

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

Office Use Only

Petition #/Permit #

2024-055

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:

Name Eduardo e Claudia Olague
Address 15211 8hamrocic Ln.
City, St, Zip Woodstock, IL 60098
Daytime Phone 815219 9639
Email olaguefarms@yahoo.com

ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):

Name _____
Address _____
City, St, Zip _____
Phone _____
Email _____

RECEIVED
SEP 13 2024
ZONING DIVISION

APPLICANT (If other than owner):

Name Olague Farms Meat Processing, Inc
Address 22701 Oak Grove Rd
City, St, Zip Harvard, IL 60033
Daytime Phone 815943-4488
Email olaguefarms@yahoo.com

TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):

Name _____
Address _____
City, St, Zip _____
Phone _____
Email _____

PARCEL INFORMATION:

Address 15712 Nelson Road
City Woodstock Zip 60098
Parcel/Tax Number 07-23-176-003
Number of Acres 8.28

Applying For:

(Check all that apply)

- ☐ Reclassification
☒ Conditional Use & Site Plan Review
☐ Variation, Administrative
☐ Variation, Zoning
☐ Site Plan Review
☐ Text Amendment
☐ Appeal

Current Zoning: A1

Requested Zoning: A1C

CUP Request: Food Processing with Animal Slaughter

Variation Request:

Type:

UDO Section(s):

Type:

Please provide additional information on the back of this page.

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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: <u>Olague Farms Meat Packing, Inc.</u>			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
<u>Eduardo Olague</u>	<u>President</u>	<u>15211 Shamrock Ln Woodstock, IL 60098</u>	<u>50%</u>
<u>Claudia Olague</u>	<u>Secretary/Vice President</u>	<u>15211 Shamrock Ln Woodstock, IL 60098</u>	<u>50%</u>

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

[illegible]

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.

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

SUBSCRIBED and SWORN to before me
this 11th day of September, 2024.

KATHLEEN M BOUGH
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 12, 2026

September 10, 2024

McHenry County Planning and Development
STAFF PLAT REVIEW Members
County Board Conference Room/Administration Building
667 Ware Road
Woodstock, IL 60098

RE: Proposed Conditional Use: Food Processing with Animal Slaughter
15712 Nelson Road
Woodstock, Illinois 60098
PIN 07-23-176-003

Applicant:

Olague Farms Meat Packing, Inc.
Current Address:
22701 Oak Grove Road
Harvard, Illinois 60033
Eduardo Olague, Owner
Claudia Olague, Owner
(815) 943-4488

Staff Plat Review Members:

We, Eduardo and Claudia Olague, as the owners of Olague Farms Meat Packing, Inc., thank you for reviewing our request for a Conditional Use Permit for the following property:

15712 Nelson Road
Woodstock, Illinois 60098
PIN 07-23-176-003

This property is approximately 8.28 acres, with dimensions roughly of 330'-0" x 1100'-0". Currently, the property includes a farmhouse, detached garage, two storage buildings, chicken coop, and various livestock animal pens. The majority of the property is used for crop farming alfalfa, and this will not change.

The property is located within the A-1 Zoning District where Food Processing with Animal Slaughter is permitted with a Conditional Use Permit. A Site Plan is part of this submission that shows the proposed layout of the property and the Conditional Use.

The proposed Food Processing with Animal Slaughter Conditional Use will have minimal impact on traffic along Nelson Road. We anticipate a maximum of 15 employees and about 30 vehicular visits per week, primarily farmers. These are vehicle

types consistent with those currently visiting the property now, namely trucks with livestock trailers and an occasional livestock truck. Due to the location of the proposed operation, we do not anticipate noise will be an issue. There are no significant environmental impacts.

This proposal is to relocate our business, Olague Farms Meat Packing, Inc., from near Harvard to this location. The proposed use falls within the Principal Use Standard of Food Processing with Animal Slaughter as defined in the McHenry County UDO 16.56.030 HH. The Conditional Use will comply with the requirements of this section:

1. No animal slaughter operation will be located within 500'-0" of any residential zoning district.
2. Live animals will be held on site for no more than 24 hours.
3. All slaughtering/processing will occur within an enclosed building.
4. The use will comply with all applicable federal, state, county rules and regulations.
5. The facility will satisfy all requirements of the McHenry County Health Ordinance and applicable building codes.

The Olague Farms Meat Packing facility had its origins in McHenry County in a facility that has been operating at the same location near Harvard since 1952. We have a longstanding relationship with the McHenry County community and farmers.

Unfortunately, a tragic fire resulted in the complete loss of our building. Since residential zoning and retail uses had grown out to the once rural location, it became apparent that the facility could no longer be rebuilt at its original location. Therefore, with a goal to remain in McHenry County, we have decided to pursue the rebuilding of Olague Farms at this location at 15712 Nelson Road.

Our mission is to bring back the traditional neighborhood butchering and meat processing facility, supplying the local McHenry County community and restaurants with fresh meat of the highest quality. We achieve this by overseeing the production from the moment the animal is purchased for harvesting to the very moment of product delivery.

We hope and trust that you agree that by granting a Conditional Use for Food Processing with Animal Slaughter at this site, it will prove to be a very appropriate location for Olague Farms Meat Packing for years to come. Please do not hesitate to contact us if you have any questions or require further information.

Very Truly Yours,

OLAGUE FARMS MEAT PACKING, INC.

Eduardo Olague
Claudia Olague

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.

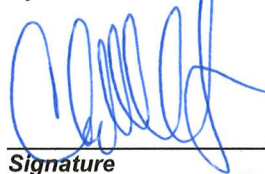
ACCEPTANCE OF FEES FOR NOTIFICATION

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.


Owner's Signature

Print Name

Eduardo J. Olague

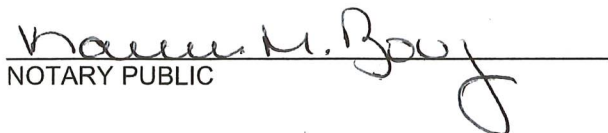

Signature

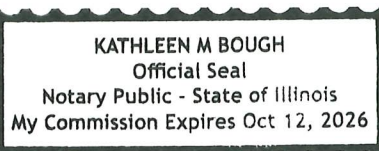
Print Name

Claudia Olague

SUBSCRIBED and SWORN to before me
this 11th day of September, 2024.

NOTARY PUBLIC


Kathleen M. Bough



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)? We understand and know that the proposed conditional use of Food Processing assures that the site and operations will comply with all 5 requirements of 16.56 HH as well as 16.60.
2. Is the conditional use compatible with the existing or planned future development of the area? Yes, the proposed conditional use of Food Processing is a conditional use within the existing A-1 Zoning District. This is the current Zoning District of adjacent properties and is consistent with the 2030 plan.
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area? No, due to the size of the lot, the nature of the business taking place inside the building, the setbacks provided, the standards to which the operation will take place, the lack of residential development in the area, the proposed conditional use is not be detrimental to the general welfare of the area.
4. Will the conditional use be injurious to the use and enjoyment of other property in the area? No the proposed conditional use will not be injurious to the use and enjoyment of other property in the area, for the reasons stated above.
5. Will the conditional use substantially diminish and impair property value in the area? No, the proposed conditional use will not diminish or impair property values in the area. The use is consistent with adjacent properties.
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided? Utilities, access roads, and other necessary site conditions are all easily accessible and provided for at this site.
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets? Yes. The proposed conditional use intends to use the existing access to Nelson Road that is currently being used for car and truck traffic.
8. Will the conditional use conform to the applicable standards of the underlying zoning district? Yes. The proposed use will conform to all the applicable standards of the underlying zoning district.
9. Will the conditional use be reasonably in the interest of the public welfare? Yes. The conditional use is to provide a new home and more appropriate location for a business that began in 1952 outside of Harvard and has been a consistent part of McHenry County ever since.
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality? Yes. Of course, the site improvements will comply with McHenry County Stormwater Ordinance Health and Environmental Regulations.