

McHenry County
Department of Planning & Development

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Site Plan Review Memorandum

To: Kim Goldman
From: Anna Kurtzman, Senior Planner
Date: July 28, 2025
RE: Z25-0062 --- Request for Multiple CUPs/Variance at 11719 Ridge Road, Barrington Hills

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

1. Narrative, undated
2. Plat of Survey drawn by James A. Faetanini, dated 9/15/23
3. Site Plan prepared by Kaufman O’Neal Architecture, dated 6/13/25
4. Unrecorded Access Easement

Staff has the following comments:

1. The definition of Intensive Agritourism requires the agriculture for the property already be established. **(*AGRITOURISM, INTENSIVE. Establishment of activities on an existing agricultural operation for the purpose of attracting the public for the enjoyment, education, or active involvement in the activities of the agricultural operation. INTENSIVE AGRITOURISM activities may include all of the activities allowed under LIMITED AGRITOURISM. INTENSIVE AGRITOURISM activities may also include the following and similar uses as determined by the Zoning Enforcement Officer: cider mills, haunted houses, apple and pumpkin cannons, live entertainment, ON-FARM FARM-TO-TABLE DINNER, RESTAURANTS, AMPHITHEATERS, WINERIES, and AGRITOURISM GIFT SHOPS. INTENSIVE AGRITOURISM uses may be combined with allowed AGRICULTURE uses such as FARMSTANDS, HORSE SHOWS, U-PICK OPERATIONS, and COMMUNITY SUPPORTED AGRICULTURE operations.*)** Other than pasture, there is no reference of what existing agricultural use(s) are on the property. Please expand the narrative to describe the current agricultural use(s).
2. Please provide note on the site plan the distance proposed between the tool shed/classroom and the street property line. The tool shed/classroom will be classified as an accessory structure and will need to meet the minimum setback requirement for a detached accessory structure. The requirement is either the effective street yard or fifty (50) feet, whichever is lesser. The effective street yard is the distance between the closest point of the principal structure to the street property line. Staff did not find a distance referenced between the house and the street property line.
3. The recorded easement document (2024R0001708) does not match the document which was provided. The last two (2) pages of the recorded document includes the legal description of the easements – the document you provided includes graphics. Please upload the recorded document.
4. Please note on the site plan the width of the cross-access easement.

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5. The site plan shows a residence being located at the western end of the property and a farmhouse at the eastern end of the property. It appears, from the narrative, that the western residence will be used as office space. If this is correct, please note this on the site plan.
 6. The narrative and parking table on the site plan indicate that there will be one (1) vacation rental. The site plan denotes at least two (2) locations for vacation rental – the farmhouse and the Cottages. Please revise accordingly.
 7. Please update the parking and loading table, and narrative, to reflect the parking being provided for the farmhouse residence.
 8. A total of five (5) handicapped parking spaces are required and you are providing six (6). Four (4) are reflected south of the West Storage Building and will be located on a hard surface. Two (2) proposed handicapped spaces are to be located on a gravel area in the eastern parking lot. Please be advised that handicapped parking spaces must be on a hard surface and pathways between the handicapped parking spaces and points of public access also must be on a hard surface.
 9. It appears that some of the parking associated with the eastern parking lot will be between the farmhouse and the septic field for the farmhouse. Please confirm with the Environmental Health Division regarding separation requirements are being met, including protecting the line from the house to the field.
 10. Parking standards table (upper left corner of site plan) indicates that parking layout is provided on attached sheet(s). Staff did not see those additional sheets.
 11. While parking lot lighting is not required, please note whether any external lighting on the site is proposed. If it is proposed, please indicate on the site plan the approximate location of lighting and the type proposed (wall mounted, pole, etc.)
 12. Is any signage, other than wayfinding, proposed? If yes, please indicate the approximate location on the site plan and provide draft renderings.
 13. The site plan shows five (5) smaller parking spaces north of the farmhouse septic field. Please label the intended use of these smaller spaces.
 14. Staff recommends that the UDO requirements table be updated to include the Sensitive Aquifer Recharge Area (SARA) requirements (Section 16.52.030).
 15. Please note that the Zoning Board of Appeals may recommend, and the County Board may approve additional standards beyond those listed in the Unified Development Ordinance.

/abk

The Following are the minimum development standards for the various uses you have identified in your application:

16.56.030.E *Agritourism, Intensive.*

1. The minimum lot size is twenty (20.0) acres, except in the commercial zoning districts.
2. Intensive Agritourism uses require site plan review and, except in the B-3 District, conditional use permit approval.
3. Agritourism must be incidental to and directly supportive of a main agricultural operation of the property, except in the commercial zoning districts. The agritourism use must be located on the same lot or parcel as the agricultural operation or located on lots or parcels owned by the same person(s) as the agricultural operation.
4. Agritourism uses shall not negatively impact agricultural operations of neighboring properties.
5. All areas open to the public, including sales areas, seating areas, and activities and entertainment areas must be located a minimum of thirty (30) feet from any lot line. This requirement excludes allowed agricultural activities and structures including, but not limited to, orchards, pumpkin patches, other U-pick operations, and farmstands.
6. All structures open to the public, except Farmstands that meet the standards of subsection R. below (Farmstand), must meet applicable building code requirements. Farmstands that do not meet the standards of subsection R. below (Farmstand) are permitted, provided they meet applicable building code requirements.
7. Toilet and sanitary facilities must be provided in accordance with the McHenry County Public Health Ordinance and Illinois State Plumbing Code.
8. Food and beverage services must be provided in accordance with the McHenry County Public Health Ordinance.
9. An off-street parking area is required. Such area does not need to be paved.

16.56.030.C. *Agriculture Employee Housing.*

1. The following information shall be included in the application for conditional use permit:
 - a. Type of building proposed.
 - b. Type of water supply and sewage disposal systems proposed.
 - c. Number of inhabitants to be housed in the facility.
 - d. Type of business conducted on the property.
 - e. Time period of occupancy.
2. All facilities shall obtain and maintain any state or federal licenses required for their operation. Failure to maintain such license will result in a revocation of the conditional use permit.
3. All facilities shall be compatible with the type and outward appearance of the residences in the area in which they are located.

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4. All structures shall comply with the building code and shall be maintained in good repair. All agriculture employee housing shall maintain sanitary facilities in accordance with the McHenry County Public Health Ordinance.
 5. Mobile homes may be placed on a property to provide housing for (an) agricultural worker(s) subject to approval of an agricultural trailer permit, based on the following criteria:
 - a. The property owner shall affirm, using forms provided by the Department of Planning and Development, that occupancy of the mobile home will be limited to persons and the families of persons engaged in agricultural activities on the subject property.
 - b. If the property is less than five (5) acres in size, the property owner shall provide proof of agricultural income in any calendar year, consistent with the Counties Code (55 ILCS 5/5-12001 *et seq.*).
 - c. The permit shall expire after two (2) years or upon a change in property ownership. Within thirty (30) days of the expiration of the permit, the property owner shall remove the mobile home from the property or receive a new agricultural trailer permit.

16.56.030.K. Day Camp.

1. A day camp shall meet all state regulations.
2. All day camps shall comply with all applicable County regulations, including those governing the installation, construction, and/or operation of swimming pools, water supply, sewage disposal, food storage and service, plumbing, structures, electrical wiring, and fire prevention.
3. Management headquarters, recreational facilities, cabins, and other uses and structures customarily associated with the operation of a day camp are permitted. All such structures must meet the requirements of the County building codes.
4. Storage of all day camp materials or equipment shall be within enclosed structures.
5. In addition to the yard requirements of the zoning district, interior side yards and a rear yard of at least thirty (30) feet each are required unless the zoning district requires a larger yard. Outside recreation areas, including playgrounds or recreation fields, are prohibited in any required yard.

16.56.030.VV. Vacation Rental.

Dwelling units, or portions thereof, that are offered as vacation rentals for more than twelve (12) rentals per calendar year or more than ninety (90) days per calendar year shall obtain a conditional use permit prior to occupancy.

Art Gallery – No unique standards

Reception Facility – No unique standards

Community Center – No unique standards