

April 15, 2026, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

1. **CALL TO ORDER**
Roll Call
2. **PUBLIC COMMENT**
3. **DRAFT MINUTES FOR APPROVAL** 2
4. **SITE PLAN REVIEW**
 - 4.1 SP26-0001 - Stare Patriot LLC 4
Location: 4617 US Hwy 12, Richmond 04-22-300-011

Request: Approval of Site Plan for parking area associated with Landscape Business with outdoor storage (Zoning of northern portion is B-1 Neighborhood Business District, Zoning of southern portion is I-1 Light Industrial District)
 - 4.2 Z26-0018 - George Matos 8
Location: 10204 Charles Road, Woodstock 08-27-200-017

Request: Conditional Use Permit to allow for Agriculture Employee Housing in the A-1 Agriculture District
5. **SUBDIVISION REVIEW**
6. **STATUS UPDATE**
7. **MEMBERS' COMMENTS**
8. **ADJOURNMENT**



McHenry County
Staff Plat Review - Public Meeting
MINUTES

March 18, 2026, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Stoyan Kolev, Anna Kurtzman, Keith McGraw, Edward Varga, Celine Taylor, JT Bowers

1. CALL TO ORDER

Meeting called to order at: 8:30am by Adam Wallen

2. PUBLIC COMMENT

Ms. Celine Taylor came in at 8:33am.

The following individuals made a public comment: Rob Roitblat, Ron Bryant, Gerri Songer, Jennifer Mullen, Annette Zimmer, Shane Vetter, Mike Gajewski from the Village of Spring Grove, Kim Durkot, Linda Bryant, Dave Laurine, Michael Duzenski, Jason Sethen, Christina Swanson, Shawn Hanson. Their concerns ranged from environmental, traffic safety, impacts to residents property values and health concerns regarding earth extraction sites.

3. DRAFT MINUTES FOR APPROVAL

Mover: Anna Kurtzman
Secunder: Stoyan Kolev

Approve previous minutes

Approved by Voice

4. SITE PLAN REVIEW

4.1 Z26-0004, Paradise Lake Earth Extraction, Burton Twp

Mr. Jack Pease gave an overview of the project.

Building Division: JT Bowers

Mr. Bowers had no comments regarding the request for the conditional use permit. He reviewed his comments of the general requirements for permitting.

Environmental Health: Celine Taylor

Ms. Taylor reviewed her comments.

Ms. Taylor noted the well and septic for the scale house will require both primary and secondary replacement areas.

The applicant confirmed fuel storage will be stored above ground in a well tank. Mr. Wallen said that will need to be updated on the site plan.

Division of Transportation: Keith McGraw

Mr. McGraw reviewed his comments.

Zoning: Anna Kurtzman

Ms. Kurtzman reviewed her comments.

Ms. Kurtzman went over some of the documents that are incomplete and/or missing and reports that need to be updated.

Water Resources: Edward Varga

Mr. Varga reviewed his comments.

Mr. Wallen said there are approximately 42 revisions to be based upon staff comments.

Mover: Anna Kurtzman

Second: JT Bowers

Motion to accept the documentation that has been presented noting that modifications are required. Once those are resubmitted then it will be brought back to this committee for review.

Approved by Voice

5. SUBDIVISION REVIEW

None.

6. STATUS UPDATE

None.

7. MEMBERS' COMMENTS

None.

8. ADJOURNMENT

Mover: Keith McGraw

Second: JT Bowers

To adjourn the meeting at 9:47 am

Approved by Voice

SP26-0001

Project Name: Parking Site Plan Review

Project Description: Review the site plan to show that parking of landscaping equipment is in the rear of the property where it is zoned Industrial

Permit Type: SITE PLAN REVIEW

Site Address (Parcel) Owner Name: 3605 Windmere Ln

Parcel Identification Number: 04-22-300-011

Site (Parcel) Address: 4617 US HWY 12 RICHMOND, IL 60071

Number of Acres:

Site Address (Parcel) Owner Phone Number:

Site Address (Parcel) Owner Email Address:

Applicant Name (if other than owner): Schenck, Randall

Primary Contact: Schenck, Randall

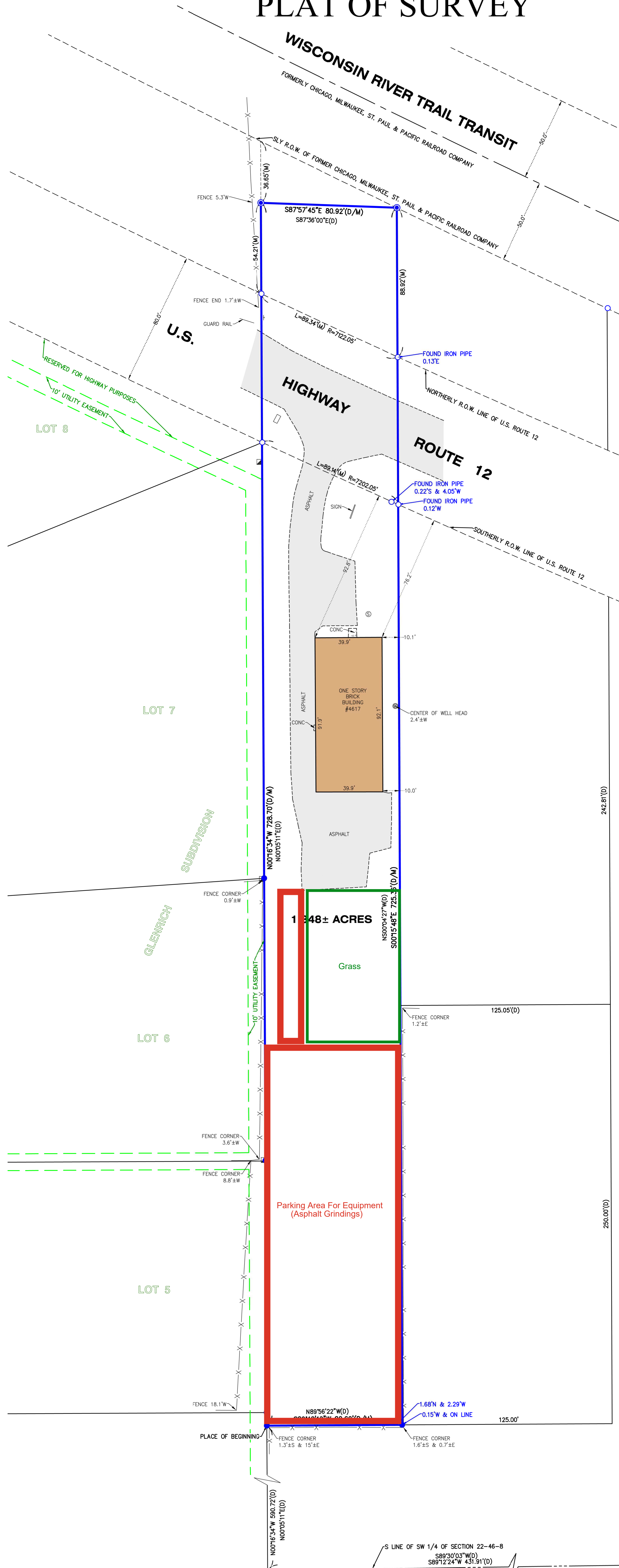
Applicant Address: 3605 Windmere Ln

Applicant Phone Number: 2244993570

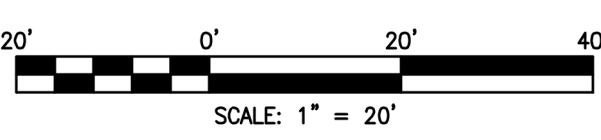
Applicant Email Address: randy@patriotpropertyservice.com

PLAT OF SURVEY

LEGAL DESCRIPTION
Part of the Southwest Quarter of Section 22, Township 46 North, Range 8, East of the Third Principal Meridian, in Richmond Township, described as follows: Commencing at the South Quarter corner of said Section 22; Thence South 89 degrees 30 minutes 03 seconds East, 431.91 feet; thence North 00 degrees 05 minutes 11 seconds East, 728.70 feet to the Place of Beginning; thence North 00 degrees 05 minutes 11 seconds East, 728.70 feet; thence South 87 degrees 36 minutes 00 seconds East, 80.92 feet; thence South 00 degrees 04 minutes 27 seconds West, 725.36 feet; thence North 89 degrees 56 minutes 22 seconds West, 80.69 feet to the Place of Beginning, in McHenry County, Illinois.



LEGEND	
■	ELECTRIC RISER
●	FOUND IRON BAR
○	FOUND IRON PIPE
□	MAIL BOX
⊙	SEPTIC LID
†	SIGN
●	WELL
(M)	MEASURE
(D)	DEED
(R)	RECORD



CLIENT: DONALD STINESPRING & ASSOC
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 22 T. 46 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 04-22-300-011
JOB NO.: 231087 I.D. MBS.
FIELDWORK COMP.: 12/20/23 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF.
PARTS THEREOF CORRECTED TO 68° F.

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

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



STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)
In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Dated at Woodstock, McHenry County, Illinois 12/29 A.D., 2023.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792
By: *Arthur P. Grithmacher*
Illinois Professional Land Surveyor No. 3857

McHenry County Zoning

RE: Property Utilization

To whom it may concern,

Please find the narrative below itemizing out the details noted in the deficiency report.

- 1). The project/property will be used to operate a landscape business. All equipment, other than trucks, plows, and employee vehicles will be stored in the rear of the property where it is zoned Industrial.
- 2). Patriot has 8 employees that will park in the front and rear of the building. There will be no equipment stored in the areas zoned business (just Industrial).
- 3). We do not have guests that visit the property. If anyone does, the front parking spaces will be left open.
- 4). All trailers, equipment, and associated equipment due to our business will be stored in the rear of the property where the zoning requires.

If you have any questions, please feel free to contact me.

Thanks,

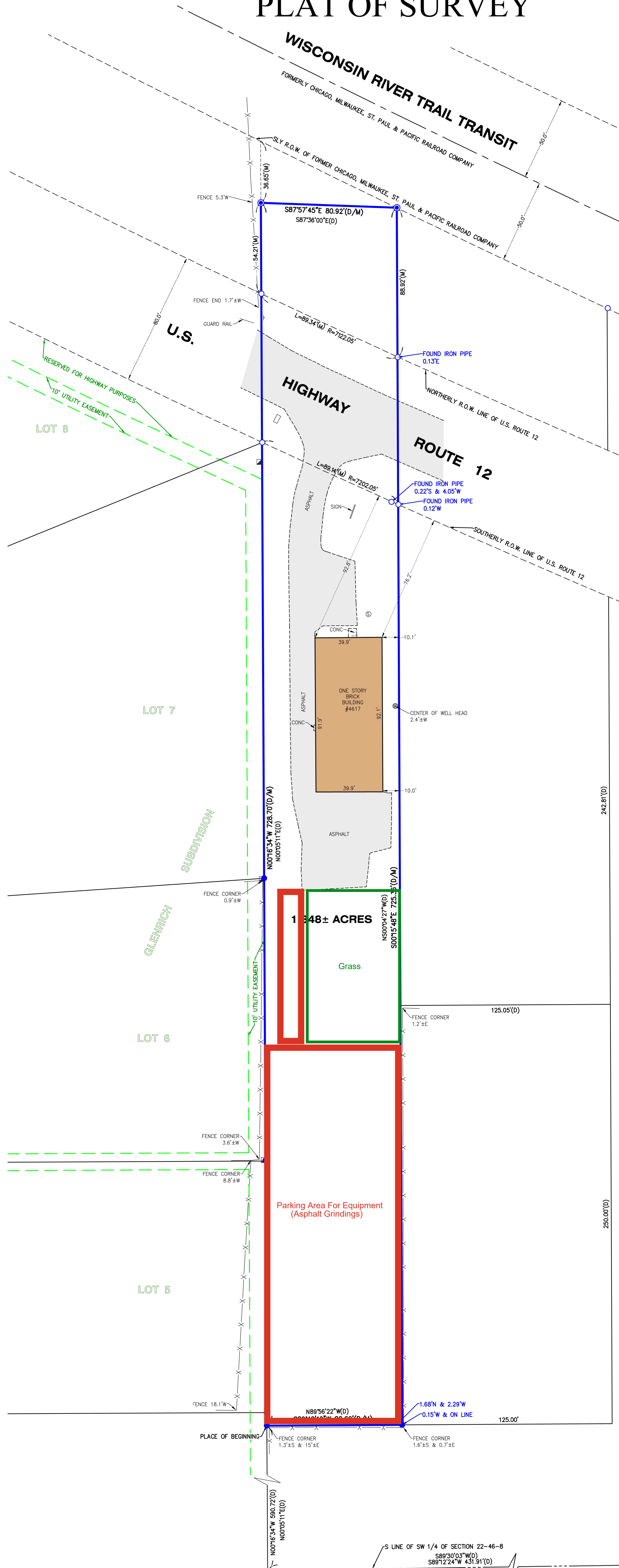
Randall Schenck, Owner

Ph: 847.366.5234

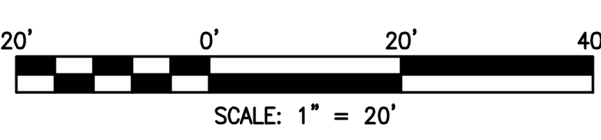
Email: randy@patriotpropertyservice.com

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●	FOUND IRON BAR
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⊙	SEPTIC LID
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(R)	RECORD



CLIENT: DONALD STINESPRING & ASSOC
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=30' SEC. 22 T. 46 R. 08 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 04-22-300-011
JOB NO.: 231087 I.D. MBS.
FIELDWORK COMP.: 12/20/23 BK. PG.
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PARTS THEREOF CORRECTED TO 68° F.

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COUNTY OF McHENRY)

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

Dated at Woodstock, McHenry County, Illinois 12/29 A.D., 2023.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792
By: *Arthur P. Grithmacher*
Illinois Professional Land Surveyor No. 3857

This would be a pole barn split into three areas. One for hay storage, two for equipment storage, and three for an apartment for a horse caretaker (ag employee housing).

The apartment for the caretaker would be roughly 1200 SF, the garage would be 1200 SF, and the haybarn would be 2400 SF. The purpose of the caretaker is to care for and watch the horses, since we won't be living on site. We want to take into consideration that the caretaker could be someone with a small family. We do not have anyone in mind for this position yet.

Approval Standards for Conditional Use

(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for Conditional Use(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. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards).

The conditional use application for the storage barn meets the applicable standards of UDO 16.560.30 subpart C for Agriculture Employee Housing. The conditional use application also meets the applicable standards of the UDO 16.60 site development standards as the section relates to Agricultural Uses.

2. Is the conditional use (compatible with the existing or planned future development of the area?

The conditional use is compatible with the existing A1- Agriculture Zoning of the area.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area?

The conditional use is not detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area due to the structures consistency with applicable UDO sections and other agricultural buildings in the county.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

The conditional use will not be injurious to the use and enjoyment of other property in the area. Adjacent property owners will be unaffected by the conditional use building since it is in accordance with applicable sections of the UDO. Also, the proposed building is located in a strategic location that is far from any structures or residential homes on adjacent parcels.

5. Will the conditional use substantially diminish and impair property value in the area?

The conditional use will not substantially diminish or impair property value in the area, the conditional use building is not anticipated to create any detrimental impacts to adjacent properties as it will not create excessive noise or smell pollution and the visual impact to adjacent sites is minimal.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?
Yes, adequate utilities, access roads, drainage, and other facilities will be provided for the conditional use agriculture employee housing building.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?
Yes, coordination has been completed with the McHenry County Highway Department to provide a safe and practical egress and ingress point to the site.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?
Yes, the conditional use will conform to the applicable standards of the underlying zoning district, A1-Agriculture.

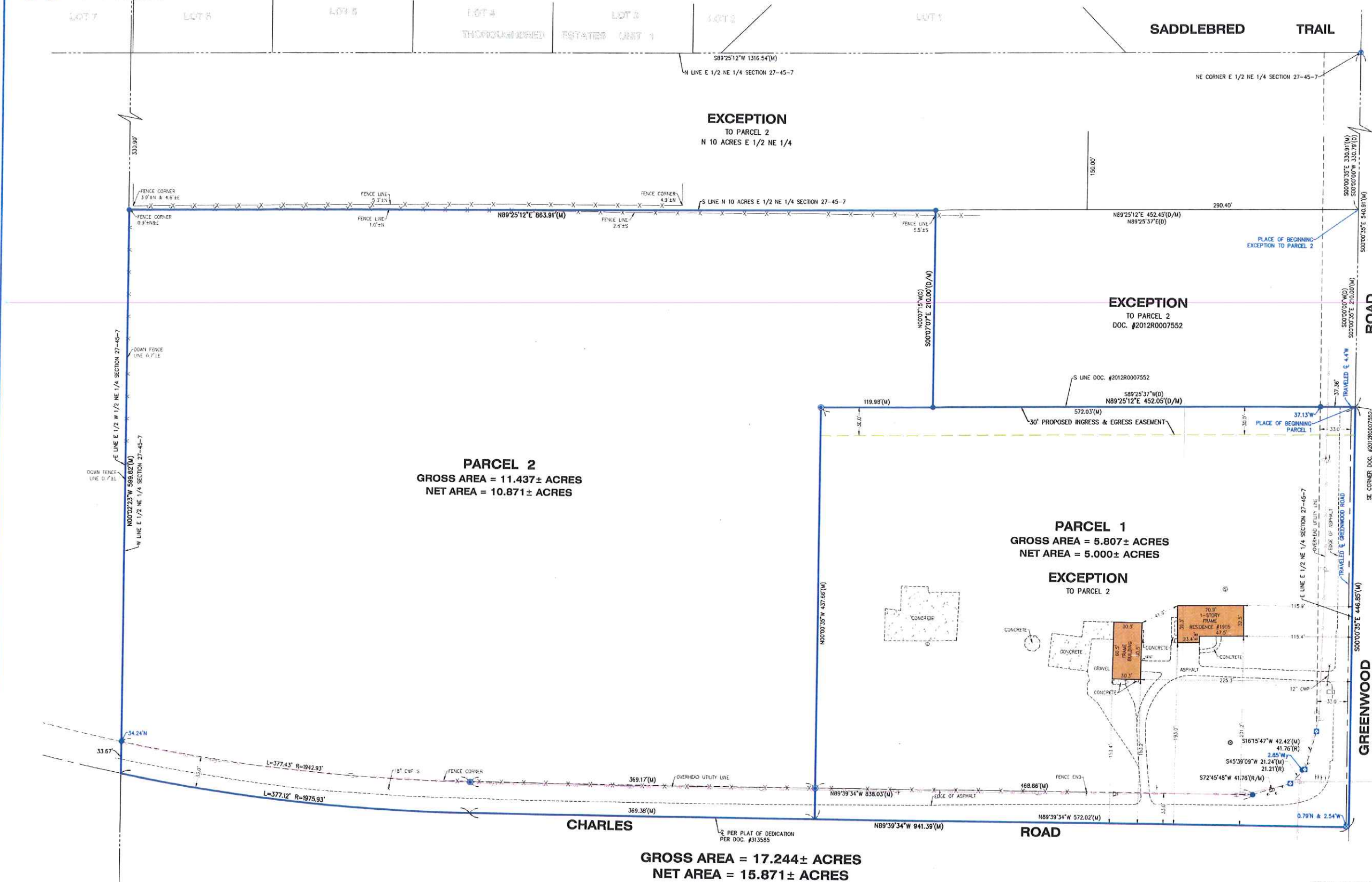
9. Will the conditional use be reasonably in the interest of the public welfare?
The conditional use will be reasonably in the interest of the public welfare.

10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?
Adequate measures will be taken to provide protection to groundwater recharge and groundwater quality as required by the UDO.

PLAT OF SURVEY

LEGAL DESCRIPTION:
PARCEL 1:
Part of the East Half of the Northeast Quarter of Section 27 lying North of the centerline of Charles Road in Township 45 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northeast corner of said East Half; thence South 00 degrees 00 minutes 35 seconds East along the East line of said East Half, 540.91 feet to the Southeast corner of the lands described in Document No. 2012R0007552 and the Place of Beginning; thence continuing South 00 degrees 00 minutes 35 seconds East along said East line, 446.85 feet to the centerline of Charles Road as dedicated by Document No. 313585; thence North 89 degrees 39 minutes 34 seconds West along said centerline, 572.02 feet; thence North 00 degrees 00 minutes 35 seconds West parallel with the East line of said East Half, 437.66 feet to the South line of said lands described in Document No. 2012R0007552 extended Westerly; thence North 89 degrees 25 minutes 12 seconds East along said South line and said line extended, 572.03 feet to the Place of Beginning, in McHenry County, Illinois.

PARCEL 2:
The East Half of the Northeast Quarter of Section 27 lying North of the centerline of the highway known as Charles Road, in Township 45 North, Range 7 East of the Third Principal Meridian, (excepting therefrom the North 10 acres thereof, also excepting therefrom the following described parcel: part of the East Half of the Northeast Quarter of Section 27, Township 45 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said East half; thence South 00 degrees 00 minutes 00 seconds West along the East line of said East Half, 330.79 feet to the South line of the North 10.0 acres of said East half for the Place of Beginning; thence continuing South 00 degrees 00 minutes 00 seconds West along the South line of said East Half, 210.00 feet; thence South 89 degrees 25 minutes 37 seconds West, 452.05 feet; thence North 00 degrees 07 minutes 15 seconds West, 210.00 feet to the South line of the North 10.0 acres of said East Half; thence North 89 degrees 25 minutes 37 seconds East along said South line, 452.49 feet to the Place of Beginning, also excepting therefrom the following described parcel: Part of the East Half of the Northeast Quarter of Section 27 lying North of the centerline of Charles Road in Township 45 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northeast corner of said East Half; thence South 00 degrees 00 minutes 35 seconds East along the East line of said East Half, 540.91 feet to the Southeast corner of the lands described in Document No. 2012R0007552 and the Place of Beginning; thence continuing South 00 degrees 00 minutes 35 seconds East along said East line, 446.85 feet to the centerline of Charles Road as dedicated by Document No. 313585; thence North 89 degrees 39 minutes 34 seconds West along said centerline, 572.02 feet; thence North 00 degrees 00 minutes 35 seconds West parallel with the East line of said East Half, 437.66 feet to the South line of said lands described in Document No. 2012R0007552 extended Westerly; thence North 89 degrees 25 minutes 12 seconds East along said South line and said line extended, 572.03 feet to the Place of Beginning, in McHenry County, Illinois.



INGRESS & EGRESS EASEMENT:
The North 30.00 feet of that part of the East Half of the Northeast Quarter of Section 27 lying North of the centerline of Charles Road in Township 45 North, Range 7 East of the Third Principal Meridian, being described as follows: Commencing at the Northeast corner of said East Half; thence South 00 degrees 00 minutes 35 seconds East along the East line of said East Half, 540.91 feet to the Southeast corner of the lands described in Document No. 2012R0007552 and the Place of Beginning; thence continuing South 00 degrees 00 minutes 35 seconds East along said East line, 446.85 feet to the centerline of Charles Road as dedicated by Document No. 313585; thence North 89 degrees 39 minutes 34 seconds West along said centerline, 572.02 feet; thence North 00 degrees 00 minutes 35 seconds West parallel with the East line of said East Half, 437.66 feet to the South line of said lands described in Document No. 2012R0007552 extended Westerly; thence North 89 degrees 25 minutes 12 seconds East along said South line and said line extended, 572.03 feet to the Place of Beginning, in McHenry County, Illinois.

LEGEND	
○	CLEAN CUT
•	DOWN GUY
▷	FLARED END SECTION
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊠	FOUND MONUMENT
⊞	FOUND ROW MARKER
⊕	FOUND RR SPIKE
☆	GAS VALVE
⊠	LIGHT
⊞	MAIL BOX
⊞	SEPTIC LID
⊞	SET IRON BAR
⊞	SIGN
⊞	SPIGOT
⊞	TV RISER
⊞	UTILITY POLE
⊞	WELL
(D)	DEED
(R)	RECORD
(M)	MEASURE

CLIENT: RICK FORESTER
DRAWN BY: SES CHECKED BY: TVA
SCALE: 1"=50' SEC. 27 T. 45 R. 7 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 08-27-200-013
JOB NO.: 240661 I.D. MBS
FIELDWORK COMP.: 08/21/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68°F.
REF: 160473

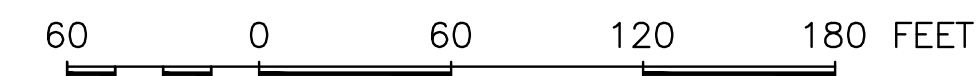
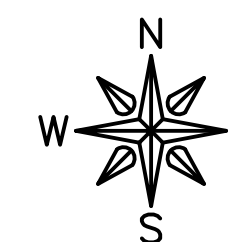
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COUNTY OF McHENRY) S.S.
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Dated at Woodstock, McHenry County, Illinois 08/29 A.D., 20 24.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792
By: *[Signature]*
Illinois Professional Land Surveyor No. 3055



08-27-200-003
GREENWOOD TOWNSHIP
MULLEN CINDY D KOZIOL
MARK A

08-27-200-011
GREENWOOD TOWNSHIP
PATRICIA DIPRIMA

08-27-200-012
GREENWOOD TOWNSHIP
VALDES KR GARCIA ALV

08-27-200-017
GREENWOOD TOWNSHIP
GEORGE JENNIFER LINDSEY
MATOS

08-27-200-014
GREENWOOD TOWNSHIP
RYAN KATE SPITZER

60' X 80' POLE BARN
TRAILER/EQUIPMENT STORAGE
AG EMPLOYEE HOUSING
1,200 S.F.
PASTURE
52,400 SF

PASTURE
47,400 SF

PASTURE
36,200 SF

HAY STORAGE

OUTDOOR ARENA
100' X 200'

WATER WELL

PROPOSED BUILDING
23,088 SF

STORM WATER
DETENTION AREA
0.72 ACRES

AGGREGATE PAVEMENT,
12" CA-6 (TYP.)

SEPTIC FIELD
COORDINATE LOCATION
AND DIMENSIONS WITH SEPTIC
DESIGNER/GENERAL CONTRACTOR

ELECTRICAL SERVICE, SEE ARCH.
PLANS FOR SIZE AND LOCATION

30' PROPOSED INGRESS
AND EGRESS EASEMENT

08-27-200-018
GREENWOOD TOWNSHIP
1905 GREENWOOD REV TR

BM4

BM3

GREENWOOD ROAD

BM2

CHARLES ROAD

BM1

08-27-200-010
GREENWOOD
WALTON LISA GILE JOSEPH

BENCHMARK INFORMATION

- BM1 = MAG NAIL (CP1)
N-2071495.10, E-967194.68, ELEV-911.12
- BM2 = 5/8" REBAR (CP2)
N-2071510.46, E-966608.70, ELEV-907.25
- BM3 = 5/8" REBAR (CP3)
N-2071720.24, E-967760.30, ELEV-915.56
- BM4 = 5/8" REBAR (CP4)
N-2072098.42, E-967752.38, ELEV-922.93

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

MORTON BUILDINGS, INC
252 WEST ADAMS STREET
MORTON, IL 61550

PROJECT AND LOCATION:

SITE DEVELOPMENT
WOODSTOCK, ILLINOIS

DRAWN BY: JM
APPROVED BY: JTS
DATE: 12/04/2025
SCALE: AS NOTED

REVISIONS

REV. NO.	DESCRIPTION	DATE

DRAWING:

OVERALL SITE AND UTILITY PLAN

SET TYPE: PERMIT SET
G:\C30\26\26058\26058 Design.dwg, OVERALL SITE PLAN

JOB NUMBER:

26058

SHEET NUMBER:

7 of 18