



McHenry County
Staff Plat Review - Public Meeting
MINUTES

November 20, 2024, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Patricia Nomm, Renee Hanlon, Steve Gardner, Stoyan Kolev

Members Absent: Ray Beets

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: Stoyan Kolev

Second: Steve Gardner

Approve previous minutes

Approved by Voice

3.1 September 18, 2024 Draft Minutes

4. SITE PLAN REVIEW

4.1 2024-055 Olague - A1 - A1C

Claudia and Eduardo Olague were present during the meeting along with David Gillespie, architect. Mr. Olague gave a brief history of his business and explained that they have been operating in McHenry County since 1952 but lost the business due to a fire. They would like to rebuild their operation in McHenry County at 15712 Nelson Road. He noted the proposed building is slightly smaller than the Jones facility, there are trucks entering the site as it is currently a slaughterhouse. There will be a total of 15 employees with business hours of 7 am to 4 pm and a slight increase in hours around holidays. Typically, there will be approximately 300-400 head of either lamb, sheep or goat and 10-15 head of cattle weekly. The amount of cattle depends on local farmers for processing.

Water Resource Division - Mr.Kolev reviewed his comments and there were no further questions.

MCDOT - Mr. McGraw reviewed the comments written by Ray Beets. He highlighted the ROW dedication, requirements for a traffic study and that would determine the type of access permit that will be required and if a turn lane will be needed.

Building Division - Mr. Gardner reviewed his comments and requirements and there were no further questions.

Environmental Health - Ms. Nomm briefly reviewed comments. In addition, she asked if retail would be added to the business and the owner stated that they were not adding it at this time.

Planning Division - Ms. Kurtzman reviewed the comments in her memo. Highlights that require changes are LED lighting fixtures to be added to the site plan, parking and loading bay conflict area. She mentioned that if fewer employee trips are discovered during the traffic study perhaps a variation could be granted for fewer parking spaces and that would also reduce the impervious area.

Mover: Renee Hanlon

Seconders: Stoyan Kolev

Motion to approve pending administrative review of site plan.

Approved by Voice

5. SUBDIVISION REVIEW

5.1 S2024-001 Final Plat of Dunin Consolidation

Adrian Plante and Inez Dunin Wasowicz; owners and Richard Heizer, engineer, were present.

Stormwater Division - No comments.

MCDOT - Mr. McGraw noted there were no ROW requirements and that the traffic study will happen with the conditional use process. No other comments at this time.

Building Division - No comments.

Health Department - Ms. Nomm reported that when Mr. Heizer updated the information from the soil classifier it was in conflict with previous submittals. She reported that she reached out to them and if they cannot come to a conclusion it will be elevated to NRCS for determination. Further review is required on this matter.

Zoning Division - Ms. Kurtzman reviewed the items in her memo. There were no further questions with regard to the comments.

Mover: Renee Hanlon

Seconders: Patricia Nomm

Acknowledge receipt and deny to return to this committee. Amended motion to address issues and review administratively.

Approved by Voice

5.2 S24-002 Final Plat of First Amendment to Lot 37 Vista Ridge Estates

John Sieck, KLM Builders was present.

Health Department - Ms. Nomm reported that a reduction in the size of the septic area has been submitted and approved. The plat can be brought in for signature.