

DATE	DESCRIPTION
11/20/24	FOR CONDITIONAL USE APPROVAL
11/20/24	REVISED PER STAFF REVIEW



SITE DATA:
SITE ADDRESS: 15712 NELSON ROAD WOODSTOCK, ILLINOIS 60098
PIN: 07-23-176-003
SITE AREA: 8.28 ACRES (McHENRY CO. GIS)
BUILDING AREA: 8,974 SF (INCLUDING 2,035 SF ANIMAL PENS)
PARKING STALLS: 16 (9'x18') STALLS (INCLUDING 1 HC STALL)
8,974 SF = 2,035 SF = 6,939 SF
14,933 SF / 590 SF = 25 STALLS REQUIRED
14 STALLS > 1 STALL/EMPLOYEE

ZONING REVIEW:
A1. INDUSTRIAL DISTRICT
FOOD PROCESSING CONDITIONAL USE
35'-0" MAXIMUM FOR NON-AGRICULTURAL
BUILDING HEIGHT
BUILDING COVERAGE: NO MAXIMUM
IMPERVIOUS SURFACE: NO MAXIMUM
FLOOD ZONE: NO
STREET SETBACK: 30'-0" FROM R.O.W. OR 65'-0" FROM CENTERLINE
SIDE YARD: 30'-0"
REAR YARD: 30'-0"
FOOD PROCESSING WITH ANIMAL SLAUGHTER
1. NO ANIMAL SLAUGHTER OPERATION MAY BE LOCATED ON A PARCEL WITHIN 500 FEET OF ANY RESIDENTIAL ZONING DISTRICT OR RESIDENTIAL STRUCTURE LOCATED IN AN AGRICULTURAL ZONING DISTRICT.
2. IF ANIMALS ARE KEPT ON THE SITE FOR NO MORE THAN 24 HOURS.
3. ALL SLAUGHTERING/PROCESSING IS PERMITTED ONLY IN AN ENCLOSED BUILDING.
4. ALL APPLICABLE FEDERAL, STATE, AND COUNTY RULES AND REGULATIONS SHALL APPLY.
5. THE FACILITY SHALL SATISFY ALL REQUIREMENTS OF THE McHENRY COUNTY HEALTH ORDINANCE AND APPLICABLE BUILDING CODES.
TRAFFIC GENERATION PER DAY:
A. TRIPS IN AND OUT FOR THE EXISTING HOUSE: 2 PER DAY
B. TRIPS IN AND OUT FOR THE PROPOSED BUSINESS: 30 PER WEEK
C. DELIVERIES IN AND OUT PER DAY: 1 PER DAY
ACTUAL TRAFFIC WILL BE CONFIRMED THROUGH A TRAFFIC IMPACT STUDY.
SITE LIGHTING WILL BE WITH LED LIGHT FIXTURES WITH FULL CUT OFF AT PROPERTY LINES (0 FOOTCANDLES AT PROPERTY LINES) AND SET ON THE PROPERTY LINES. AFTER BUSINESS HOURS, LIGHTING WILL BE INDICATED ON THE SITE PLAN. 11 LOCATIONS, IS PREDOMINANTLY WALL PACK LIGHTING WITH THE EXCEPTION AT BUILDING ENTRANCE, WHICH WILL BE CEILING MOUNTED, AND AT THE ENTRANCE DRIVE, LIGHTING WILL BE CEILING MOUNTED. ALL LIGHTING WILL BE DESIGNATED WITH A PHOTOMETRIC PLAN.
A GROUND MOUNTED SIGN IS TO COMPLY WITH McHENRY COUNTY SIGN ORDINANCE IN TERMS OF SIZE, LOCATION, LIGHTING AND MATERIALS.

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11/20/24	REVISED PER STAFF REVIEW
9/10/24	FOR CONCEPTUAL USE APPROVAL

