



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

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

Pages

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

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0009

PIN: 18-02-409-002

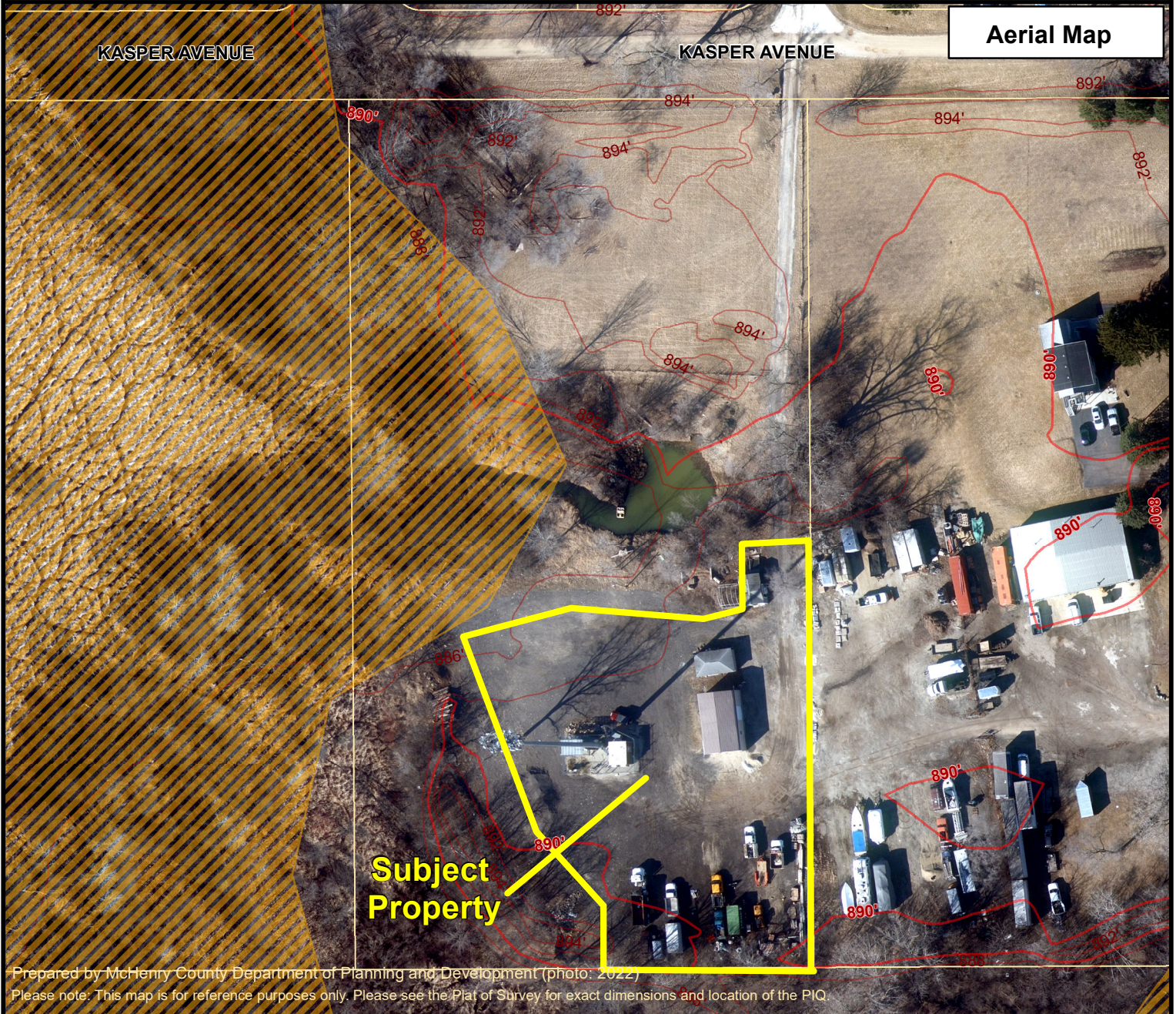
Address: 9401 Kasper Ave, Crystal Lake

Request: A-1 to A-1C, Request for a landscape business with outdoor storage

Hearing: May 7, 2026

Applicant: Hector Valencia Rodriguez

Location: The one point one five (1.15) acre track is part of a larger four (4) acre parcel located on the south side of Kasper Avenue, at the intersection with Delaware Street, in Grafton Township.



Elevation

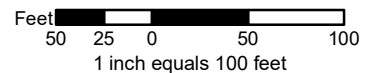
- (feet above sea level)
- 10-foot contours
 - 2-foot contours

ADID Wetland Map 2005

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

FEMA Flood Hazard Areas

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



Staff Report for the McHenry County Zoning Board of Appeals

STAFF COMMENTS

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

BACKGROUND & REQUEST SUMMARY

The applicant is requesting a Conditional Use Permit to allow for a Landscape Business with Outdoor Storage within the A-1 Agriculture District. The subject property consists of just over one (1) acre. According to the 2024 plat of survey, the property is improved with a building which is used for the business, two (2) detached accessory buildings, and a cell tower with equipment.

This application was filed in 2024 in response to a violation regarding outdoor storage of materials associated with a landscaping business.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

- The applicant must meet the Approval Standards for Conditional Use Permit, listed in County Code Section 16.20.040.E of the McHenry County Unified Development Ordinance (UDO).
- The applicant must meet the Principal Use Standards for a Landscape Business, listed in County Code Section 16.56.030.Z of the UDO.

STAFF ANALYSIS

Current Land Use & Zoning

The undeveloped lands to the north and west are zoned A-1 Agriculture. The property to the south is zoned A-1 Agriculture and is used as Open Space by the McHenry County Conservation District. Property to the east is zoned A-1 Agriculture, with commercial uses. (Historical aerials imply that the property to the east has been used commercially since at least 1980.)

2030 Comprehensive Plan Future Land Use Map

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

2030 Comprehensive Plan & 2030 and Beyond Analysis

The proposed use of the property is inconsistent with the Future Land Use map of the 2030 Comprehensive Plan. There are policies within the 2030 Comprehensive Plan and 2030 and Beyond which can support the request due to the facts that there are minimal impacts to the agricultural and that it furthers the economic policies of the plans. *(See comments below)*

McHenry County 2030 and Beyond, Adopted October 18, 2016

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

"We can make it happen by preserving our groundwater aquifers, lakes, rivers, streams, and their natural functions." (p.11)

- The entire property is within the Sensitive Aquifer Recharge Area.

Big Idea #2 Let's build on our strengths

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

- Landscape businesses have been recognized by McHenry County as part of the agricultural industry.

Big Idea #3 Let's grow smarter

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

- The conditional use permit for the operation of a landscape business with outdoor storage would allow for a commercial use which could help reduce the property tax burden on residential properties.

Big Idea #4 Let's expand our economy

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

- The Conditional Use Permit would allow the proposed business to be legally established on the subject property.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

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

- The subject property is at the southern end of a long established residentially-platted subdivision.

Agricultural Resources

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

- The subject property currently is not used for agricultural purposes.

Greenways, Open Space & Natural Resources

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

- The McHenry-Lake County Soil and Water Conservation District's Natural Resources Inventory letter has been received. They determined that due to the size of the area, in conjunction with the already disturbed area, a full report was not necessary. Their letter continues and indicates that there is a wetland located on the overall property (located north and west of the CUP area). It also notes the presence of hydric soils and a historical floodplain. Please refer to NRI L24-070-4626 for more information. Based upon comments presented by the County's Water Resources Division, the limits of the CUP have been adjusted to protect the wetland.

Water Resources

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

- The entire property is located within the Sensitive Aquifer Recharge Area (SARA).

Economic Development

Objective: "Increase the commercial/industrial tax base to be at least 35% of the countywide total tax base." (p. 87)

- Granting the Conditional Use Permit will help increase the commercial/industrial tax base for the County.

Infrastructure

No applicable text.

STAFF ASSESSMENT

The requested Conditional Use Permit conflicts with the McHenry County 2030 Future Land Use map, which designates this area as developing with residential uses. The proposed use furthers the economic policies of the 2030 Comprehensive Plan, as well as its companion document, 2030 and Beyond.

During the Staff Plat Review Committee meetings, staff from the County's Water Resources Division requested that a wetland delineation be conducted and that the boundaries of the Conditional Use Permit be modified to correspond with a buffer area around the wetland. The site plan presented with this report reflects the requested modification.

As noted earlier, there is an outstanding Request for Enforcement (RFE) associated with this property for conducting a landscape business with outdoor storage without a Conditional Use Permit.

Staff offers the following conditions for consideration:

1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.
2. The Conditional Use shall substantially conform to the Site Plan prepared by Arthur G. Gritmacker, with a last revision date of 7/10/25.
3. The building labeled "Business Storage" will need a building permit to convert it to commercial status. This permit shall be submitted to the County through their Permit Portal within six (6) months after County Board approval of this Conditional Use Permit.
4. Compliance with the American with Disabilities Act (ADA), as it pertains to parking, shall be addressed at the time of building permit application for the "Business Storage" building.
5. Storage of de-icing agents is prohibited on the site.
6. Processing of logs for retail firewood is prohibited.
7. All other federal, state, and local laws shall be met.

McHenry County Unified Development Ordinance Section 16.20.040.E

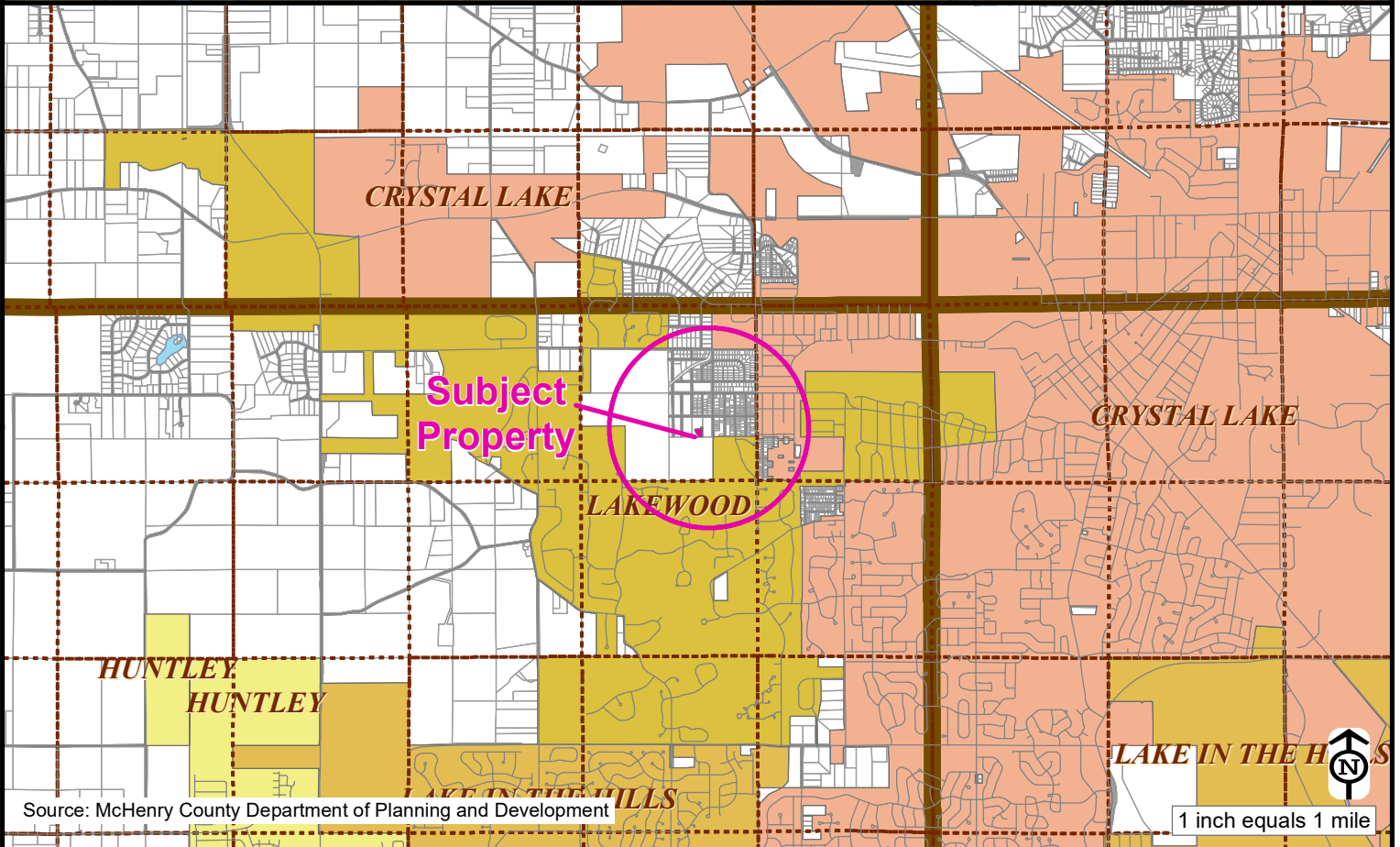
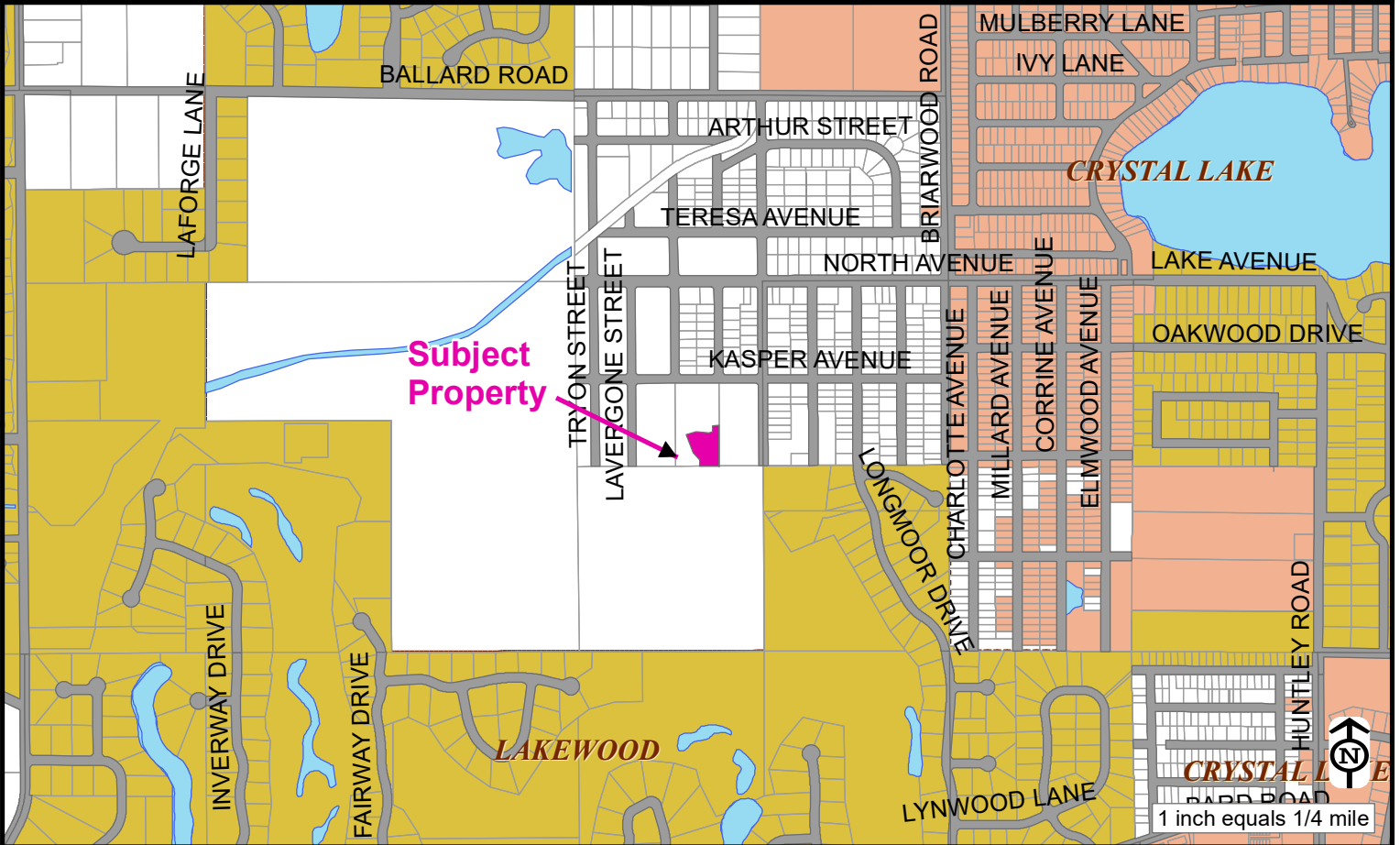
- E. *Approval Standards for Conditional Use Permits.* No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:
1. That the petitioner has demonstrated the ability to meet any applicable standards contained in [Chapters 16.56](#) (Use Standards) and [16.60](#) (Site Development Standards).
 2. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.
 3. That the establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
 4. That the conditional use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
 5. That the conditional use shall not substantially diminish and impair property value within the neighborhood.
 6. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
 7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on public streets.
 8. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.
 9. That the conditional use is reasonably in the interest of the public welfare.
 10. That adequate measures will be taken to provide protection to groundwater recharge and groundwater quality.

McHenry County Unified Development Ordinance Section 16.56.030.Z

Z. *Landscape Business.*

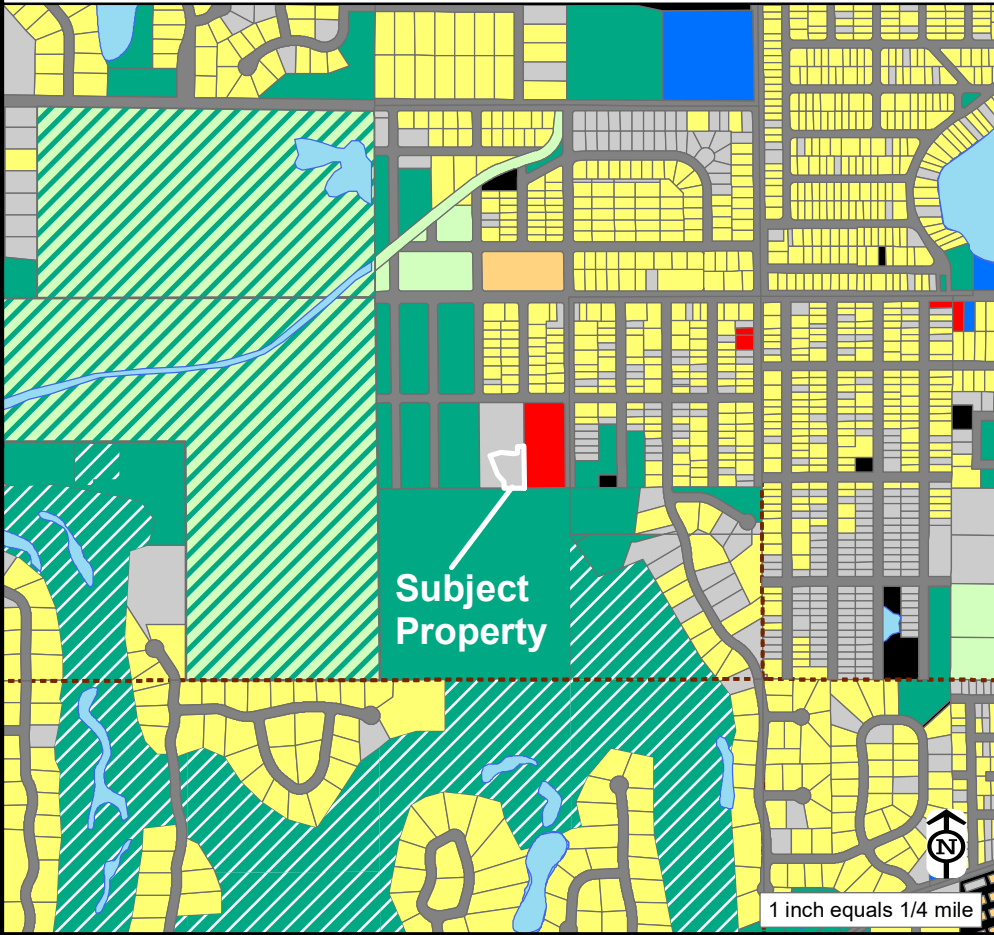
1. Storage areas shall be restricted to those areas so designated on the site plan.
2. All landscape business vehicles and equipment shall be stored entirely within an enclosed structure or in a permitted exterior storage area.
3. Preparation, assembly, and processing of materials shall occur wholly indoors or within the permitted exterior storage area only.
4. Storage shall be limited to vehicles, equipment, and materials owned or leased by the property owner or tenant.
5. All vehicles stored on-site must have current plate registration.
6. All structures utilized by the Landscape Business must meet all applicable building codes for the occupancy category.
7. Vehicle oil changes and maintenance shall occur only inside of an enclosed structure meeting all applicable building and plumbing codes.
8. On-site retail sales are prohibited, except as allowed by a Greenhouse/Nursery Business.
1. The collection and storage of landscape waste at the facility shall be limited to tree branches two (2) inches or greater in diameter, free of leaves, to be used as raw material to produce a legitimate product (i.e. firewood, mulch, wood chips), so long as it is processed in a reasonable amount of time, as determined by the Illinois Environmental Protection Agency Bureau of Land Permit Section.
10. A landscape business shall not store asphalt paving equipment or supplies.
11. Storage of pavement de-icing agents shall comply with § [16.56.050E](#). (De-Icing Agent Storage).
12. Employee parking shall be provided in accordance with [Chapter 16.64](#) (Off-Street Parking and Loading).
13. Employee bathrooms shall be provided in accordance with the McHenry County Public Health Ordinance and Illinois State Plumbing Code.
14. All storage areas, parking areas, and buildings shall comply with required setbacks for the zoning district.

Report prepared April 17, 2026 by Anna Kurtzman, Sr. Planner – McHenry County Department of Planning & Development



Source: McHenry County Department of Planning and Development

Current Land Use Map



Current Land Use

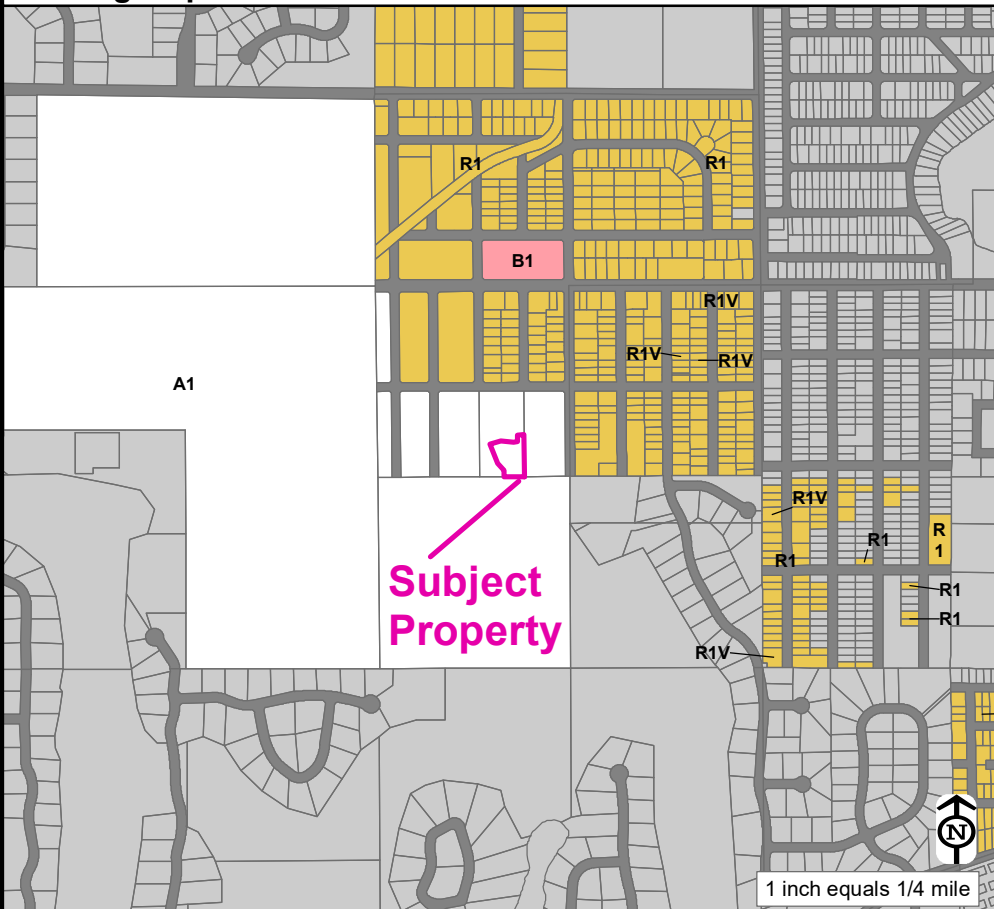
Vacant

Adjacent Land Use(s)

North: *Vacant/Single-Family Residential*
 South: *Open Space*
 East: *Commercial*
 West: *Vacant/Open Space*

- 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

A-1 Agriculture

Adjacent Zoning

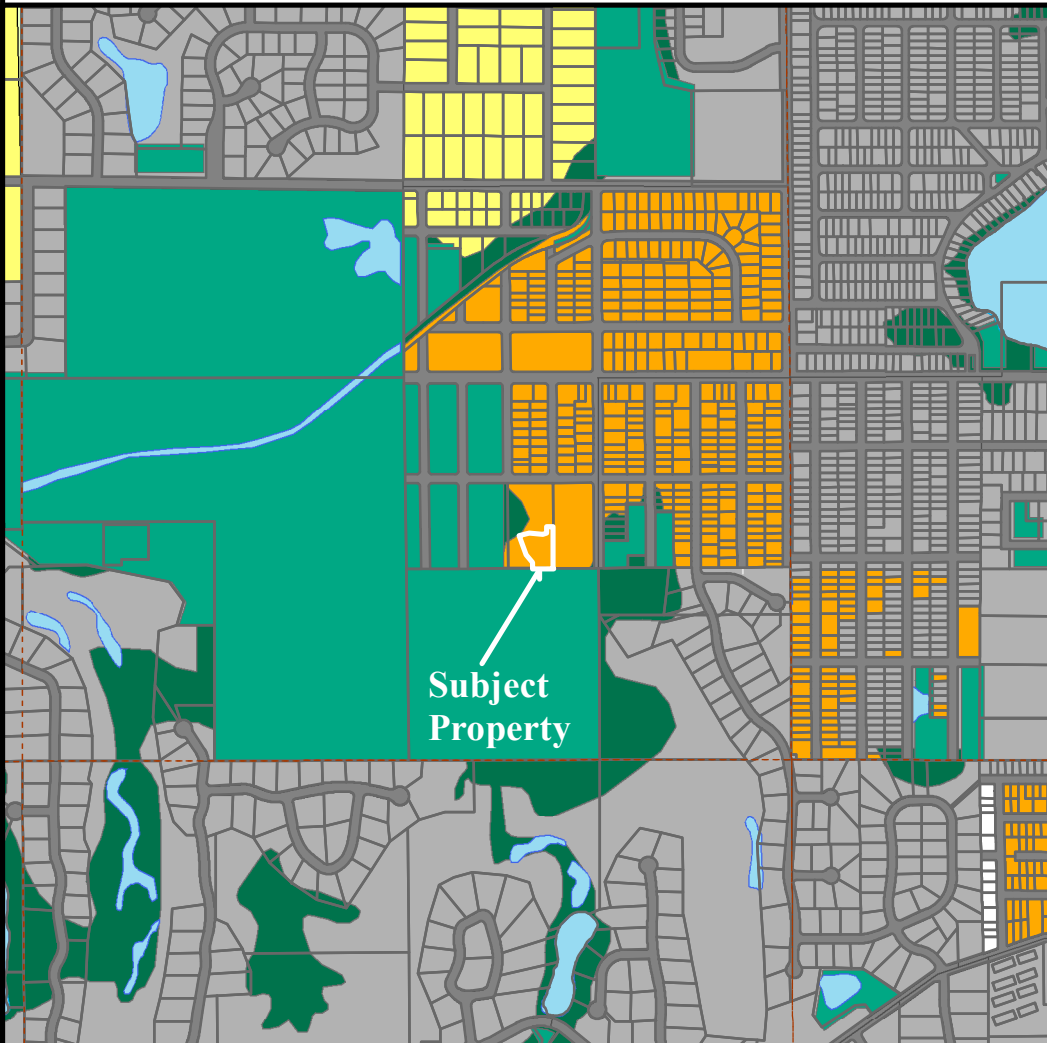
North: *A-1 Agriculture/R-1 SF Residential*
 South: *A-1 Agriculture*
 East: *A-1 Agriculture*
 West: *A-1 Agriculture*

- 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 Neighborhood 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

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 = 1/4 mile



Municipal / Township Plan Designations

<u>Grafton Township:</u>	Environmentally Sensitive Area
<u>Village of Lakewood:</u>	Open Space
<u>Crystal Lake:</u>	N/A

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. Within the Residential district, development densities should consider nearby land uses and zoning, and the availability of transportation, infrastructure, water supply, and other public services, environmental limitations, and other factors required by County ordinances, state statutes, and case law.

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



- Sensitive Recharge Area

IN THE MATTER OF THE APPLICATION OF)
HECTOR VALENCIA RODRIGUEZ, OWNER OF RECORD)
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) LEGAL NOTICE OF PUBLIC HEARING
 ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR) Z25-0009
A CONDITIONAL USE)

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

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

PIN 18-02-409-002

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

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

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

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

A hearing on this Petition will be held on the 7th day of May 2026 at 1:30 P.M. in the County Board Conference Room at the McHenry County Government Center/Ware Road Administration Building 667 Ware Road, Woodstock,

Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 14th DAY OF APRIL 2026.

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

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

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

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

Office Use Only

Petition #/Permit #

024-046

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

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

Address: 9401 Kasper Ave.

City: Crystal Lake Zip: 60014

Part of 18-02-409-002

Number of Acres: 1.885 +/- acres

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

Please provide additional information on the back of this page.

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

CONSENT

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

VERIFICATION

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

Hector Valencia Rodriguez
Owner's Signature

Hector Valencia Rodriguez

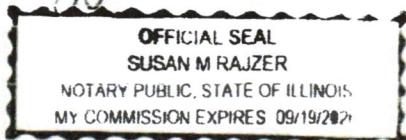
Print Name

Signature

Print Name

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

Susan M. Rajzer
 NOTARY PUBLIC



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

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

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

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

August 13, 2024

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

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

Dear Mr. Saladin:

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

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

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

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

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

Sincerely,



Ryan Bieber
Urban Conservation Specialist

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

Resources for the Future



McHenry County
Staff Plat Review - Public Meeting
MINUTES

May 21, 2025, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Steve Gardner, Anna Kurtzman, Kristin Chapman, Edward Varga

1. CALL TO ORDER

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

2. PUBLIC COMMENT

None.

3. DRAFT MINUTES FOR APPROVAL

Mover: Anna Kurtzman

Second: Steve Gardner

Approve previous minutes

Approved by Voice

4. SITE PLAN REVIEW

Mover: Anna Kurtzman

Second: Kristin Chapman

Motion to hear agenda item 4.2 before 4.1

Approved by Voice

4.1 Z25-0009– PIN 18-02-409-002(9401 Kasper Ave, Crystal Lake) - GRAFTON TOWNSHIP

Present was Attorney Mark Saladin and Hector Valencia. Attorney Saladin said Mr. Valencia is requesting outside storage of trucks and storage of material. He said Mr. Valencia has four (4) employees. They come onsite just to pick up supplies and then go to their job sites. Mr. Valencia also owns property to the north.

A proposed building on the site plan was brought up. Attorney Saladin said that is a proposed barn for horses and not for CUP use. He was told that needs to be clearly labeled on site plan or narrative. Mr. Wallen said they could also label the blue line area of conditional use to really define what the boundaries are.

BUILDING DIVISION - Steve Gardner

Mr. Gardner reviewed his comments.

Mr. Wallen clarified the existing building that is labeled business storage will require a permit for commercial operation.

Mr. Wallen indicated that an architect will need to provide plans for the building. He volunteered to have staff from the Building Division meet the architect on site.

The Applicant said he anticipates bringing power to building in the future. Ms. Kurtzman suggested he consider all changes he anticipates doing over the next 10 years, discuss it with his attorney and make certain that we are aware.

WATER RESOURCES - Edward Varga

Mr. Varga reviewed division comments.

Mr. Varga expressed concern regarding the placement of the proposed storage yard as it appears that the yard might extend into either the wetland or the wetland buffer area. He provided several options, including amending the boundaries of the CUP in a manner to avoid the wetlands/wetlands buffer area. Mr. Varga clarified that such an amendment would limit the location of the business in a manner to ensure that encroachment into the wetland/wetland buffer area would be avoided.

Mr. Varga stated that county records indicate that the gravel storage area was in place in 2004, when the Stormwater Management Ordinance was adopted. Any wetland disturbance which occurred appears to have occurred prior to the adoption of this ordinance. Mr. Varga cautioned the applicant against extending any impervious area into the wetland or the buffer area.

Applicant confirmed he is ok with moving the proposed storage to the gravel and redefining the boundary.

PLANNING DIVISION - Anna Kurtzman

Ms. Kurtzman reviewed her comments.

Applicant confirmed there will be no signage and no new lighting. Ms. Kurtzman said to clarify that in the narrative.

Applicant confirmed access is from Kasper Avenue.

ENVIRONMENTAL HEALTH - Kristin Chapman

The applicant confirmed they will not be storing deicing agents and not selling firewood or mulch.

Mr. Wallen confirmed no permanent restroom is required due to the transient nature of the business.

Applicant stated he is not thinking of putting in portapotties.

Mr. Wallen recapped the modifications needed: relocation of the material storage, redoing the conditional use boundary that will negate water resources requirements for wetland delineation and required buffers indicating no lighting, no signage, no deicing material and no log processing for retail firewood and indicate on the site plan that the barn is for personal use

Mover: Edward Varga

Second: Steve Gardner

Motion to approve the site plan pending administrative review of the previously discussed modifications to the site plan and narrative

Approved by Voice