



McHenry County
Staff Plat Review - Public Meeting
MINUTES

July 16, 2025, 8:30 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Ray Beets, Patricia Nomm, Steve Gardner, Stoyan Kolev, Anna Kurtzman, Keith McGraw, Brian Dhom

1. CALL TO ORDER

Meeting called to order at: 8:32 AM by Adam Wallen

2. PUBLIC COMMENT

None

3. DRAFT MINUTES FOR APPROVAL

3.1 Minutes from June 18, 2025, SPRC

Mover: Stoyan Kolev

Second: Steve Gardner

To approve minutes from June 18, 2025

Approved by Voice

4. SITE PLAN REVIEW

4.1 Z25-0018 Espinosa - A1C to A1C - NUNDA TWP

Present were Fidel Espinosa and Dan Curran

Heath Department - Patti Nomm

Ms. Nomm reviewed her comments and noted that there was no conflict with the septic based on the number of employees and will provide a revised memo reflecting this information provided the employees do not remain on site during the day.

Building Division - Steve Gardner

Mr. Gardner reviewed his comments. He noted that as long as there have been no changes and everything remains status quo as it has been since the previous renewal, then he has no other comments.

Water Resources - Stoyan Kolev

Mr. Kolev had no comments.

Planning Division - Anna Kurtzman

Ms. Kurtzman reviewed her comments. Ms. Kurtzman noted that on the last application in 2012 a variance to reduce the driveway from twenty-five (25) feet to ten (10) feet was requested but denied. She stated that the variance would need to be re-requested in order to keep the ten (10) foot driveway or update the site plan to show the twenty-five (25) foot driveway.

Mr. Curran stated that he will provide an addendum to request the variance.

Ms. Kurtzman noted that the site plan will need to be updated to reflect the fencing and landscaping.

Division of Transportation - Keith McGraw

Mr. McGraw had no comments

Mover: Patricia Nomm

Secunder: Steve Gardner

Motion to approve the plan pending administrative review of the missing items and confirmation of the variation request.

Approved by Voice

4.2 Z25-0068 Bazilyuk - A1 to A1C - GREENWOOD TWP 08-14-300-002 Greenwood Road, Woodstock

Mover: Keith McGraw

Secunder: Stoyan Kolev

Motion by Adam Wallen to deny item 4.2 Z25-0068 pending Applicant participation

Approved by Voice

5. SUBDIVISION REVIEW

None

6. STATUS UPDATE

None

7. MEMBERS' COMMENTS

Mr. Wallen stated that the department interns will be making updates to the applications. If there are any comments or items to include, please let him know.

8. ADJOURNMENT

Mover: Patricia Nomm

Secunder: Stoyan Kolev

To adjourn the meeting at 8:51 AM

Approved by Voice