



McHenry County
Staff Plat Review - Public Meeting
MINUTES

January 3, 2024, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Ray Beets, Jeff Levato, Renee Hanlon, Steve Gardner, Stoyan Kolev

Members Absent: Patricia Nomm

1. CALL TO ORDER

Meeting called to order at 8:33 AM by Adam Wallen

2. PUBLIC COMMENT

None.

3. DRAFT MINUTES FOR APPROVAL

Mover: Ray Beets

Second: Stoyan Kolev

Approve from minutes from December 20, 2023 meeting

Approved by Voice

4. SITE PLAN REVIEW

4.1 2023-021 Giugni

Mr. Jim Militello and Mr. Henri Giugani present. Mr. Militello recapped the amendment to the application. He explained they have not yet spoken to the fire department because they were waiting for any additional comments they may be given today before going to the fire department.

BUILDING - Steve Gardner

Mr. Gardner reviewed his written comments. He reminded the applicant to talk to fire department.

A building permit will be required for the tent. As the tent is a temporary structure it can be up for only 60 days then should be taken down. Once it is down, the applicant is to call us and we can send someone out to verify. Once the tent is verified to have been taken down then it can be put right back up, with issuance of a new building permit.

WATER RESOURCES - Stoyan Kolev

Mr. Kolev reviewed his written comments. He stated that until the applicant has spoken to the fire department it is difficult to determine how much impervious surface there will be and as such it is difficult to determine to what standards will be required.

HEALTH - Jeff Levato

Mr. Levato noted the narrative will need to be updated to clarify the use of the water well.

Mr. Levato stated any food operations would need to be in compliance and all caterers must hold a valid operator's permit in McHenry County.

Mr. Levato stated portable toilets will be removed after each event.

ZONING - Anna Kurtzman

Ms. Kurtzman explained that exhibit labels need to be added to each plat of survey in their packet.

Ms. Kurtzman stated the narrative be enhanced to clarify what classes and events might entail.

Ms. Kurtzman said it must be noted on narrative and/or site plan that the yoga events will not be in the grassy area and will be confined in central area and that will address the concern as to complying with ADA requirements.

Ms. Kurtzman reiterated the importance of discussing with Harvard Fire District whether there is adequate space for fire and EMS apparatus to access the site and maneuver. If more space is needed, the legal description may need to be changed.

DIVISION OF TRANSPORTATION - Ray Beets

No comment as there are no county highways involved with this project.

Mr. Wallen recapped that they must revise the narrative to ensure the water well will not be used and fire district compliance. The expansion, if needed by fire district, may require a change to legal description.

Ms. Kurtzman stated that they need to talk to fire district. If necessary, changes to parking area are needed the site plan will need to be revised. Once a resubmittal is made, Ms. Kurtzman will run through administrative review and each division would write to her.

Mover: Renee Hanlon

Secunder: Stoyan Kolev

Motion to acknowledge receipt and require administrative review of the fire district input to verify that the site remains in general conformance with the site presented. The determination whether or not that comes back or is administratively approved will be made at the time of resubmittal. Also must address the narrative.

Approved by Voice

4.2 2023-048 Unilock

Present is John Swierk and Steve Vacherion from DDCA Architects and John Russo from Unilock.

Mr. Swierk provided their overall narrative.

It was noted they that neither addition will add employees. They have 14 daytime employees and 6 nighttime employees and no visitors.

Mr. Swierk stated no domestic water is going into the septic system and what they are adding now doesn't add any floor drains. It was clarified that they don't do any liquid washing and most of the water is used for manufacturing to make the concrete.

They have adjusted the narrative to include the new addition and will update the narrative to update the number of employees.

Both buildings will have external lighting and they'll provide photo metrics.

Mr. Swierk stated the height of the additions of plant dozing building that the bins will go in is 52ft 6 inches and the other building is the same height as the existing which is about 27ft in height.

The site plan has been updated to indicate how many parking spaces in each parking area. The replacement parking spaces are there on the south side and the storage that is currently there will be moved and parking stalls will be reopened. The products stored there will be sold, gotten rid of or find other space in the yard.

Explained where loading area is and will be noted on the site plan.

The structures located to the east on the southside have been removed.

No new new signage.

They will add revision dates to the site plan.

Ray Beets left 9:15am

BUILDING - Steve Gardner

Mr. Garner reviewed his written comments.

WATER RESOURCES - Stoyan Kolev

Mr. Kolev stated standard Stormwater Management Ordinance language of anything post 2004 that is new impervious the threshold will be 20,000 square feet if that is ever trigger then detention would need to be provided for those areas.

HEALTH - Jeff Levato

Mr. Levato reviewed his written comments.

ZONING - Anna Kurtzman

Ms. Kurtzman stated the site plan of the existing parking area should indicate how it is striped.

The site plan should also note loading areas.

Ms. Kurtzman stated the need to take care of storage on south side.

DIVISION OF TRANSPORTATION - Keith McGraw

No comment as there are no county highways involved with this project.

Mover: Renee Hanlon

Secunder: Steve Gardner

Motion that we accept what has been presented today and administratively forward any future resubmittals to this committee for administrative review.

Approved by Voice

5. SUBDIVISION REVIEW

none

6. STATUS UPDATE

Ms. Kurtzman stated we just got in an application yesterday for a Conditional Use Permit on Walkup. She will look at it then schedule a staff plat meeting to review for probably mid February. It's an for agricultural tourism with a sawmill.

7. MEMBERS' COMMENTS

None

8. ADJOURNMENT

Mover: Stoyan Kolev

Secunder: Jeff Levato

To adjourn the meeting at 9:34AM by Adam Wallen

Approved by Voice