



# McHenry County

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## Division of Transportation

Joseph R. Korpalski, Jr., P.E.  
Director of Transportation/County Engineer

### MEMORANDUM

**TO:** Staff Plat Review Committee/Applicant  
McHenry County Department of Planning and Development

**FROM:** McHenry County Division of Transportation

**DATE:** March 17, 2025

**SUBJECT:** Staff Plat Review Committee Comments  
Petition #2025-052 Food Processing with Animal Slaughter.  
PIN #08-14-300-002  
Parcel Address: 3712 Greenwood Road  
Petitioner: Sergiy Bazylyuk  
Scheduled for Staff Plat Review Committee review on: March 19, 2025

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With respect to the above subject project scheduled for Staff Plat Review Committee review, the McHenry County Division of Transportation (MCDOT) offers the following review comments:

The request is for a **Conditional Use Permit to allow for Food Processing with Animal Slaughter** within an A-1 Agricultural District. Based on aerial photography the property consists of a farmhouse, various out buildings and farmland.

Per Chapter 4 of the McHenry County Access Control and Right-of-Way Management Ordinance (Ordinance)

- an access permit shall be required when a change in use of an access facility or change in land use or land-use density occurs and the continued use of an existing access is proposed. The property owner or developer shall make an application to the McHenry County Division of Transportation to request continued use of the existing access. The application shall be reviewed as if a new access is being permitted, and all of the provisions of the Ordinance shall apply.

Per Chapter 4 of the Ordinance

- A Minor Access is one which serves property abutting a County Highway, has an anticipated ADT volume of no more than fifty 50 trips, as estimated utilizing the latest edition of the Institute of Transportation Engineers trip generation statistics,

and has no regular use by vehicles or vehicle combinations of three axles or more (personal recreational vehicles and agricultural field equipment excluded); and

- a Major Access is one which serves property abutting a County Highway and has an anticipated ADT volume of more than fifty (50) trips, as estimated utilizing the latest edition of the Institute of Transportation Engineers trip generation statistics. All Major Access Permits requests require, at a minimum, submittal of a Traffic Impact Study (T.I.S.) as defined in Section 5.2.2 of the Ordinance.

Per Chapter 5, Section 5.2.2 of the Ordinance

- All applications for Major Access Permits shall include submittal of a Traffic Impact Study prepared by a licensed Professional Engineer who has also been certified as a Professional Traffic Operations Engineer (P.T.O.E.) by the Transportation Professional Certification Board (T.P.C.B.). The Traffic Impact Study shall bear the name, signature and seal of the Professional Engineer and be included on any updates or subsequent revisions to the Traffic Impact Study. In addition, the traffic engineer shall also include their P.T.O.E. certification number.

Per Chapter 5, Section 5.1 of the Ordinance

- If the property abutting a County Highway is to be subdivided, developed, rezoned, undergoes a change in land use or density, or a Major Access facility or Emergency Access is being requested, the permittee shall dedicate or cause the dedication to occur at no cost to the County, sufficient land for right-of-way to meet the requirements of the Ordinance. Dedication shall be across the entire frontage of a development and shall be the greatest of:
  - *Minimum widths depicted on Table 5-1 based on the County Highway Access Classification*
  - *Minimum width to accommodate highway improvements required by this Ordinance*
  - *Widths identified in completed Phase 1/feasibility studies conducted by the County, the Illinois Department of Transportation, or by others with County concurrence on the section of County Highway where access or development is being proposed.*

*Table 5-1  
Minimum Right-of-Way Requirements  
by County Highway Access Classification*

<b><i>County Highway Classification</i></b>	<b><i>Minimum Right-of-Way Width</i></b>
<i>Designated Freeways</i>	<i>170 feet (85 ft. half R.O.W.)</i>
<i>Principal Arterials</i>	<i>140 feet (70 ft. half R.O.W.)</i>
<i>Arterials &amp; Other Highways</i>	<i>110 feet (55 ft. half R.O.W.)</i>

- Greenwood Road is classified as an Arterial. Therefore, a 55-foot half right-of-way would typically be required to meet Ordinance requirements. However, in this case, since the property has no frontage to Greenwood Road, MCDOT does not foresee how this would be attainable. Note that simply because the property has no frontage does not preclude the County from suggesting that the property attain as much ROW as feasible from the properties that do front on Greenwood and that the property holds easement with.

Based on the applicant's narrative and site plan the proposed Food Processing with Animal Slaughter, MCDOT has the following questions:

- How many employees will this facility have  
How many vehicles will visit the site daily, i.e. employees, deliveries, customers, etc.

Given the definition of both a Minor Access and a Major Access, the types of vehicles with vehicle or vehicle combinations of three axles or more, and the projected combined daily traffic both in and out of the Greenwood Road access, the MCDOT will determine if the access type to be a MAJOR ACCESS or MINIMUM (or MINOR?) ACCESS.

In regard to the access easement that crosses Parcel 08-14-100-018, as well as Parcel 08-14-100-017 to get to the site, the Petitioner shall obtain permission from each property owner allowing the increase in traffic, both numbers as well as type (trucks) to this site.

**The petitioner is proposing to continue use of the existing access to Greenwood Road, a County Highway, and is changing the use of the property by creating/adding a Food Processing with Animal Slaughter business. Therefore, the petitioner will need to make a formal permit application submittal to MCDOT for a MAJOR or MINOR ACCESS to Nelson Road, depending on the traffic findings. Formal permit application for an ACCESS includes submittal of:**

- **Completed HIGHWAY ACCESS PERMIT APPLICATION**
- **Payment of permit application fee (MAJOR or MINOR ACCESS amount as required – either \$4,500 for MAJOR or \$1,500 for MINOR)**
  - **Fee can be paid by check made out to “McHenry County Division of Transportation” or via the payment portal found on the MCDOT website**
  - **Please make reference to Bazylyuk Food Processing – Greenwood Road when making the fee payment**
- **Submittal of a Traffic Impact Study (see both the Ordinance and Permit Procedures and Requirements Manual for details)**

**At this time, it is not known if roadway or access improvements to Greenwood Road will be needed in-order-to handle the traffic generated by this site. That remains to be seen by way of submittal and review of the Traffic Impact Study. The traffic numbers found on the site**

plan are not detailed enough and do not include trip distributions, peak hour movements, etc. to be able to qualify as a formal Traffic Impact Study.

The Ordinance, Permit Procedures and Requirements Manual, application form and fee schedule can be found on the MCDOT website at [www.mchenrycountydor.org](http://www.mchenrycountydor.org)

Additional submittals and therefore MCDOT review comments may be necessary subject to the above comments.

For any questions about the above comments or future submittals, please contact:

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