

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

Office Use Only

Petition #/Permit #

2024-061

**APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR
SITE PLAN REVIEW**

OWNER INFORMATION:	ATTORNEY or AGENT CONTACT INFORMATION (if Applicable):
Name PORK KING PACKING, INC	Name Tom Burney Law Office of Thomas Burney
Address 8808 IL Route 23	Address 240 Deer Run
City, St, Zip Marengo, IL 60152	City, St, Zip Crystal Lake, IL 60012
Daytime Phone (708) 710-3390	Phone 312-636-7627
Email tmiles@porkkingpacking.com	Email tom@burneylaw.org

APPLICANT (If other than owner):	TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):
Name Pork King Packing att'n Tom Miles	Name
Address 8808 IL Route 23	Address
City, St, Zip Marengo, IL 60152	City, St, Zip
Daytime Phone (708) 710-3390	Phone
Email tmiles@porkkingpacking.com	Email

RECEIVED

OCT 09 2024

ZONING DIVISION

PARCEL INFORMATION:

Address **8708 IL Route 23** _____

City **Marengo** _____ Zip **60152** _____

Parcel/Tax Number **16-14-400-002** _____

_____ Number of Acres _____

Applying For: (Check all that apply)	<input checked="" type="checkbox"/> Reclassification	Current Zoning: A-1 Requested Zoning: I-1
	<input type="checkbox"/> Conditional Use & Site Plan Review	CUP Request:
	<input type="checkbox"/> Variation, Administrative	Variation Request:
	<input type="checkbox"/> Site Plan Review	Type:
	<input type="checkbox"/> Text Amendment	UDO Section(s):
	<input type="checkbox"/> Appeal	Type:

Please provide additional information on the back of this page.

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.

[Handwritten Signature]

Owner's Signature

STAN PAJERSKI

STANLEY PAJERSKI

Print Name

SUBSCRIBED and SWORN to before me this 8TH day of OCTOBER, 2024.



Maria C. Faso

NOTARY PUBLIC



NARRATIVE: Please use this space to explain your request in detail.

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Pork King is an established successful light industrial operation that has been in existence for 36 years at this location in unincorporated McHenry County located along the east side of IL Route 23.

Its operations include slaughtering, processing and distribution of pork products. Pork King employs approximately 240 employees and processes an average of 2100 hogs daily. Their facility is inspected by the United States Department of Agriculture allowing them to be a leader in worldwide exports, exporting over 25% of their product. They strive to provide the healthiest product possible, purchasing hogs from producers who employ contemporary and creative approaches resulting in the highest quality product possible. Pork King is special because their product is "cold-boned" - chilled 24 hours before production - leading to a tenderer cut of meat, something that sets them apart from other meat processing plants who practice hot-boning processes. Additionally, the facility is certified as passing the Animal Welfare Audit, allowing for the most humane treatment of animals.

It recently acquired the property which is the subject of this petition on June 4, 2024. The property is surrounded on the north, east, and south by Pork King's current operations.

All of this surrounding ground is zoned in the I-1 zoning district. Pork King wishes to establish a refrigeration unit on this property and to zone the property in the I-1 zoning district which is consistent with the zoning of all of its other property in the vicinity. The refrigeration unit complements the existing uses in the immediate area.

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OCT 09 2024

ZONING DIVISION

CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative may inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

Frank Faso

Owner's Signature

FRANK FASO

Print Name

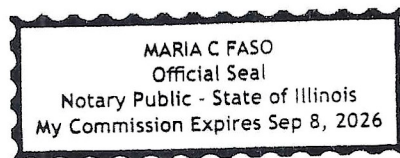
Signature

Print Name

SUBSCRIBED and SWORN to before me this 28th day of October, 2024.

Maria C Faso

NOTARY PUBLIC



NARRATIVE: Please use this space to explain your request in detail.

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.



Owner's Signature


FRANK FASO

Print Name

Signature

Print Name

SUBSCRIBED and SWORN to before me this 28th day of October, 2024.


 NOTARY PUBLIC



Approval Standards for Map Amendments
(McHenry County Unified Development Ordinance
§16.20.010E.1)

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

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties?
 - It is consistent with the I-1 zoning districts mapped on the property owned by Pork King and used in its operations located to the north, south and east.

2. To what extent is the value of the subject property diminished by the **existing zoning designation**?
 - The value of the subject property is adversely impacted by the restrictive zoning classification. The restrictions contained in the A-1 zoning district do not permit the applicant to develop the property in a manner consistent with Pork Kings uses established on adjoining property

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

- Inasmuch as the property is a “hole in the donut” to the industrial uses surrounding it and the property is isolated from other agricultural uses in the area there is no public benefit to continuing the ag zoning on this ground.

4. Is this property suitable for uses allowed under the **current zoning designation**?

- Because it is isolated from any sizeable agricultural land it is not suitable for uses permitted under the current zoning designation. In addition because of its location on a busy state highway and because it is surrounded by other land used for industrial purposes the ground is unsuitable for uses permitted under the A-1 zoning restrictions

5. How long has the property been vacant under the **current zoning designation**?

- It is expected that the land has always been zoned A-1 or a comparable zoning district since the adoption of the first County zoning ordinance.
- The surrounding properties have been rezoned from A-1 to I-1 to accommodate the Pork King operations

6. Is there a public need for the **proposed use** of the property?



- Promoting job creating, tax producing uses in an area influenced by complementary uses establish the case for the public need for this use which will be incorporated into the existing development.

7. Is the **proposed use** consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

- The proposed use is consistent with the future land use designation of “Office/Research/Industrial”

MCHENRY COUNTY
PLANNING AND
DEVELOPMENT 2200 N.
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Petition #/Permit# <u>2024-0661</u>

CORPORATE DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by a corporation or partnership for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify the names and addresses of all officers and directors and all shareholders/stockholders owning an interest in excess of seven and one-half percent (7.5%)

If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.



Name of Entity:			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
PORK KING PACKING, INC	Thomas Miles 25%		
	14 The Enclave Dorado, PR 00646		
	Joseph Maffei 25%		
	2 W Baybrook Lane Oak Brook, IL 60523		
	Stanley Pajerski 25%		
	9 Morgan Lane So. Barrington, IL 60010		
	Frank Faso 25%		
	102 Port Cove Carpentersville, IL 60110		

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ AI-4 (2014).