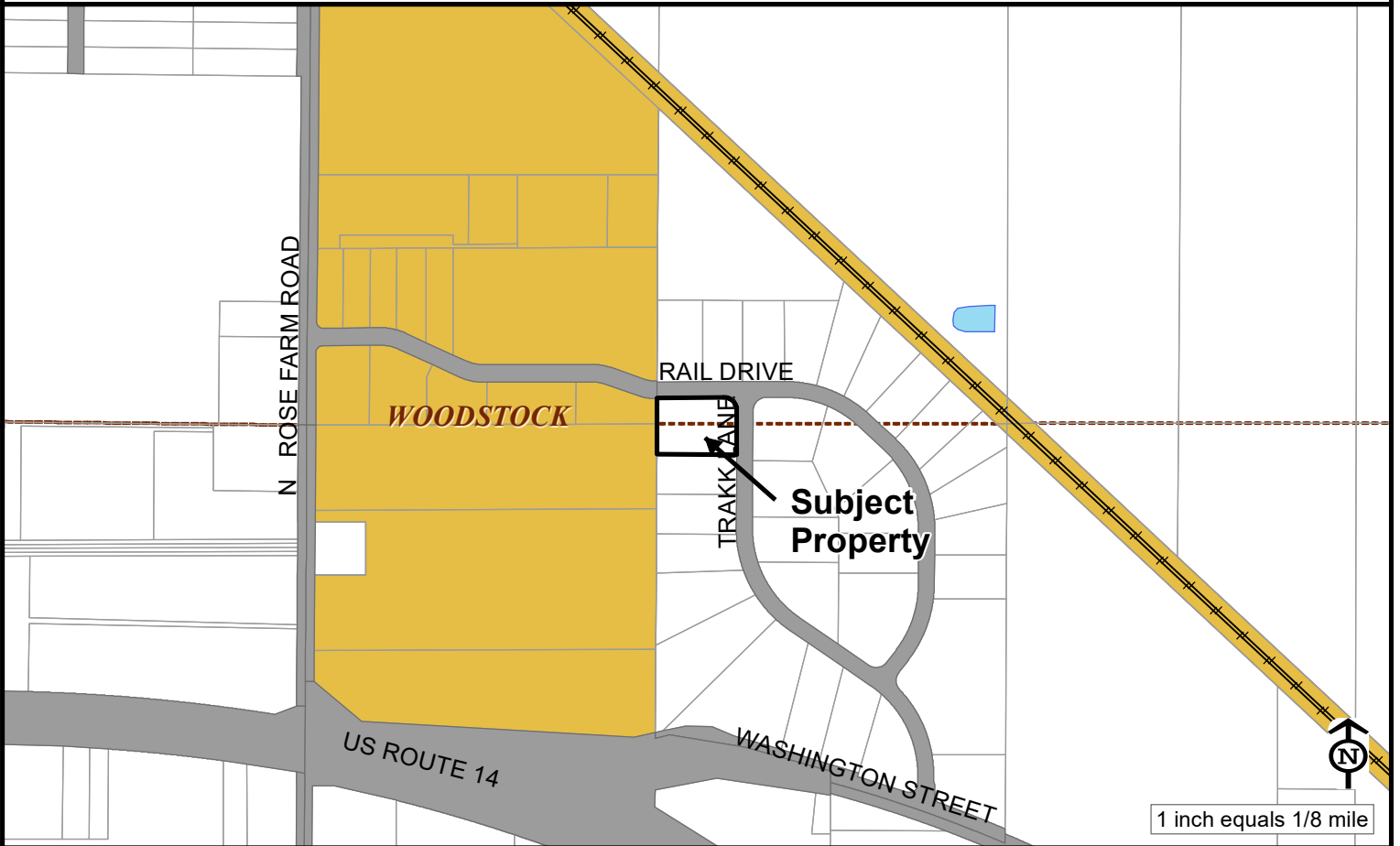
Feet

Elevation (feet above sea level)

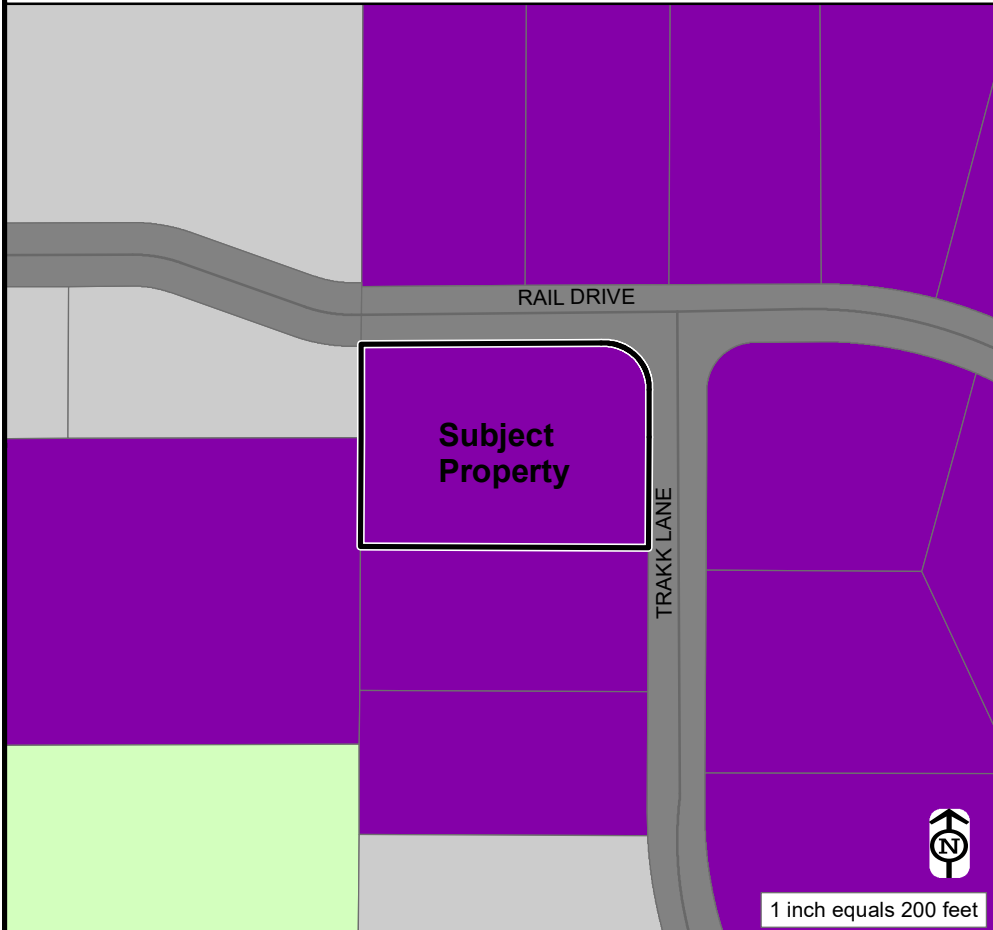
— Contours

Prepared by the McHenry County
Department of Planning and Development





Current Land Use Map



Current Land Use

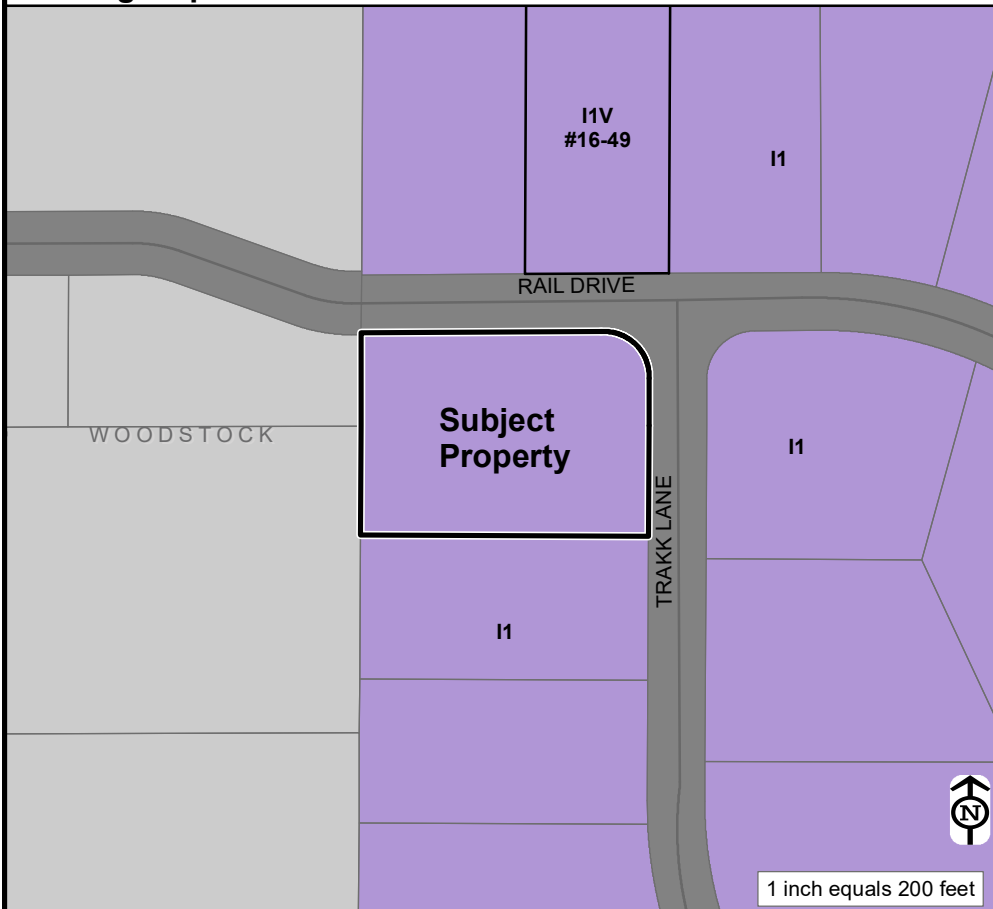
Industrial

Land Use Adjacent to the PIQ

North: *Industrial*
 South: *Industrial*
 East: *Industrial*
 West: *Industrial/Vacant*

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

Zoning Map



Current Zoning

I-1 Light Industrial

Adjacent Zoning

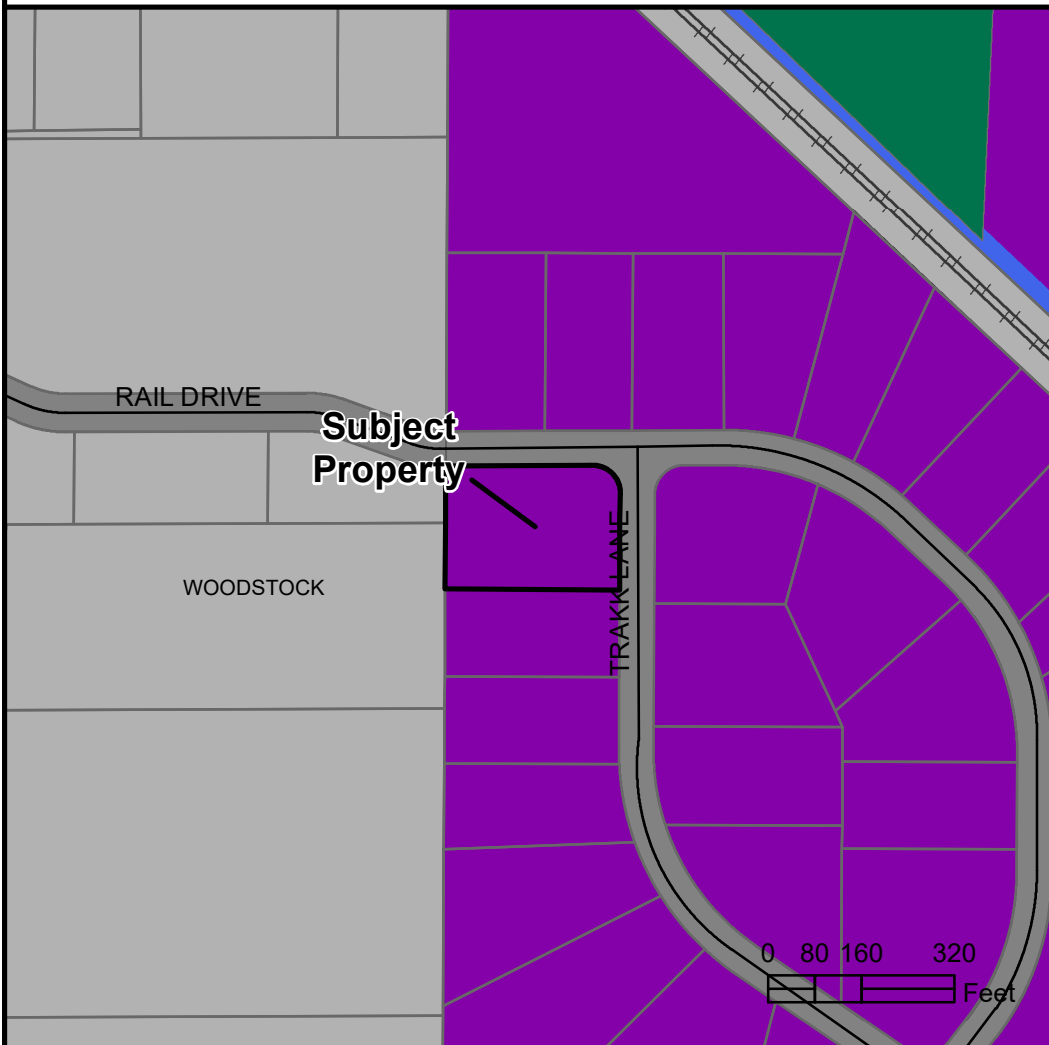
North: I-1 and I-1V Light Industrial
 South: I-1 Light Industrial
 East: I-1 Light Industrial
 West: City of Woodstock

- A-1 Agriculture
- A-2 Agriculture
- E-5 Estate
- E-3 Estate
- E-2 Estate
- E-1 Estate
- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- B-1 Neighborhood Business
- B-2 Liquor Business
- B-3 General Business
- O Office / Research
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development
- C Conditional Use
- V Variation
- Incorporated
- Legacy Neighborhood

McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Office/Research/Industrial



- Agricultural
 - Open Space
 - Environmentally Sensitive Area
 - Estate
 - Isolated Estate
 - Residential
 - Isolated Residential
 - Retail
 - Mixed Use
 - Office/Research/Industrial
 - Gov't, Institutional, Utilities
 - TOD Existing Rail Station
 - TOD Future Rail Station
 - Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 1/16 mile

Municipal/Township Plan Designations

Hartland Township: Industrial

Woodstock: Industrial

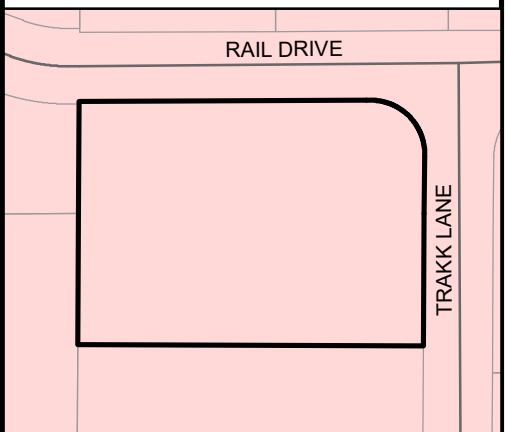
McHenry County 2030 Comprehensive Plan — Text Analysis Land Use

Office/Research/Industrial – includes existing and proposed areas for office, research, industrial, warehousing, and wholesale trade uses. The office/research/industrial district is generally designated in close proximity to major arterial roadways and railroads.

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



- Sensitive Recharge Area

PLANS PREPARED FOR:
ADAMS BROTHERS GARAGE DOORS
107 TRAKK LANE
WOODSTOCK, N. CAROLINA
PHONE: (815) 412-3800
E-MAIL: ADAMS@RBRS@ATT.NET

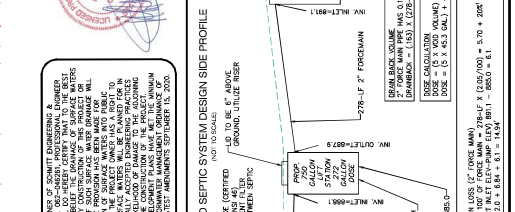
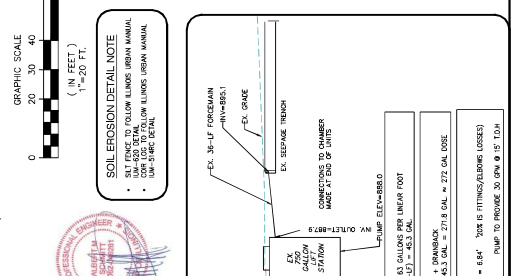
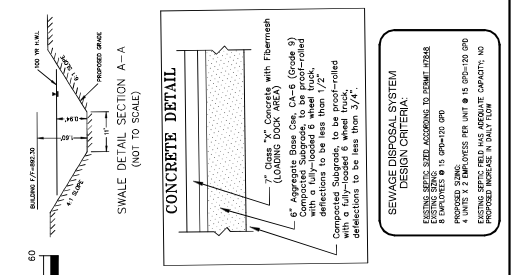
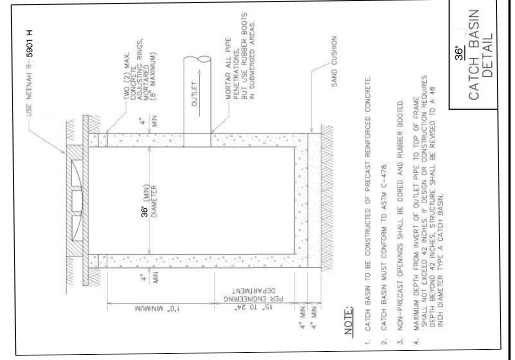
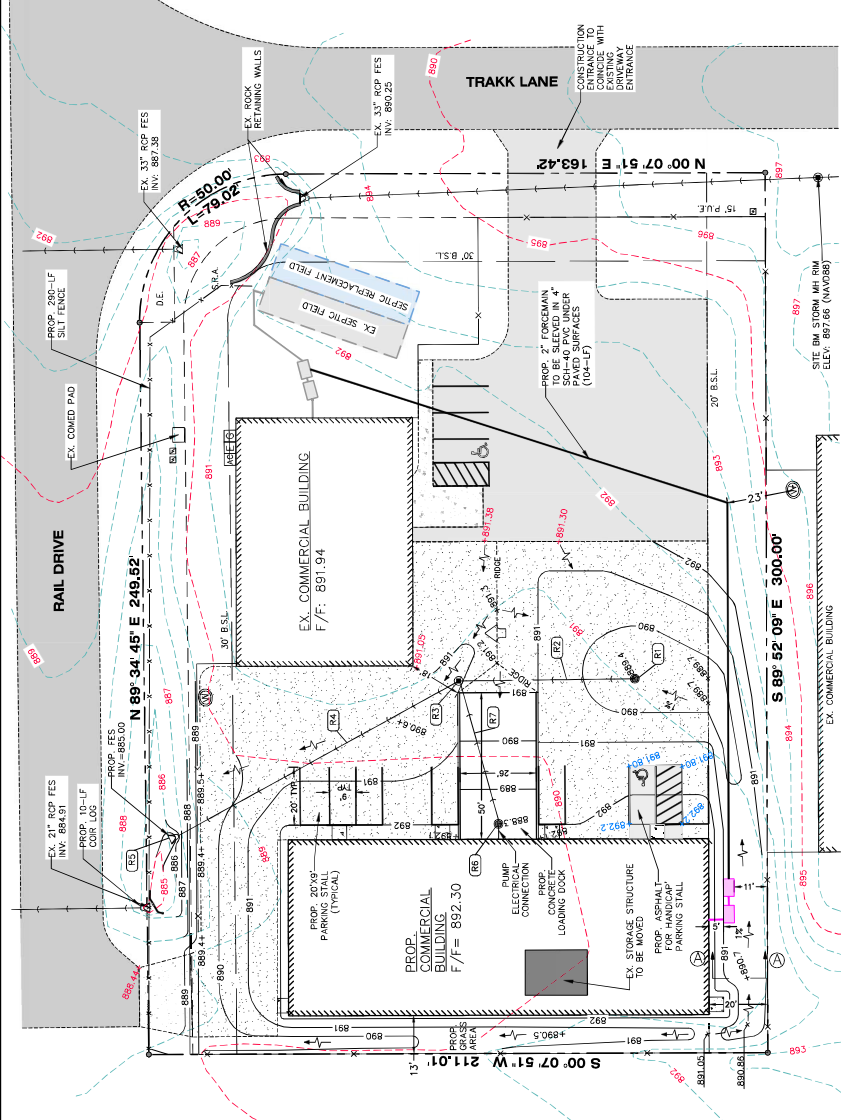
| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|--|
| | 11/07/25 | COUNTY STORMWATER REVIEW LETTER 11/04/25 |
| | 12/21/25 | COUNTY STORMWATER REVIEW LETTER 12/18/25 |



SITE PLAN ON-SITE WASTE DISPOSAL SYSTEM
ADAMS BROTHERS GARAGE DOORS
107 TRAKK LANE
WOODSTOCK, N. CAROLINA 27098
P.L.N.: 07-96-126-001



DATE: 07/07/2025
SCALE: 1" = 20' HORIZONTAL
20' VERTICAL
JOB NO.: 231201



SITE BENCHMARK:
5000.127 (800.000) CITY
ELEV. 892.62 (NAD83)

TOPOGRAPHY:
SPOT ELEVATIONS SHALL BE TO THE CENTER OF THE POINT.
SPOT ELEVATIONS SHALL BE TO THE CENTER OF THE POINT.

IMPERVIOUS AND DISTURBANCE AREAS DATA:

| | |
|----------------------------------|--------------------|
| COURT YARD | 5000.30 FT |
| PROPOSED DRIVEWAY | 1333.50 FT |
| PROPOSED DRIVEWAY | 2418.50 FT |
| PROPOSED DRIVEWAY | 6247.50 FT |
| TOTAL IMPERVIOUS: | 10846.30 FT |
| TOTAL DISTURBANCE: | 39750.50 FT |
| TOTAL IMPERVIOUS PERCENT: | 27.3% |

LEGEND:

| | |
|----|------------------------------|
| 1 | PROPOSED TOWN DIRECTION |
| 2 | PROPOSED GRADE |
| 3 | PROPOSED GRADE |
| 4 | 48" CONDITIONING UNIT |
| 5 | ELECTRIC CONNECTION |
| 6 | SEWER CONNECTION |
| 7 | WELL |
| 8 | UTILITY REPERAL |
| 9 | PUBLIC UTILITY EASEMENT |
| 10 | BRUSHING SERVICE LINE |
| 11 | SEWER RESTRICTED AREA |
| 12 | DRAINAGE EASEMENT |
| 13 | FLALED END SECTION |
| 14 | EXISTING STORM SEWER UTILITY |
| 15 | EXISTING FENCE |
| 16 | EXISTING FENCE |
| 17 | EXISTING FENCE |

STORM SEWER NOTES:

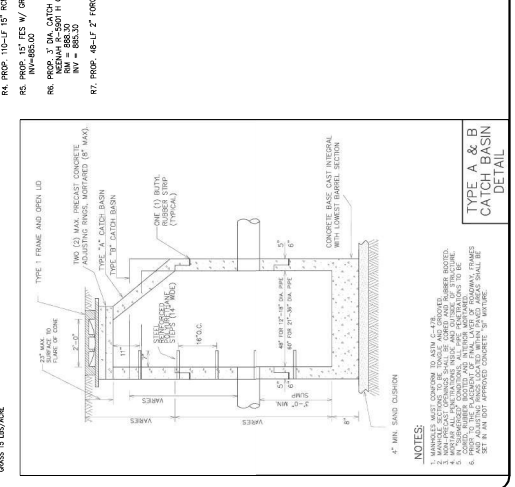
1. STORM SEWER SHALL BE 15" RCP STORM SEWER @ 0.015.
2. STORM SEWER SHALL BE 15" RCP STORM SEWER @ 0.015.
3. STORM SEWER SHALL BE 15" RCP STORM SEWER @ 0.015.
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19. STORM SEWER SHALL BE 15" RCP STORM SEWER @ 0.015.
20. STORM SEWER SHALL BE 15" RCP STORM SEWER @ 0.015.

Standard Detail Notes:

1. Control structures shall meet the minimum standards and specifications of the *Handbook for Stormwater Management* published by the National Sanitation Foundation.
2. All structures shall be constructed to such a standard as to be immune to corrosion. All of the construction materials shall be protected from corrosion by the use of either an inhibitor or a protective coating.
3. Structures shall be constructed to such a standard as to be immune to corrosion.
4. Structures shall be constructed to such a standard as to be immune to corrosion.
5. Structures shall be constructed to such a standard as to be immune to corrosion.
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STORM SEWER NOTES:

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**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



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?**

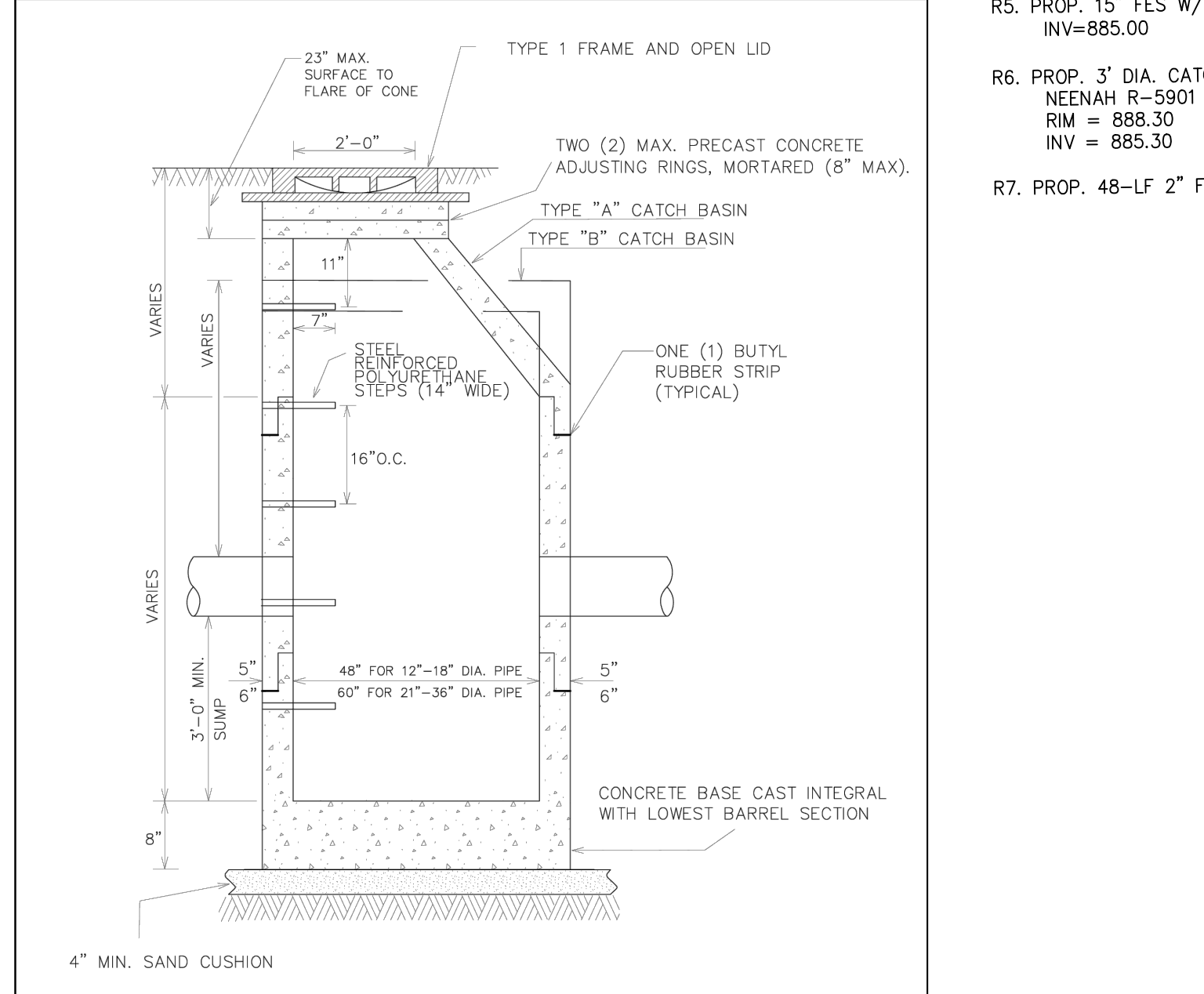
No- intention is to get more storage and loading dock which several buildings in Trakk Industrial Park have

- Standard Soil Erosion and Sediment Control Notes**
- Control measures shall meet the minimum standards and specifications of the *Illinois Urban Manual* (www.aswcd.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**
- A (1) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE
- SALT TOLERANT MIXTURE B**
- (1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DANIONS 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 BOUTELOA CURTININDOLA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLEUS HETEROLEPIS (PRAIRIE DROPSSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE
- 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.
- 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.

TYPE A & B CATCH BASIN DETAIL

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:

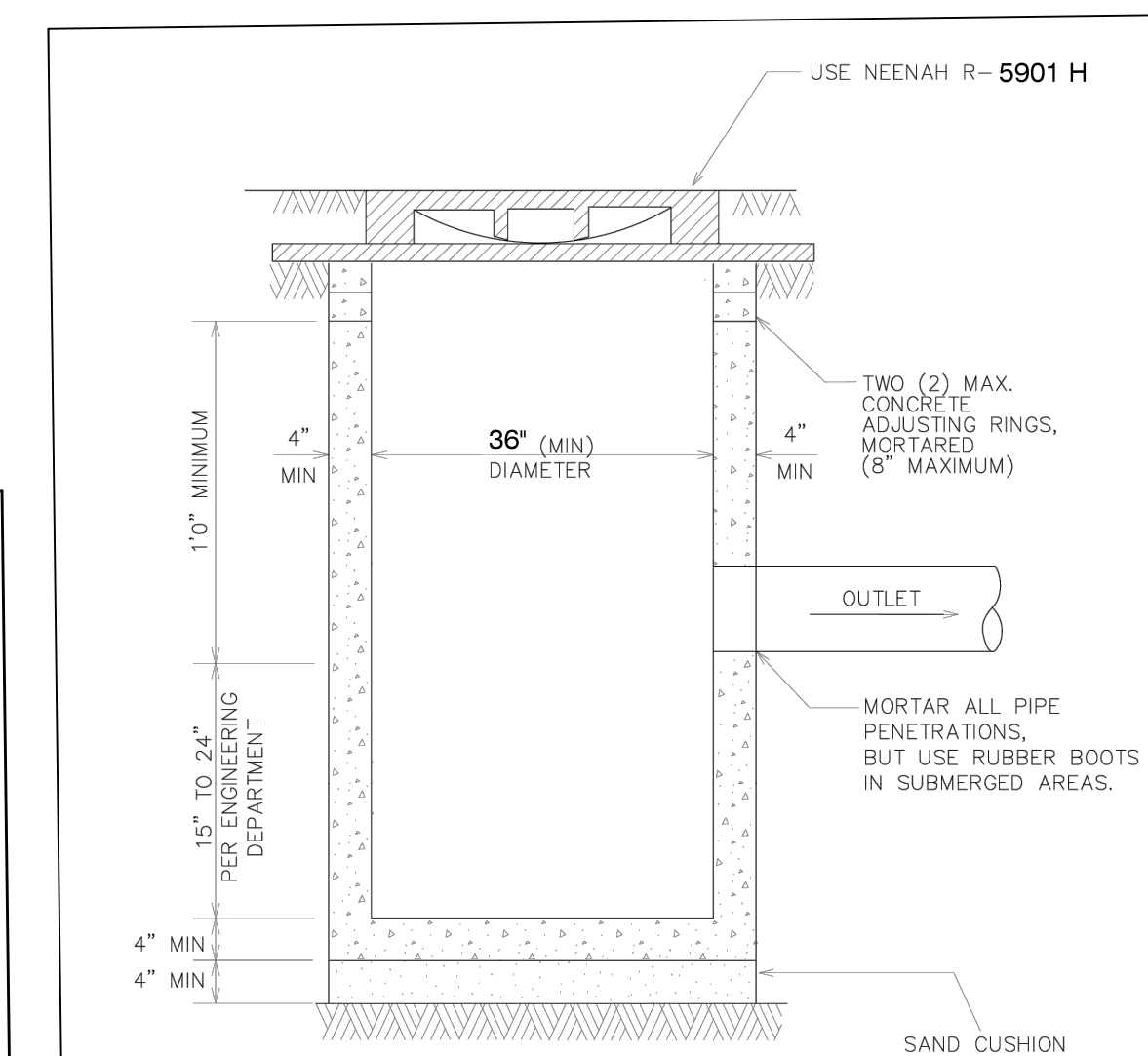
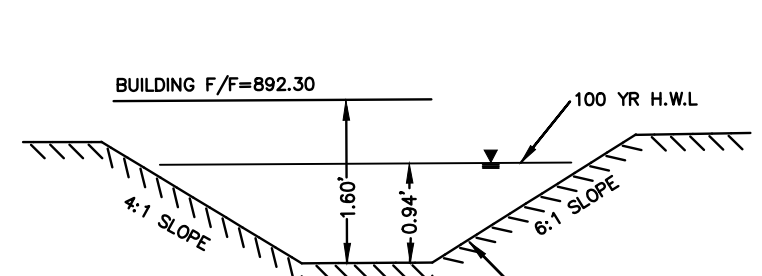
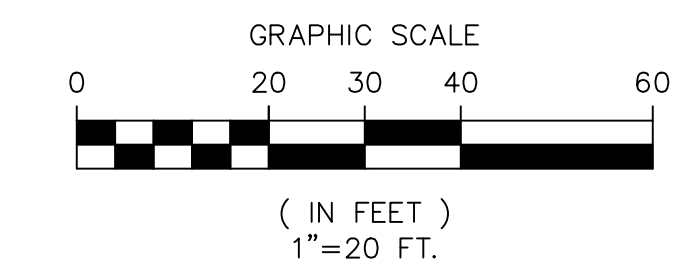
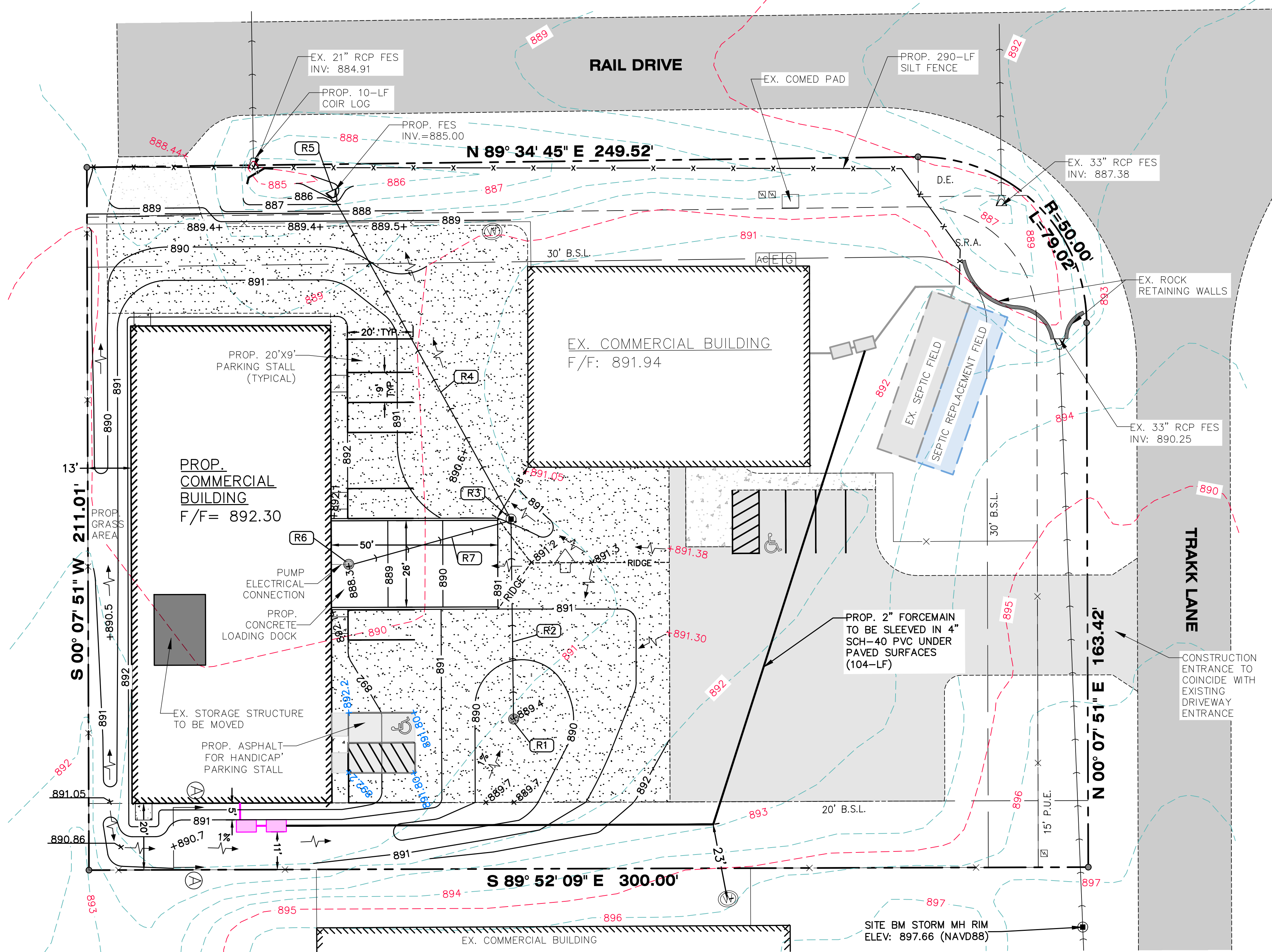
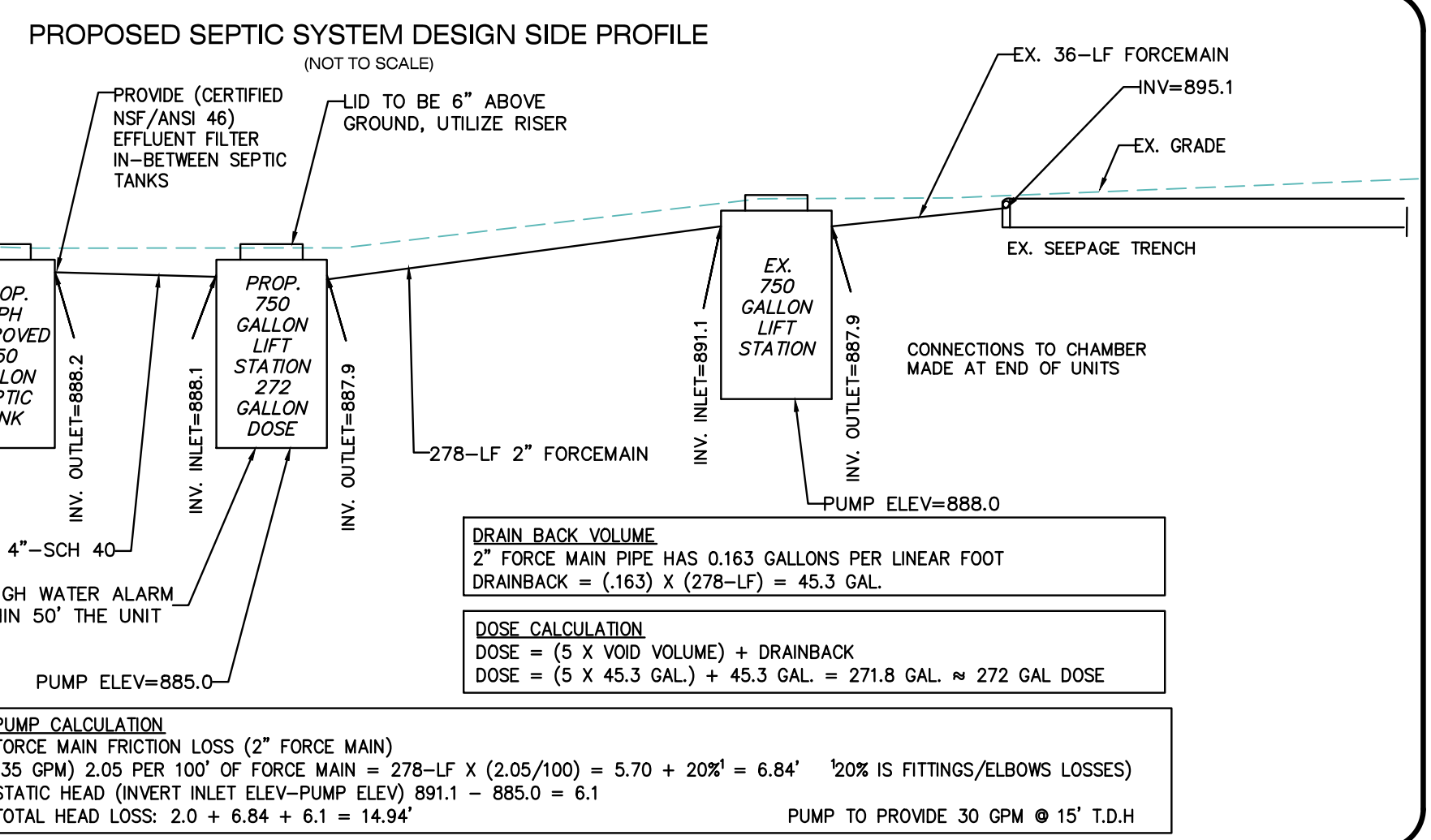
| | |
|--|------------------------------|
| EXISTING IMPERVIOUS COMMERCIAL BUILDING: | 5,093 SQ.FT. |
| GRAVEL DRIVEWAY: | 28,116 SQ.FT. |
| ASPHALT DRIVEWAY & SIDEWALK: | 3,438 SQ.FT. |
| TOTAL EXISTING IMPERVIOUS: | 42,647 SQ.FT. |
| PROPOSED IMPERVIOUS PAVEMENT REMOVED: | 3,332 SQ.FT. |
| PAVEMENT 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 E 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 15" 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.



- 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.
- 36\"/>**

SOIL EROSION DETAIL NOTE

- SILT FENCE TO FOLLOW ILLINOIS URBAN MANUAL IUM-620 DETAIL.
- COIR LOG TO FOLLOW ILLINOIS URBAN MANUAL IUM-514RC DETAIL.

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

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

ALBERT M. SCHMITT
062-046281
ILLINOIS PROFESSIONAL ENGINEER
EXPIRES 11/30/2027

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

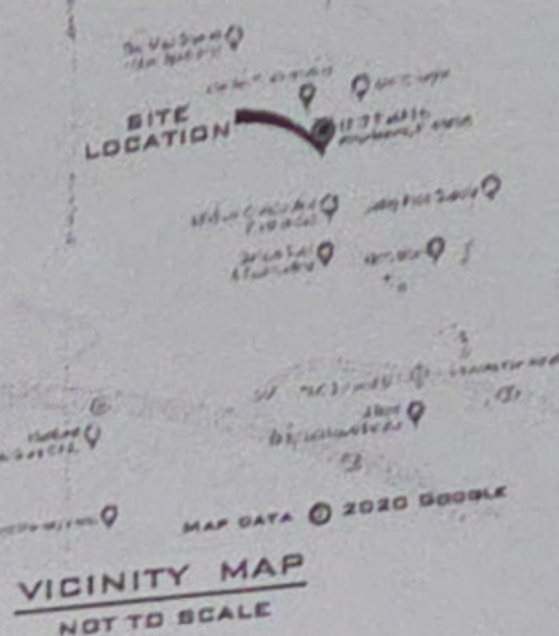
Drawn By ACT
Checked By AMS
Date 07/07/2025
Scale 1" = 20 Ft.
Job Number 231201



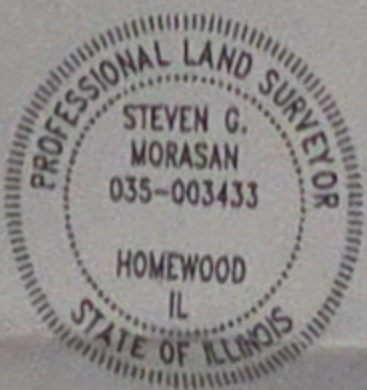
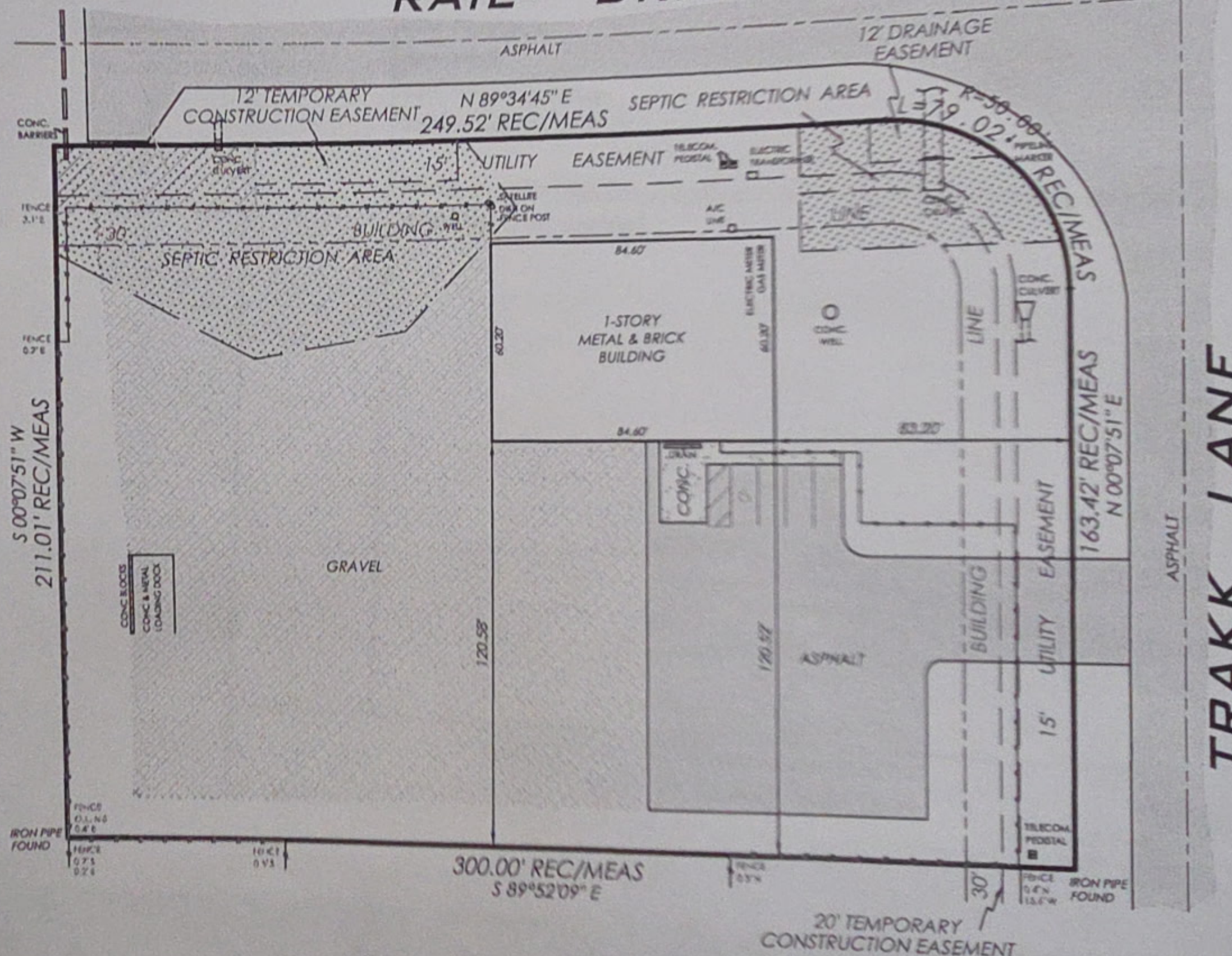
ALTA/NSPS LAND TITLE SURVEY

18148 S. MARTIN AVE. HOMERWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

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.

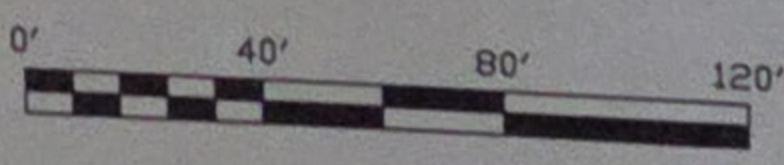
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(A), 8, 9, 11 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 26, 2020.
DATE OF PLAT OR MAP: DECEMBER 31, 2020.

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, FIEZADIS & DALLAS |

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



**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.

Richmond Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z26-0015

Hearing Date: April 21, 2026

Applicant: Patricia O'Neill, Owner of Record

Request: **Variation** within the **E-1 Estate District and A-1 Agriculture District** to allow for a maximum of three (3) persons that are not members of the household residing on the subject property instead of the maximum one (1) allowed to be working on site at any one time, under a Home Occupation, per Section 16.56.050.I.4 of the McHenry County Unified Development Ordinance.

Location: The subject property consists of approximately 5.185 acres and is located adjacent to Foxboro Court and West Hillshire Drive, with a common address of 9903 W. Hillshire Drive, Richmond, Illinois, in Richmond Township.
PIN: 04-15-153-035

Current Land Use: The property is designated **Single-Family Residential** on the Current Land Use map.

Adjacent Land Use: North: *SINGLE-FAMILY RESIDENTIAL* East: *SINGLE-FAMILY RESIDENTIAL*
South: *SINGLE-FAMILY RESIDENTIAL* West: *SINGLE-FAMILY RESIDENTIAL/VACANT*

Current Zoning: The property is currently zoned **E-1 Estate and A-1 Agriculture**

Adjacent Zoning: North: *E-1 Estate* East: *E-1 Estate*
South: *E-1 Estate* West: *E-1 Estate and A-1 Agriculture*

2030 Plan: The property is designated **ESTATE/ENVIRONMENTALLY SENSITIVE AREA** on the *McHenry County Land Use Plan Map*.

Improvements: The property currently contains a single-family residence and asphalt driveway.

Natural Resources: ADID wetlands are identified on site. Due to the nature of the request and lack of proposed disturbance, the impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L26-021-4804.

Flood Hazard Areas: No floodplain was found on site.

Flood-of-Record: No flood-of-record was found on site.

SARA: The site IS NOT located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

Comments/ Conclusion:

- A previous violation was opened under RFS-25-0160 for operation of a Home Occupation with more than one (1) employee, other than a resident of the home. The violation was closed when the additional employees completed their seasonal work. The granting of this variation would allow for the interns to return to work on the site.
- The applicant should be aware that under **Section 16.20.020 (F)** of the **McHenry County Unified Development Ordinance**, several standards are cited, all of which must be met in order for a Variation to be granted. These standards include hardship in relation to the site conditions, that the request is unique to the property, that the purpose of the request is not based on any monetary gain, that the petitioners did not cause or create the hardship, that the request is not detrimental to the public welfare and safety, that the request will not impair adequate light and air to adjacent property, or increase congestion in the public streets, or increase danger of fire, and that the request not confer any special privilege to the applicant that is denied to others of the same zoning district.
- An Illinois Department of Natural Resources (IDNR) report was not required for this project.

Aerial Photo

9903 W. Hillshire Drive, Richmond, Illinois

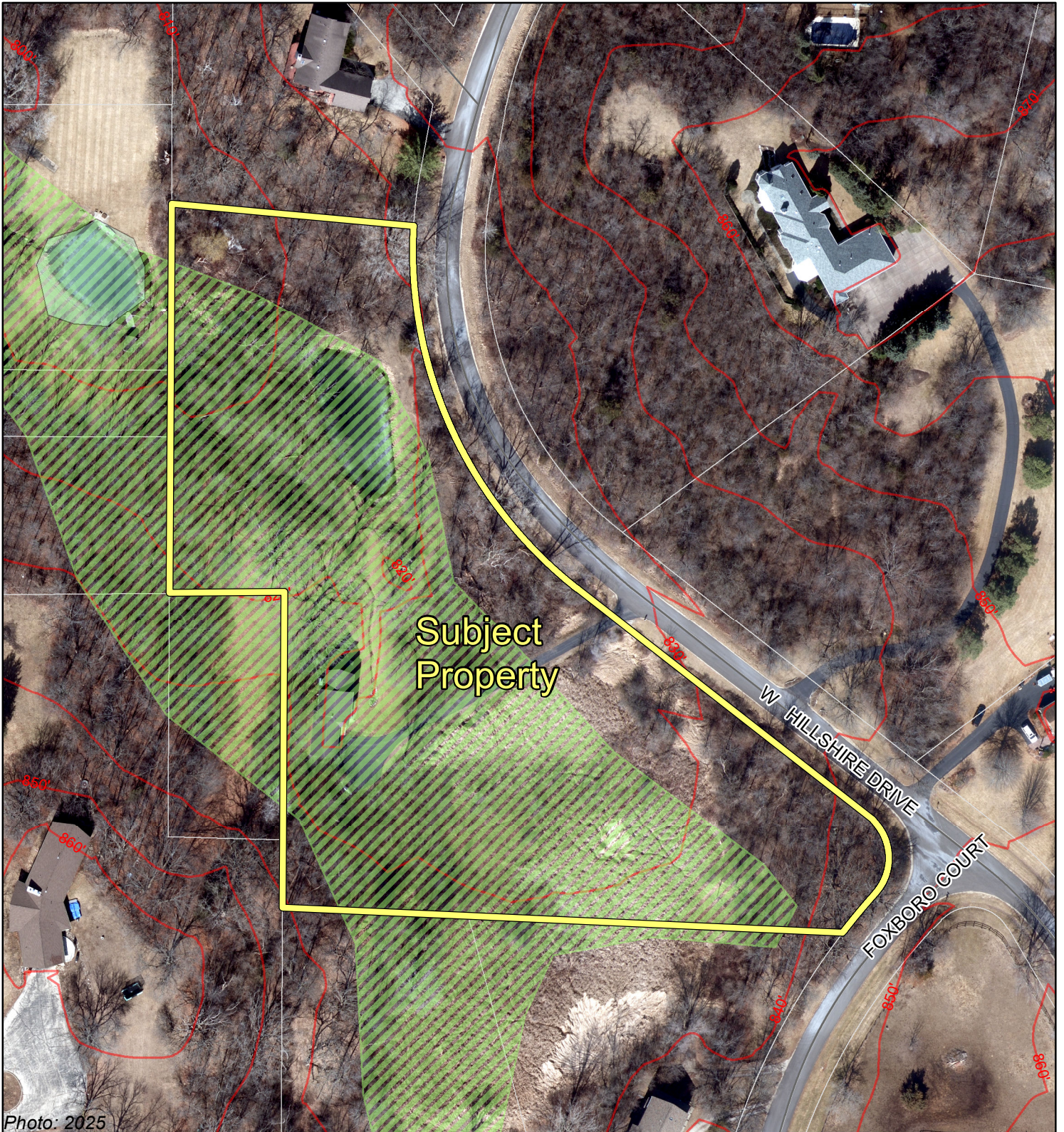






Photo: 2025

Any parcel lines depicted on the aerial photograph are for general reference only. Please refer to the plat of survey for the location of lot or parcel lines.

Elevation (feet above sea level)

— Contours

ADID Wetland Map 2005

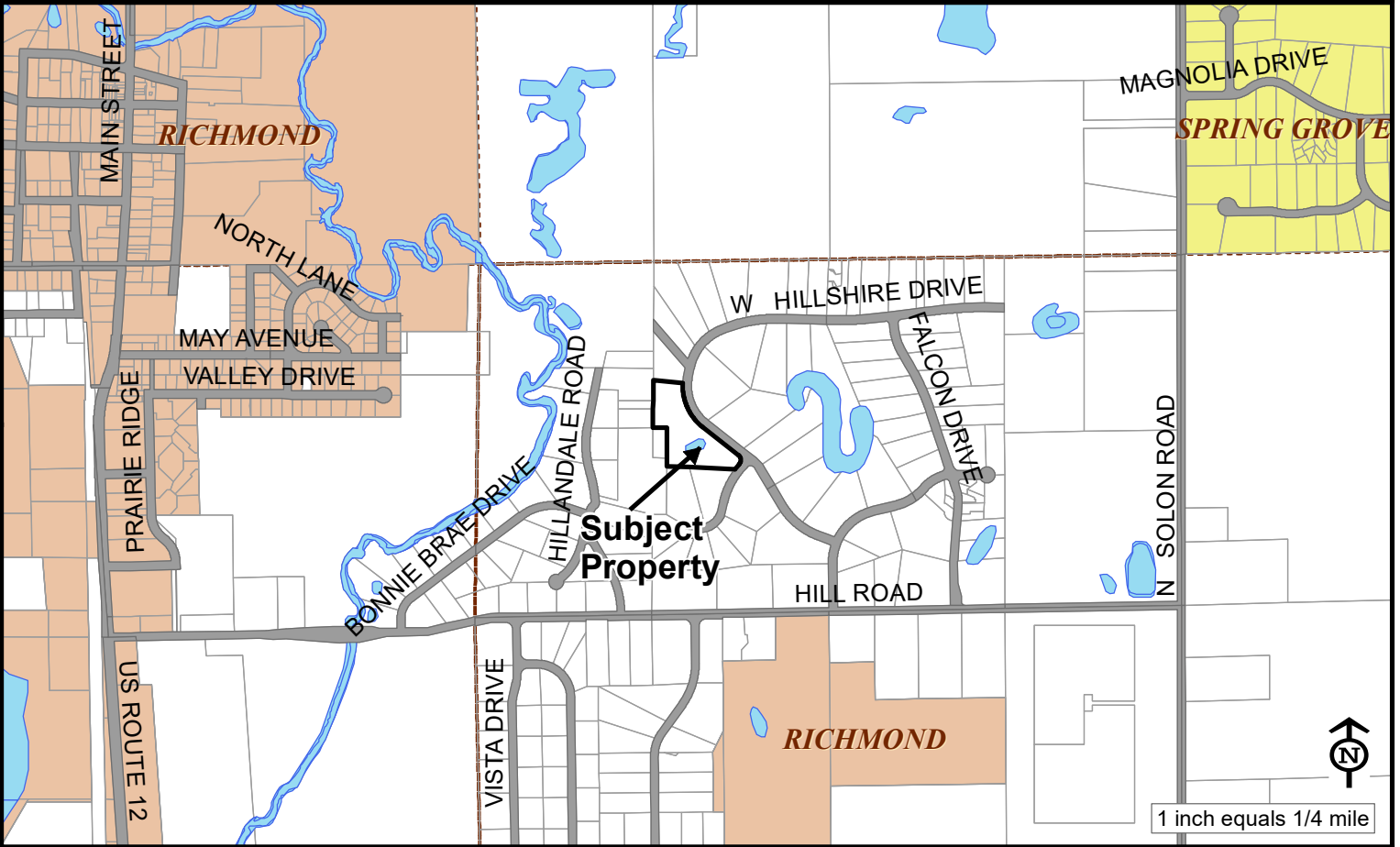
-  High Functional Value Wetland (hfvw)
-  High Quality Wetland (hqw)
-  Wetland (w)
-  Farmed Wetland (fw)

0 65 130 260

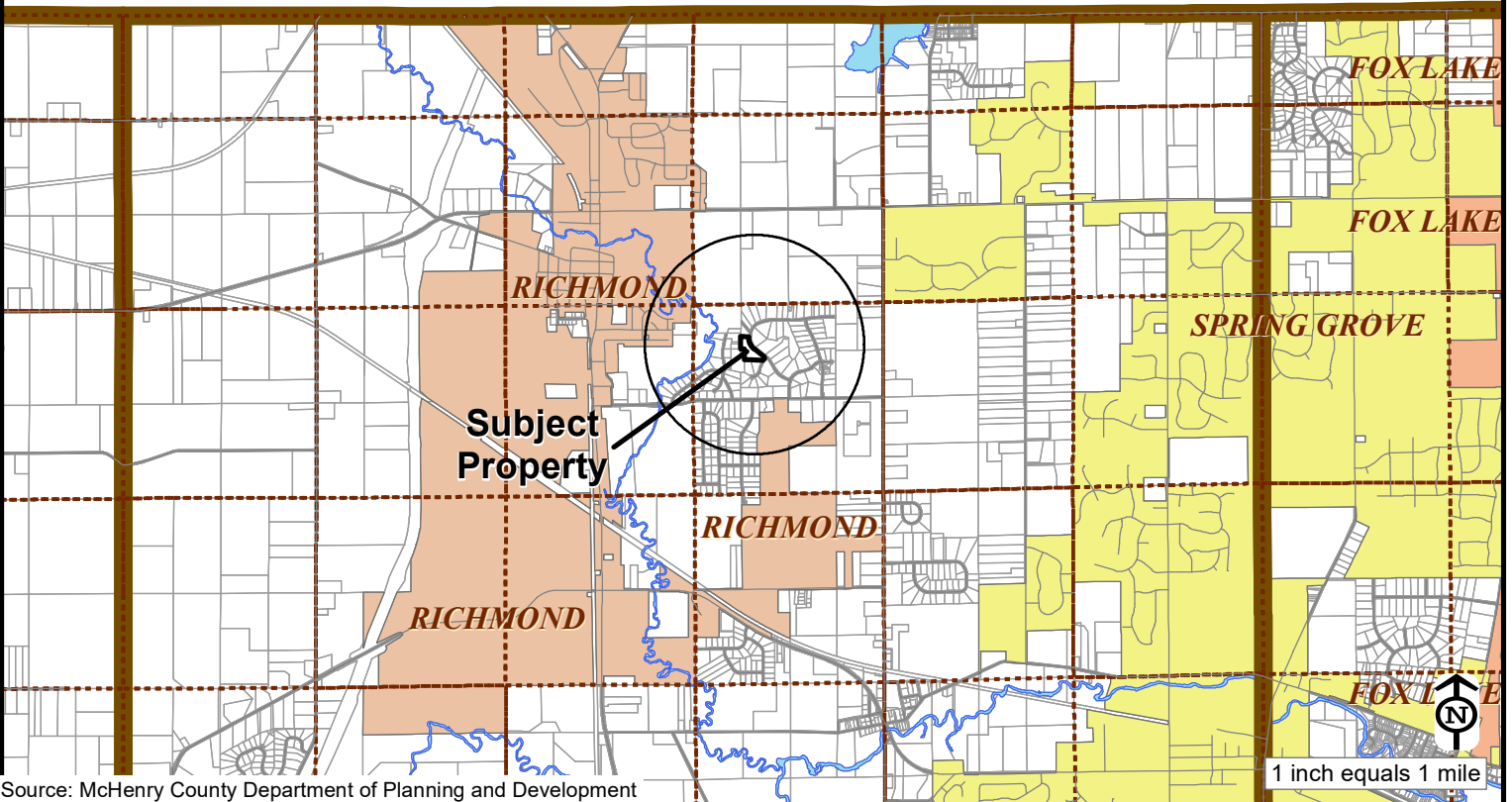
Feet

Prepared by the McHenry County
Department of Planning and Development



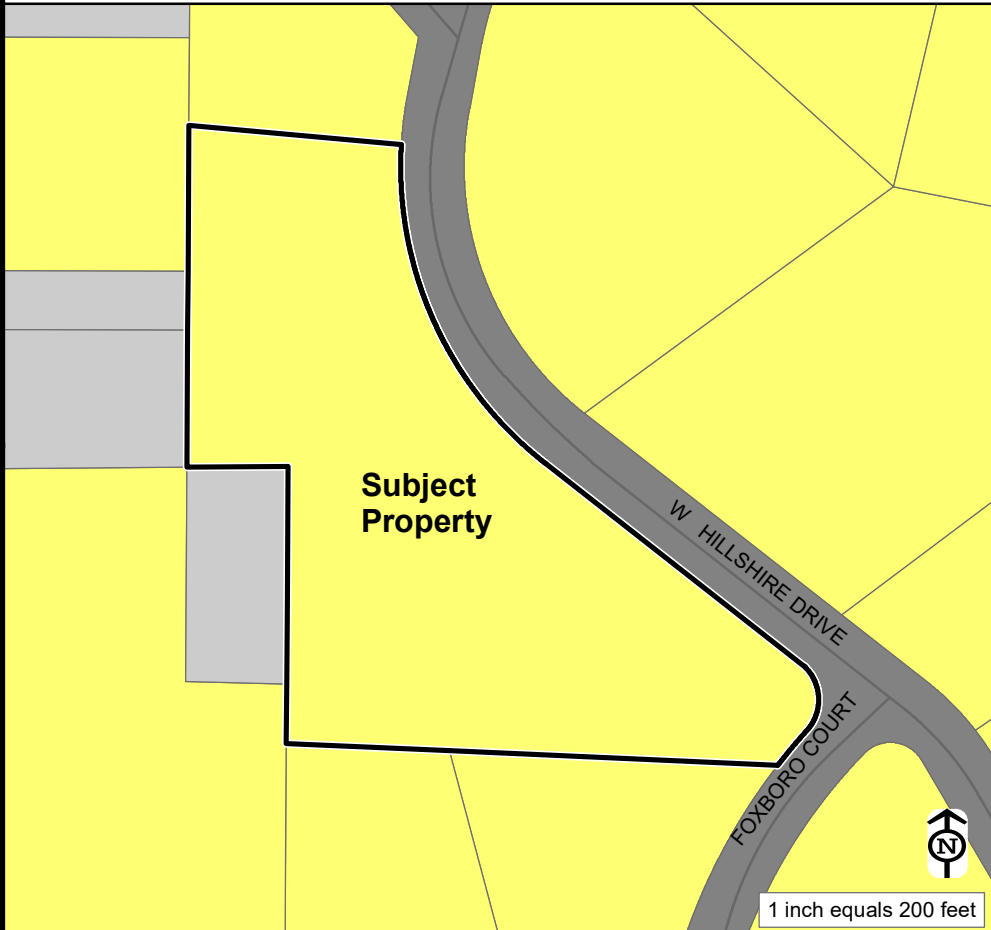


W I S C O N S I N



Source: McHenry County Department of Planning and Development

Current Land Use Map

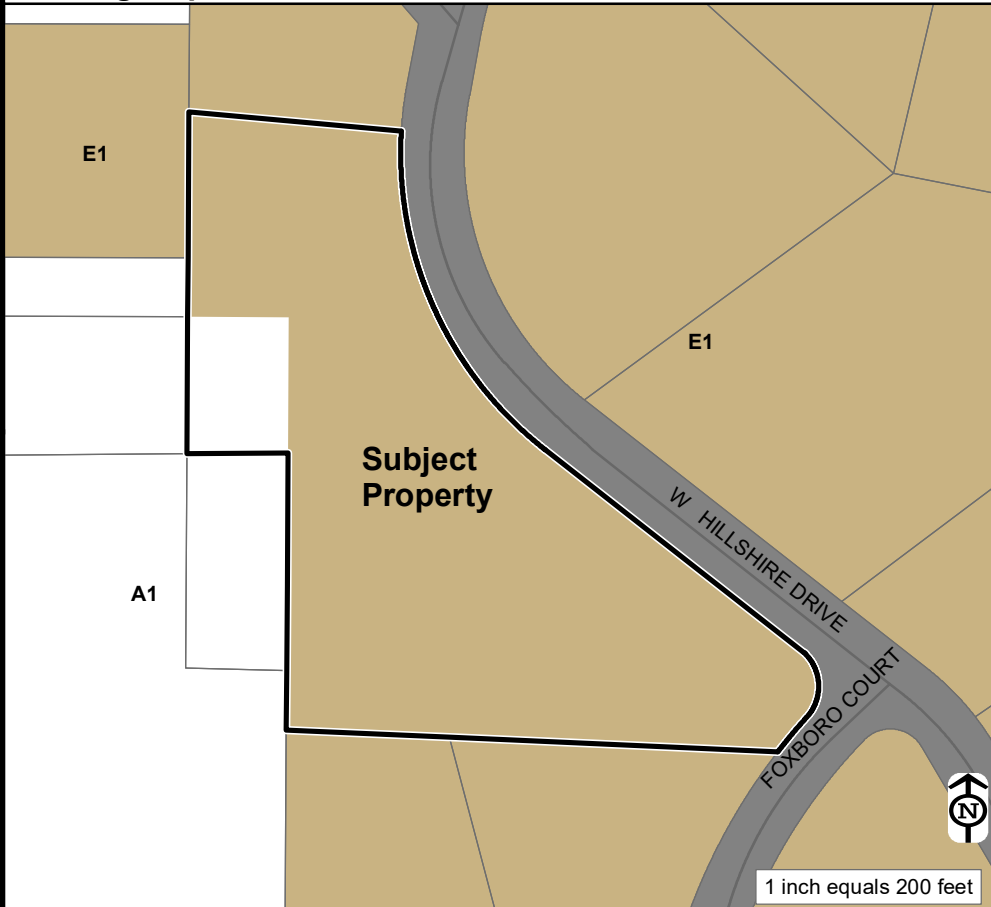


Current Land Use
Single-Family Residential

Land Use Adjacent to the PIQ
North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential/Vacant

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

Zoning Map

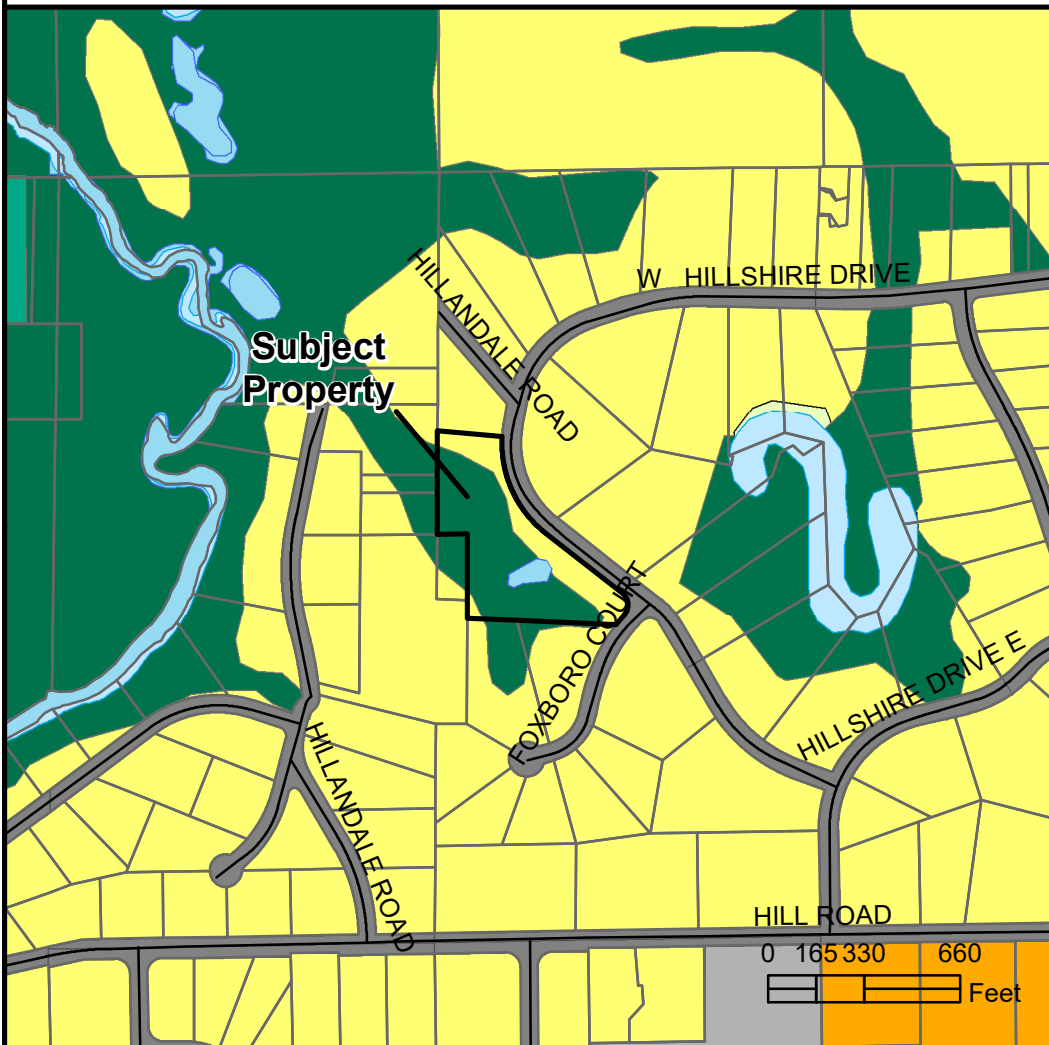


Current Zoning
E-1 Estate/A-1 Agriculture

Adjacent Zoning
North: E-1 Estate
South: E-1 Estate
East: E-1 Estate
West: E-1 Estate/A-1 Agriculture

- A-1 Agriculture
- A-2 Agriculture
- E-5 Estate
- E-3 Estate
- E-2 Estate
- E-1 Estate
- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- B-1 Neighborhood Business
- B-2 Liquor Business
- B-3 General Business
- O Office / Research
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development
- C Conditional Use
- V Variation
- Incorporated
- Legacy Neighborhood

McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation

*Estate/
Environmentally Sensitive Area*

- Agricultural
 - Open Space
 - Environmentally Sensitive Area
 - Estate
 - Isolated Estate
 - Residential
 - Isolated Residential
 - Retail
 - Mixed Use
 - Office/Research/Industrial
 - Gov't, Institutional, Utilities
 - TOD Existing Rail Station
 - TOD Future Rail Station
 - Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 1/8 mile

Municipal/Township Plan Designations

Richmond Township: Estate/Environmentally Sensitive Area
 Richmond: Estate Spring Grove: No Designation

McHenry County 2030 Comprehensive Plan — Text Analysis

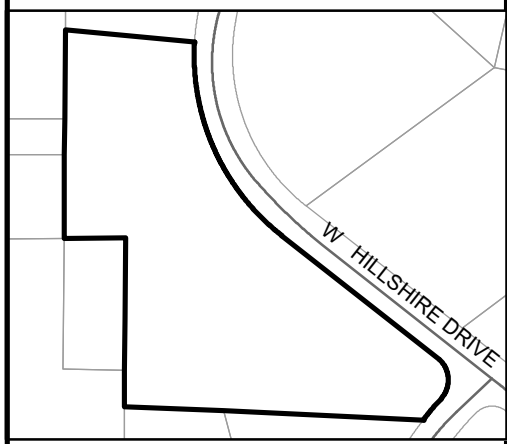
Land Use

Estate includes existing and proposed areas for single-family residential uses at gross densities of one to five acres per dwelling unit. Estate land use is generally designated in areas that are not projected to have access to public sewer and water. Where appropriate, conservation design is encouraged in order to cluster lots and maintain open space within estate developments. Increased estate densities are encouraged where appropriate; however, estate development in close proximity to a municipality should take into consideration that municipality's densities (p. 134).

Sensitive Aquifer Recharge Areas

The site IS NOT located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



- Sensitive Recharge Area

Copyright County of McHenry 2026.
All information is provided 'as-is' with no
guarantee of accuracy, completeness, or currency.



1 in = 94 ft
0 0.0075 0.015 0.03 mi

March 5, 2026

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



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

March 2, 2026

James P. Kelly
1301 Pyott Rd., Ste 200
Lake in the Hills, IL 60156
Email: sherri@fkmalaw.com

Re: Parcel # 04-15-153-035
Common Location: 9903 W. Hillshire Dr., Richmond, IL
NRI# L26-021-4804
Zoning Change: Variance for Home Office

Dear Mr. Kelly:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Patricia O'Neill property as applied for in Report #26-021-4804. Due to the nature of the request and the lack of proposed disturbance, 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.

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

Sincerely,

A handwritten signature in black ink that reads "Spring M. Duffey". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development

Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

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?

The home owner suffers a hardship based upon the zoning classification of the property zoned E-1 and A-1. The property is approximately 5.19 acres with a single residence home. The Richmond Township Assessor allows 2-3 part time employees come to the property to work with her on her township duties. She would experience a hardship in performing her assessment duties if her employees could not work with her from the property. The property owner suffers no hardship based upon the surroundings, shape, or topographic conditions of the property.

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

The hardship suffered is unique in that the surrounding properties do not have a governmental officer performing duties from her home. The allowance of 2-3 part time employees to work from the property would be invisible due to the limited number of individuals on coming to the property.

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

The property owner is the Richmond Township Assessor. The purpose of the variation is to allow 2-3 part-time employees of the Richmond Township Assessor to meet with the Assessor and perform work from her home. There is no monetary gain which will result from this variance.

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

The property owner did not create the hardship, from which she is seeking relief. The Assessor has insufficient space to work from at her official office and needs to work from home.

5. Will the variation be detrimental to the public welfare or injurious to other property owners' improvements in the neighborhood?

The variation will not be detrimental to the public welfare or injurious to other properties in the neighborhood. There will be no improvements made as the result of this variation. This variation will be invisible to neighbors, as only 1-3 cars may be parked daily, on a seasonal basis, in the property owners driveway. The area where vehicles will be parked is approximately 225 feet from the street, and is partially screened by vegetation. Furthermore, this variation will terminate upon the Assessor leaving office.

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 to adjacent property, or substantially diminish or impair property values within the neighborhood?

The variation will not in any manner impair the light or air on adjoining property, increase congestion on the public streets, increase the risk of fire or to adjacent properties. The variation will not diminish or impair property values within the neighborhood. This variance will be invisible in the neighborhood.

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

This variation will not confer a special privilege to the property owner that is denied to other owners within the same zoning district.

Narrative

Variance from Home Occupation Ordinance Section 16.56.050(i)

Petitioner: Patricia O'Neill
Address: 9903 W. Hillshire Dr., Richmond, IL
PIN: 04-15-153-035

Petitioner is Patricia O'Neill, the duly elected Assessor of Richmond Township. The Assessor performs her assessment duties from her residence located at 9903 W. Hillshire Dr., Richmond, Illinois, which is located in unincorporated McHenry County. The property consists of 225,860.46 square feet and is zoned estate. The Assessor performs her statutory duties as Township Assessor from this residence as there is no space in the Township Hall for her office or for her part-time employees. The Assessor employs 1 – 3 part-time employees principally during the spring through early fall of each year. These employees conduct field work and then will be returning to her residence for several hours per day to prepare and upload their reports. The Assessor's property is set back more than 270 feet from Hillshire Drive. Further the property is screened by vegetation along Hillshire Drive. The employees are scheduled to ensure that no more than two employees will be on the property at one time. Occasionally all three employees will be at the residence.

The Petitioner is seeking a variance from 16.56.050(i) of the UDO which permits home occupations with no more than one person other than a member of the household residing on the property to work onsite. In this case 1 – 3 employees will be working intermittently from the property and the employees will most likely work 2 – 4 hours per day, several days a week from the property.

This will have no impact on the surrounding properties, the traffic, the road and will not be visible to the surrounding, neighboring properties.

The parking area for the residence is 270(+) feet from the street and is screened by the side of the house and trees from three sides. No more than three employee cars will be parked in the parking area at one time.

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



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

March 2, 2026

James P. Kelly
1301 Pyott Rd., Ste 200
Lake in the Hills, IL 60156
Email: sherri@fkmalaw.com

Re: Parcel # 04-15-153-035
Common Location: 9903 W. Hillshire Dr., Richmond, IL
NRI# L26-021-4804
Zoning Change: Variance for Home Office

Dear Mr. Kelly:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Patricia O'Neill property as applied for in Report #26-021-4804. Due to the nature of the request and the lack of proposed disturbance, 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.

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

Sincerely,

A handwritten signature in black ink that reads "Spring M. Duffey". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

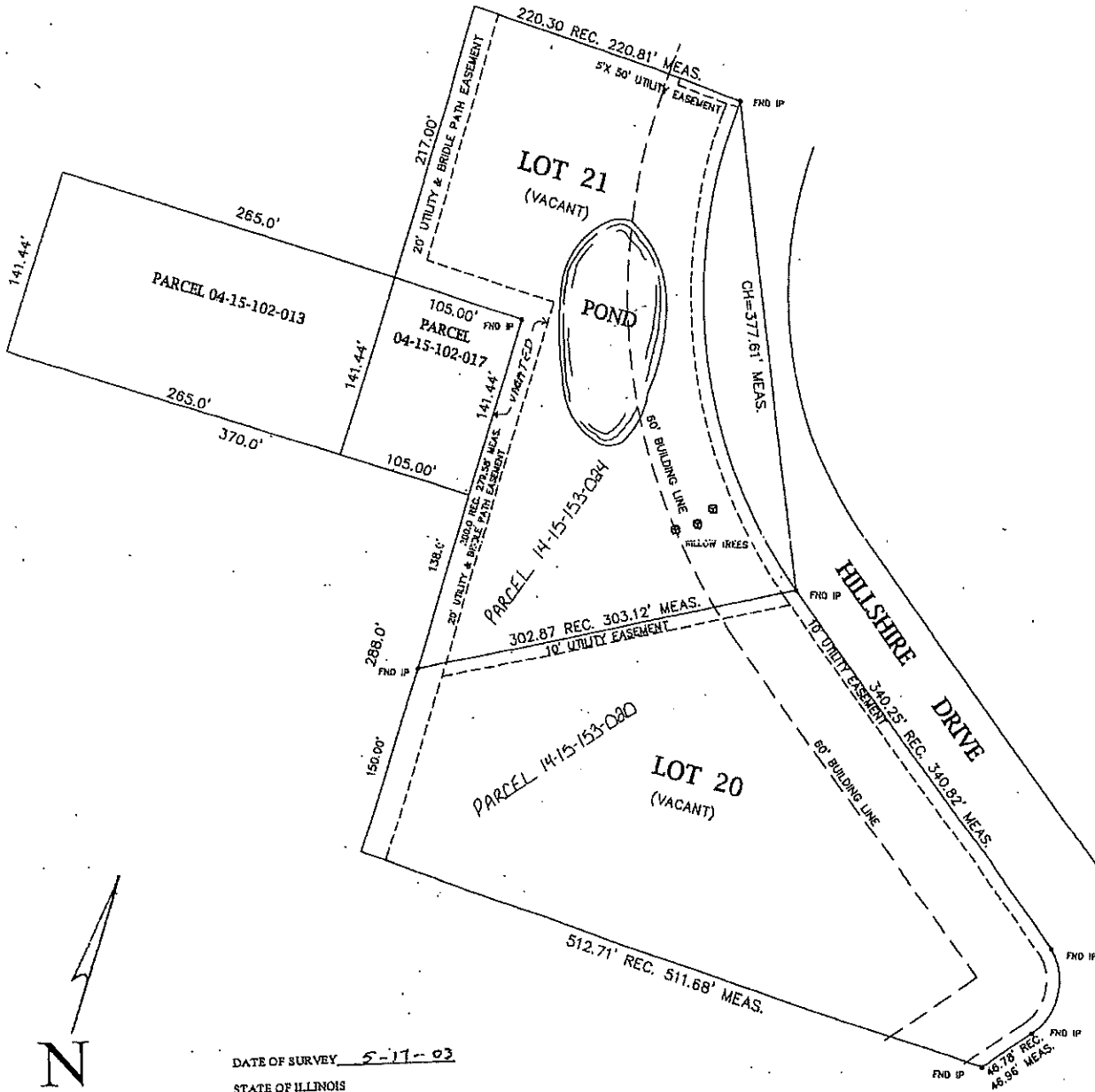
Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development

PLAT OF SURVEY

PAGE 1 OF 2

SEE PAGE 2 FOR LEGAL DESCRIPTIONS



N
SCALE: 1" = 30'

DATE OF SURVEY 5-17-03
STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amelise MY LICENSE EXPIRES: 11-30-2004
C.T. AMELISE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 352143

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

| |
|---|
| ORDERED BY: <u>LACOUR</u> |
| JOB NO. _____ |
| LUCO CONSTRUCTION, INC. P.O. Box 222 ALGONQUIN, IL 60102 847-658-8537 FAX: 847-458-0714 |

PLAT OF SURVEY PAGE 2 OF 2

LEGAL DESCRIPTION:

PARCEL 04-15-153-017

ALL THAT PART OF THE WEST 105 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE FOLLOWING PARCELS: ALL OF CANTERBURY HEIGHTS 6TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1977 AS DOCUMENT NO. 695119, AND RE-RECORDED JUNE 8, 1977 AS DOCUMENT NO. 697156; THE SOUTH 330.0 FEET OF THE WEST 485.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTED IS THAT PART OF THE NORTHWEST QUARTER, DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF LOT 8 IN CANTERBURY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1958 AS DOCUMENT NO. 346641, IN BOOK 14 OF PLATS, PAGE 9; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER SECTION, 698.05 FEET; THENCE EAST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE, 558.62 FEET TO THE EAST LINE OF THE WEST 105.0 FEET OF THE NORTH 2074.3 FEET OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 105.0 FEET OF THE NORTH 2074.3 FEET OF SAID EAST HALF OF SAID NORTHWEST QUARTER, 825.68 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE THEREOF, 105.0 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 11.1 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

PARCEL: LOT 20 14-15-153-020
PARCEL: LOT 21 14-15-153-024

LOT 21 AND THAT PART OF LOT 20 WHICH LIES SOUTHWESTERLY OF HILLSHIRE DRIVE IN CANTERBURY HEIGHTS 6TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1977 AS DOCUMENT NO. 695119, AND RE-RECORDED JUNE 8, 1977 AS DOCUMENT NO. 697156, IN MCHENRY COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

PARCEL 04-15-102-013

THE NORTH 141.44 FEET OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN CANTERBURY HEIGHTS 4TH ADDITION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13 AND RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS ON JUNE 26, 1973 AS DOCUMENT NUMBER 597194, THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 412.81 FEET TO THE NORTHWEST CORNER THEREOF, THENCE NORTHWESTERLY ON THE EAST LINE OF HILLDALE ROAD AS SHOWN ON THE PLAT OF SAID CANTERBURY HEIGHTS 4TH ADDITION FOR A DISTANCE OF 42.42 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID CANTERBURY HEIGHTS 4TH ADDITION, THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 145.70 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH ON THE LINE OF LOTS 2, 3, AND 4 IN CANTERBURY HEIGHTS 4TH ADDITION FOR A DISTANCE OF 691.08 FEET TO A POINT, SAID POINT BEING 62 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 5 IN SAID CANTERBURY HEIGHTS 4TH ADDITION, THENCE EAST ON A LINE 62 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE OF 265 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST CORNER OF SAID SECTION 15, THENCE SOUTH ON SAID EAST LINE FOR A DISTANCE OF 794.03 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

N

SCALE: 1" =

DATE OF SURVEY 5-17-03

STATE OF ILLINOIS

COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

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I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C. T. Amelise MY LICENSE EXPIRES: 11-30-2004
C.T. AMELISE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

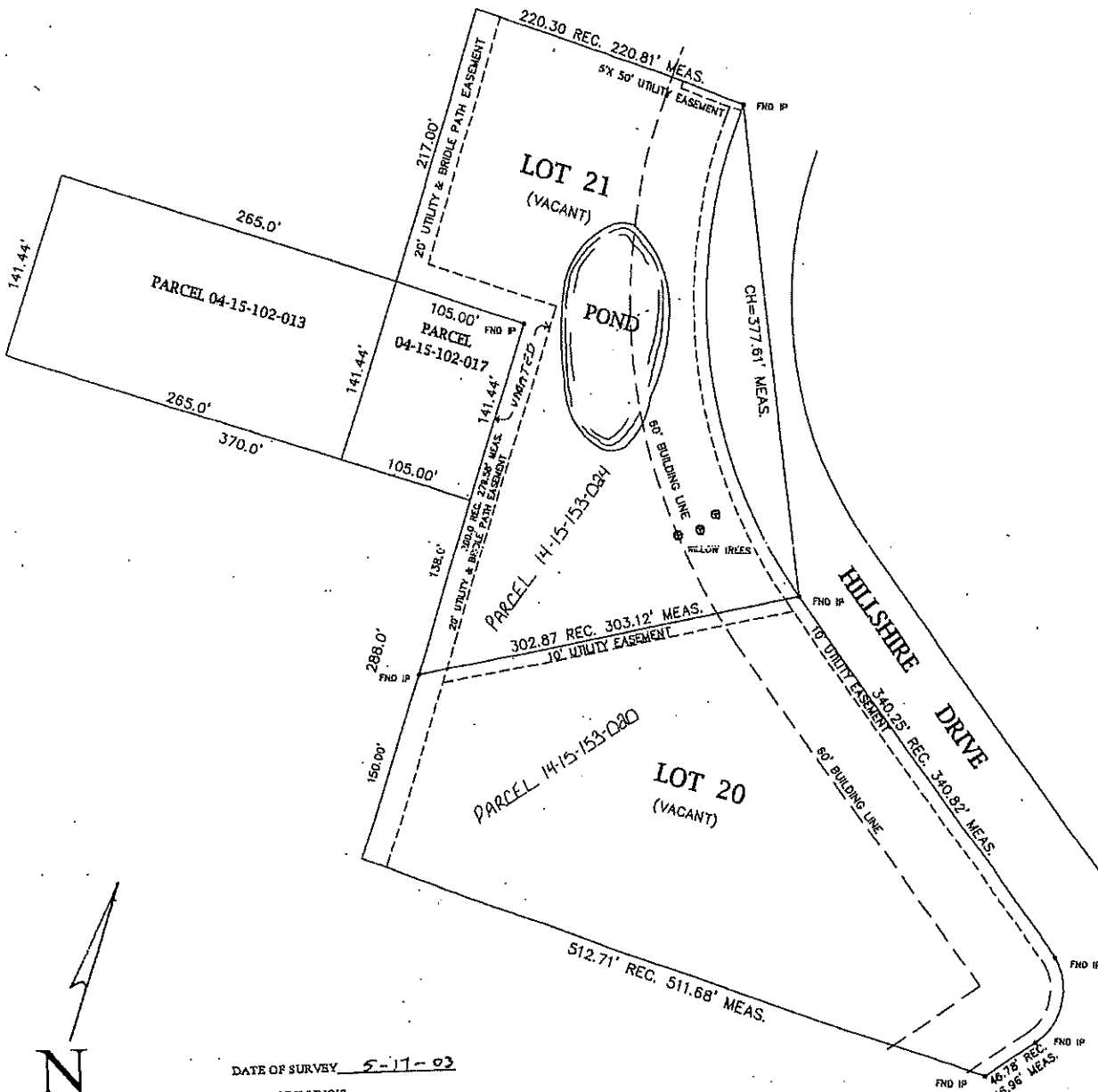
COMPARE THE DESCRIPTION OF THIS PLAT WITH DEEDS. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENT ARE NOT SHOWN HEREON. UNDEGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ORDERED BY: LACOUR
JOB NO.
LUCO CONSTRUCTION, INC.
P.O. BOX 222
ALGONQUIN, IL 60102
847-658-8537
FAX: 847-458-0714

PLAT OF SURVEY

PAGE 1 OF 2

SEE PAGE 2 FOR LEGAL DESCRIPTIONS



N
SCALE: 1" = 20'

DATE OF SURVEY 5-17-03
STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

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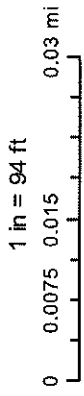
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C.T. Amelise MY LICENSE EXPIRES: 11-30-2004
C.T. AMELISE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

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| ORDERED BY: <u>LACOUR</u> |
| JOB NO. _____ |
| LUCO CONSTRUCTION, INC. P.O. Box 222 ALGONQUIN, IL 80102 847-858-8537 FAX: 847-458-0714 |

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



February 19, 2026

Copyright County of McHenry 2026.
All information is provided 'as-is' with no
guarantee of accuracy, completeness, or currency.



1 in = 94 ft
0 0.0075 0.015 0.03 mi

March 5, 2026

IN THE MATTER OF THE APPLICATION OF
PATRICIA O'NEILL, OWNER OF RECORD,
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) Z26-0015
)
)

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:

PARCEL 1:

ALL THAT PART OF THE WEST 105 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE FOLLOWING PARCELS: ALL OF CANTERBURY HEIGHTS 6TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1977 AS DOCUMENT NO. 695119, AND RE-RECORDED JUNE 8, 1977 AS DOCUMENT NO. 697156; THE SOUTH 330.0 FEET OF THE WEST 485.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTED IS THAT PART OF THE NORTHWEST QUARTER, DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF LOT 8 IN CANTERBURY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1958 AS DOCUMENT NO. 346641, IN BOOK 14 OF PLATS, PAGE 9; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER SECTION, 698.05 FEET; THENCE EAST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE, 558.62 FEET OF THE EAST LINE OF THE WEST 105.0 FEET OF THE NORTH 2074.3 FEET OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 105.0 FEET OF THE NORTH 2074.3 FEET OF SAID EAST HALF OF SAID NORTHWEST QUARTER, 825.68 FEET, MORE OR LESS. TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE THEREOF, 105.0 FEET OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 11.1 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

LOT 21 AND THAT PART OF LOT 20 WHICH LIES SOUTHWESTERLY OF HILLSHIRE DRIVE IN CANTERBURY HEIGHTS 6TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1977 AS DOCUMENT NO. 695119, AND RE-RECORDED JUNE 8, 1977 AS DOCUMENT NO. 697156, IN MCHENRY COUNTY, ILLINOIS.

PIN 04-15-153-035

The subject property is located adjacent to Foxboro Court and West Hillshire Drive **with a common address of 9903 W Hillshire Drive, Richmond, Illinois in Richmond Township.**

The subject property is presently zoned **“E-1” Estate and “A-1” Agriculture and consists of approximately 5.185 acres with “E-1” Estate zoning to the North, East, South and West and “A-1” Agriculture zoning to the West.**

The Applicant is requesting a **VARIATION of the subject property to allow for a maximum of three (3) persons that are not members of the household residing on the subject property instead of the maximum one (1) allowed to be working on site at any one time, under a home occupation per section 16.56.050.I.4.**

The Owner and Applicant, Patricia O’Neill, can be reached at **9903 West Hillshire Drive, Richmond, Illinois.**

A hearing on this Zoning Application will be held on the 21st 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 23RD DAY OF MARCH 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.