

McHenry County
Department of Planning & Development

2200 North Seminary Ave.
Woodstock, IL 60098
plandev@mchenrycountyil.gov
815.334.4560



Site Plan Review Memorandum

TO: S. Bazylyuk

FROM: Anna Kurtzman, Senior Planner

DATE: July 9, 2025 (SPRC 7/16/25)

RE: Z25-0068, Request for a Conditional Use for Food Processing with Animal Slaughter with two (2) variances

The Planning Division has considered the following documents in developing this analysis of your zoning application:

- A. Narrative
- B. Approval standards for CUP and Variances
- C. Site Plan prepared by Archicraft Ind, last revision date 12/9/24
- D. Plat of Survey prepared by Vanderstappen, dated July 10, 2024
- E. Supplemental materials submitted July 7, 2025

Staff has the following comments:

1. Section 16.56-030.HH includes minimum standards for locating/operating a Food Processing with Animal Slaughter business. Subsection 1 indicates that such a use may not be located within five hundred (500) feet of a residential structure located within an agricultural zoned district nor within five hundred (500) of a residentially zoned property. Staff notes that the applicant has requested a variance from this standard and has provided supporting documentation by addressing the Standards for Zoning Variance.
2. Staff notes that the applicant has requested a variance from the standard regarding the minimum frontage of a zoning parcel along a road frontage. The applicant has provided supporting documentation by addressing the Standards for Zoning Variance.
3. Please be aware that the Zoning Board of Appeals may recommend additional conditions beyond these minimum standards and the McHenry County Board may impose those additional conditions or additional conditions on this special zoning designation.

/abk