



McHenry County
Staff Plat Review - Public Meeting
MINUTES

June 5, 2024, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

- Members Present:
- _____ Adam Wallen
 - _____ Ray Beets
 - _____ Patricia Nomm
 - _____ Jeff Levato
 - _____ Renee Hanlon
 - _____ Steve Gardner
 - _____ Stoyan Kolev

1. CALL TO ORDER

Meeting called to order at: 8:32 AM by Adam Wallen

2. PUBLIC COMMENT

3. DRAFT MINUTES FOR APPROVAL

3.1 Minutes from May 15, 2024

Mover: Steve Gardner

Second: Stoyan Kolev

Approved Minutes from May 15, 2024 meeting.

Recommended / Not Recommended / Not Recommended / Recommended with Changes / Tabled / Approved / Approved by Voice

4. SITE PLAN REVIEW

4.1 2024-021 Olivo - A2 to B1C

PLANNING DIVISION- Anna Kurtzman

Ms. Kurtzman went over her written comments.

Mr. Wallen asked the applicant if there will be any outdoor lighting, the applicant said they are waiting to see if they would need it. Ms. Kurtzman stated that the outdoor lighting is not required but if the applicant is planning to install lighting it will need to be on the site plan.

BUILDING DIVISION- Steve Gardner

Mr. Gardner went over his written comments.

WATER RESOURCES- Stoyan Kolev

Mr. Kolev went over his written comments.

DIVISION OF TRANSPORTATION- Ray Beets

Mr. Beets went over his written comments.

Mr. Beets asked the applicant if the site plan is accurate. The applicant replied that it is not an accurate drawing and was waiting for suggestions from the meeting today.

Mr. Beets commented on there not being any vehicles in and out of the property on the narrative.

Mr. Wallen summarized that the number of vehicles, employees, and if the site is open to the public will need to be shown on the narrative.

The applicants stated that deliveries are once a week. There should only be 7 to 8 trucks leaving once in the morning and returning in the afternoon. The employees will be riding in the vehicles to the sites and not on the site during the day. The employees will be in 2 to 4 cars to get from the site to the work place.

Mr. Beets commented that the applicant needs to make a formal application for the access on Dunham Rd. The driveway in the middle of the property should be used instead of the one created on the far east end.

Mr. Wallen stated that the second access would need to be applied for through the DOT permitting process.

Applicant said if the additional access has to be removed to satisfy DOT they will remove it.

Ms. Hanlon requested that the secondary access point is stated on the site plan.

Mr. McGraw-MCDOT - The gravel driveway appeared after the last meeting, the applicant was advised in the last meeting not to use the access unless there is a permit for it.

Mr. Wallen stated that the additional access is separate from this meeting and will need to be addressed with MCDOT. Mr. Wallen stated that the applicant should keep it on as a secondary access option pending MCDOT approval.

Mr. Beets stated that MCDOT would request some type of physical removal of the second access point or permit will need to be issued immediately.

Mr. Wallen said it would be handled through typical code enforcement through the MCDOT's procedures and would then be on the homeowner and the occupants to have corrective action for the additional access point. The applicant will need to apply for a permit with MCDOT and will need to comply with the ordinances.

Ms. Kurtzman requested that Mr. Beets includes her on the email exchange to the applicant for their MCDOT application.

ENVIRONMENTAL HEALTH- Jeff Levato

Mr. Levato went over his written comments.

Mr. Levato commented that the well, the number of bedrooms, the amount of employees on site, the outdoor storage area, and the suitable soil septic replacement area will need to be on the site plan.

Mr. Wallen summarized that the number of occupants residing in the home, the number of vehicles on site, and how many employees will be on site will need to be in the narrative. The applicant needs to clarify the well and the septic replacement area on the site plan. Showing the narrative for MCDOT in the plans and showing the primary and secondary access point on the property. The applicant will need to permit or abate the secondary access with MCDOT. Building Division, Stormwater Division, and Environmental Health will only have requirements with the change of use. Planning Division requires the location of the accessible parking stall, location of outdoor storage area, to indicate that there will be screening and location of fencing, and if there is lighting to locate it on the site plan.

Ms. Kurtzman advised the applicant that there have been many concerned neighbors calling about the change of use on the property, they are seeking that the county denies their request.

Mover: Jeff Levato

Seconded: Stoyan Kolev

Motion to acknowledge receipt and requirements to address comments and bring the changes in front of the SPC.

Recommended / Not Recommended / Not Recommended / Recommended with Changes / Tabled / Approved / Approved by Voice

5. SUBDIVISION REVIEW

6. STATUS UPDATE

7. MEMBERS' COMMENTS

8. ADJOURNMENT

Mover: Renee Hanlon

Seconded: Steve Gardner

To adjourn the meeting at TIME

Recommended / Not Recommended / Not Recommended / Recommended with Changes / Tabled / Approved / Approved by Voice