

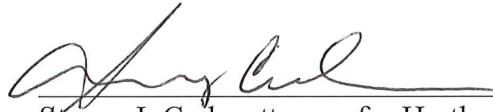
McHENRY COUNTY, ILLINOIS

ZONING BOARD OF APPEALS

IN RE: The matter of Olague Farms, Meat Packing, Inc.

Petition #2024-055

The undersigned, as attorney enters the appearance of Hartland Township, objector, in these proceedings.



Steven J. Cuda, attorney for Hartland Township

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McHENRY COUNTY, ILLINOIS

ZONING BOARD OF APPEALS

IN RE: The matter of Olague Farms Meat Packing, Inc.

Petition #2024-055

OBJECTION

NOW COMES, Hartland Township by its attorneys, Hamer, Schuh & Cuda, and for its objection to the proposed Conditional Use requested by Petitioners, Olague Farms Meat Packing Inc. (the “Petitioner”) states as follows:

1. The Petitioner is requesting that it be granted a Conditional Use to allow for food processing and a slaughterhouse on the property commonly known as 15712 Nelson Road, Woodstock, Illinois.

2. Section 16.20.040 E. of the McHenry County Unified Development Ordinance (the “Ordinance”) lists ten (10) general standards which any Petitioner must meet prior to obtaining a Conditional Use. The McHenry County Planning and Development Application packet for proposed Conditional Uses requests a Petitioner to address how a proposed Conditional Use meets those standards. In its instructions the Planning and Development Department states that “yes” and “no” answers are insufficient” when addressing these standards. With its answers Petitioner has failed to adequately address standards 1, 4, 5, 8 and 9.

3. Petitioners’ proposed Conditional Use falls within the category of “Food Processing” as that term is defined in Section 16.08.020 of the Ordinance. Pursuant to table 16.32.1 Food Processing is allowed as a conditional use in A-2 zoning districts and as a permitted use in I-1 and I-2 zoning districts. Section 16.56.30 of the Ordinance sets forth use standards for particular

businesses including sub-section HH for a "Poultry and Small Animal Processing Plant". There are no use standards for large animal processing listed in Section 16.56.30 or any other Section of the Ordinance. None are needed for a large animal slaughterhouse/food processing plant as long as it is located in a I-1 or I-2 zoning districts. The Ordinance does not permit a large animal slaughterhouse in an A-1 zoning district. There is no language anywhere in the Ordinance which can be construed to allow the slaughtering and processing of large animals, such as cattle, on property which is zoned A-1 or A-2.

4. Petitioner admitted during its Site Plan Review that it anticipated slaughtering and processing "10-15 heads of cattle weekly. The amount of cattle depends on local farmers for processing." Its proposal is not just for a poultry and small animal processing plant.

5. The subject property is zoned A-1 Agriculture District; Petitioners business should be located on property which is zoned I-1 or I-2.

6. For the reasons set forth above Hartland Township objects to this Petition and respectfully requests that it be denied by the McHenry County Zoning Board of Appeals.

Respectfully submitted,
Hartland Township, by its attorneys, Hamer, Schuh &
Cuda

By: 

Steven J. Cuda

By: 

Charles Kruse, Hartland Township Supervisor

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McHENRY COUNTY, ILLINOIS

ZONING BOARD OF APPEALS



IN RE: The matter of Olague Farms Meat Packing, Inc.

Petition #2024-055

AMENDED
OBJECTION

NOW COMES, Hartland Township by its attorneys, Hamer, Schuh & Cuda, and for its Amended Objection to the proposed Conditional Use requested by Petitioners, Olague Farms Meat Packing Inc. (the “Petitioner”) states as follows:

1. The Petitioner is requesting that it be granted a Conditional Use to allow for food processing and a slaughterhouse on the property commonly known as 15712 Nelson Road, Woodstock, Illinois.

2. Section 16.20.040 E. of the McHenry County Unified Development Ordinance (the “Ordinance”) lists ten (10) general standards which any Petitioner must meet prior to obtaining a Conditional Use. The McHenry County Planning and Development Application packet for proposed Conditional Uses requests a Petitioner to address how a proposed Conditional Use meets those standards. With its answers Petitioner has failed to adequately address those standards.

3. Petitioners’ proposed Conditional Use falls within the category of “Food Processing” as that term is defined in Section 16.08.020 of the Ordinance. Pursuant to table 16.32.1 Food Processing is allowed as a conditional use in A-1 zoning districts and as a permitted use in I-1 and I-2 zoning districts. Section 16.56.30 of the Ordinance sets forth use standards for particular businesses including sub-section HH for a “Food Processing and Animal Slaughter.” Petitioner has

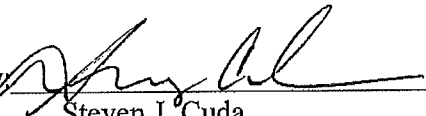
failed to adequately address how it will comply with the standards 4 and 5 of subsection HH.

4. Petitioner has failed to demonstrate that its proposed use is compatible with the uses adjacent to or in proximity to the Subject Property

5. There are residential uses adjacent to or near the Subject Property. A slaughterhouse is an inappropriate use near said residences.

6. For the reasons set forth above Hartland Township objects to this Petition and respectfully requests that it be denied by the McHenry County Zoning Board of Appeals.

Respectfully submitted,
Hartland Township, by its attorneys, Hamer, Schuh &
Cuda

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