

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0008

PIN: 12-09-300-006

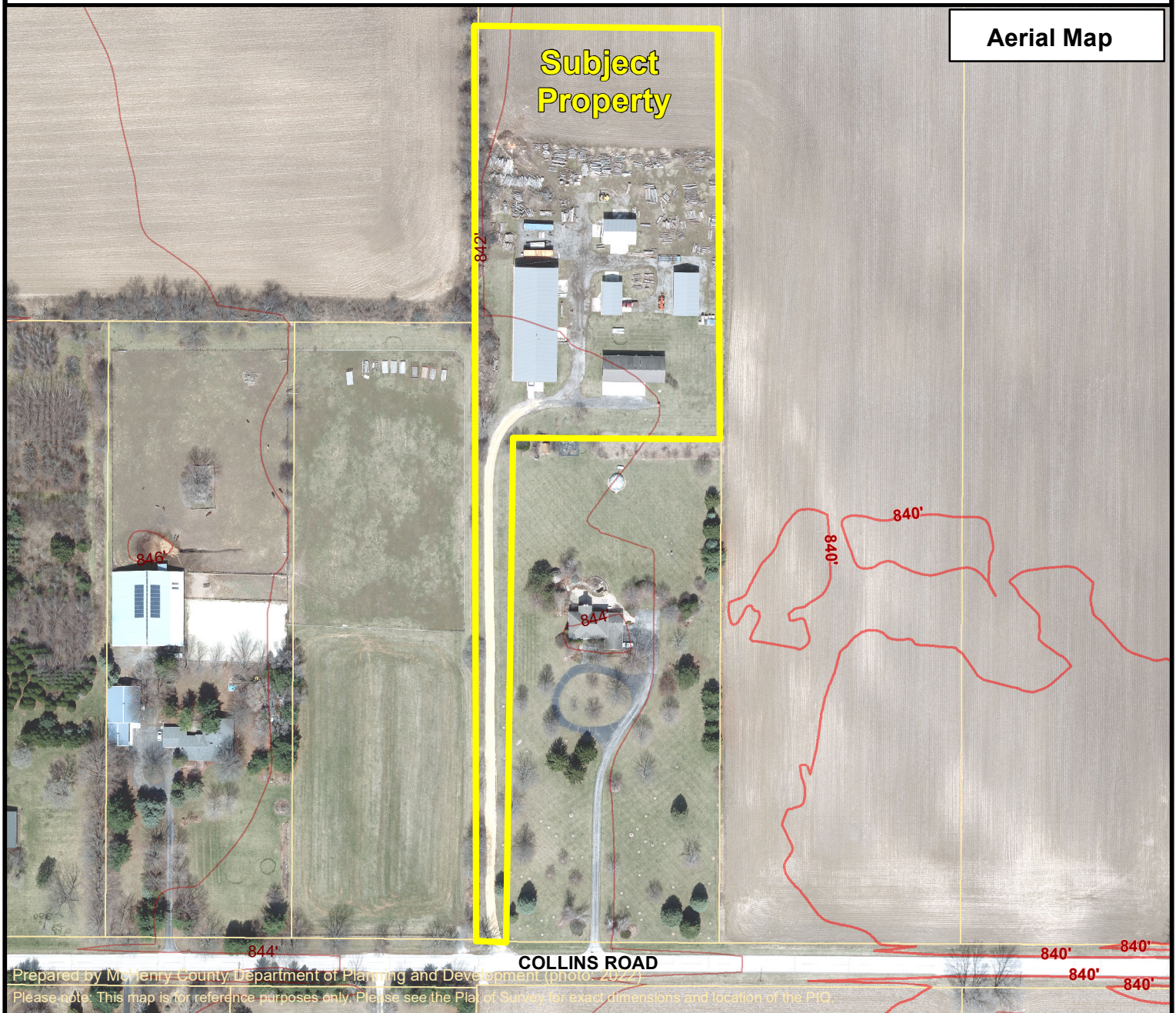
Address: 18014 Collins Road, Woodstock

Request: A-1C to A-1C, Request to renew CUP 14-09 for a Sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production

Hearing: September 25, 2025

Applicant: DW Deserto and JM Jozwiak

Location: The five (5) acre parcel is on the north side of Collins Road, approximately a half (0.5) mile east of Sullivan Road, in Seneca Township.




Elevation


(feet above sea level)


— 10-foot contours

— 2-foot contours


ADID Wetland Map 2005

 High Functional Value Wetland (hfw) High Quality Wetland (hqw)

 High Quality

 Wetland (w)

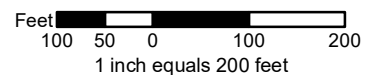
 Wetland (w)

 Farmed Wetland (fw)

FEMA Flood Hazard Areas

 0.2 % Annual Chance of Flood

1% Annual Chance of Flood

 Floodway

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STAFF COMMENTS

The following comments and conclusions are based upon staff analysis and review prior to this hearing and are to be considered viable unless evidence is established to the contrary. Staff may have additional comments based upon the testimony presented during the public hearing.

BACKGROUND & REQUEST SUMMARY

The subject property consists of five (5) acres and is zoned A-1C Agriculture District with a Conditional Use Permit allowing for a sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production (CUP 14-09). The applicant is seeking to renew this Conditional Use Permit with two (2) modifications.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

- The applicant must meet the Approval Standards for Conditional Use Permit, listed in County Code Section 16.20.040.E of the McHenry County Unified Development Ordinance (UDO).

STAFF ANALYSIS

Current Land Use & Zoning

The subject property is zoned A-1C Agriculture District with a conditional use permit allowing the uses identified above. The subject property is surrounded by properties which are also zoned A-1 Agriculture District. The County's current land use map shows the area being developed primarily with agricultural uses and some single-family residences.

2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property as **Agricultural**.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The proposed use of the property is consistent with the 2030 Comprehensive Plan and 2030 and Beyond due to the facts that there are minimal impacts to the agricultural, natural, and water resources on the site and that it furthers the economic policies of the plans. *(See comments below)*

McHenry County 2030 and Beyond, Adopted October 18, 2016

Big Idea #1 Let's make our communities healthy, active, and green

"We can make it happen by promoting development that is compact, contiguous to, or located within municipalities in order to preserve rural landscapes while providing greater mobility choice for all residents." (p.12)

- The nearest municipalities, Marengo and Woodstock, are both over three (3) miles from the subject property.

Big Idea #2 Let's build on our strengths

"We can make it happen by recognizing the economic and social importance of our agricultural industry." (p. 15)

- The conditional use permit would allow for the continuation of an existing business.

Big Idea #3 Let's grow smarter

"We can make it happen by supporting business development and commercial uses to reduce the property tax burden on residential homeowners." (p. 17)

- Allowing the continued use of this business would continue to reduce the property tax burden on residences in the County.

Big Idea #4 Let's expand our economy

"We can make it happen by facilitating new business and the expansion of existing businesses." (p. 21)

- The Conditional Use Permit would allow the proposed business to continue its operation on the subject property.

Community Character & Housing

"Promote increased density and compact contiguous development." (p.15)

- As noted above, the subject property is over three (3) miles away from the nearest municipalities (Marengo and Woodstock).

Agricultural Resources

"Maintain and protect the most productive agricultural lands, where appropriate, by discouraging nonagricultural growth in these areas." (p. 29)

- There are no agricultural activities occurring on the subject property, thus, the continuation of this business will not adversely impact productive agricultural lands.

Greenways, Open Space & Natural Resources

"Promote land uses that [...] minimize the impact on land, water, energy, and other natural resources..." (p. 43)

- The McHenry-Lake County Soil and Water Conservation District's Natural Resources Inventory letter has been received. Due to no new proposed construction, the report indicates that impacts to the natural environment are minimal. The letter also indicates that there are no floodplains, wetlands but there are hydric soils on the subject property. Please refer to NRI L24-071-4627 for more information.

Water Resources

"...land use and development should be carefully examined and regulated within sensitive groundwater recharge areas to ensure that the water quality, quantity, and natural recharge functions of the area are safely maintained." (p.67)

- The subject property is located in a Sensitive Aquifer Recharge Area (SARA).

Economic Development

"Increase the commercial/industrial tax base to be at least thirty-five (35%) percent of the countywide total tax base." (p. 87)

- Granting the Conditional Use Permit will help to retain an existing business.

Infrastructure

No applicable text.

Land Use

"Promote increased density and compact, contiguous development." (p. 125)

- The subject property is already developed with the intended use. No additional development of the site has been indicated.
- The site is not near a municipality. The nearest municipalities are Marengo and Woodstock, which are both over three (3) miles from the subject property.

STAFF ASSESSMENT

The applicant is requesting a renewal of CUP 14-09, which allowed a sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production.

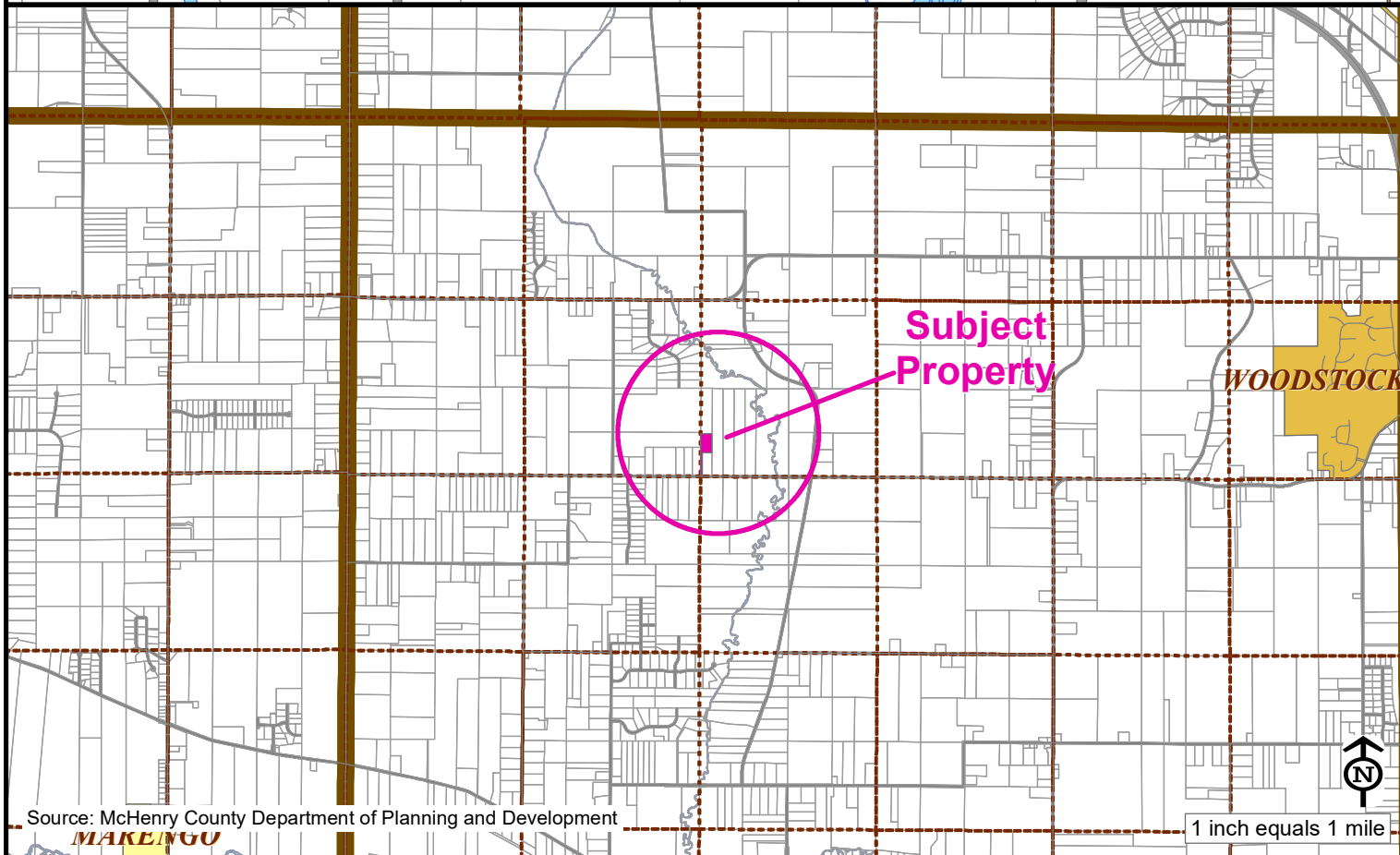
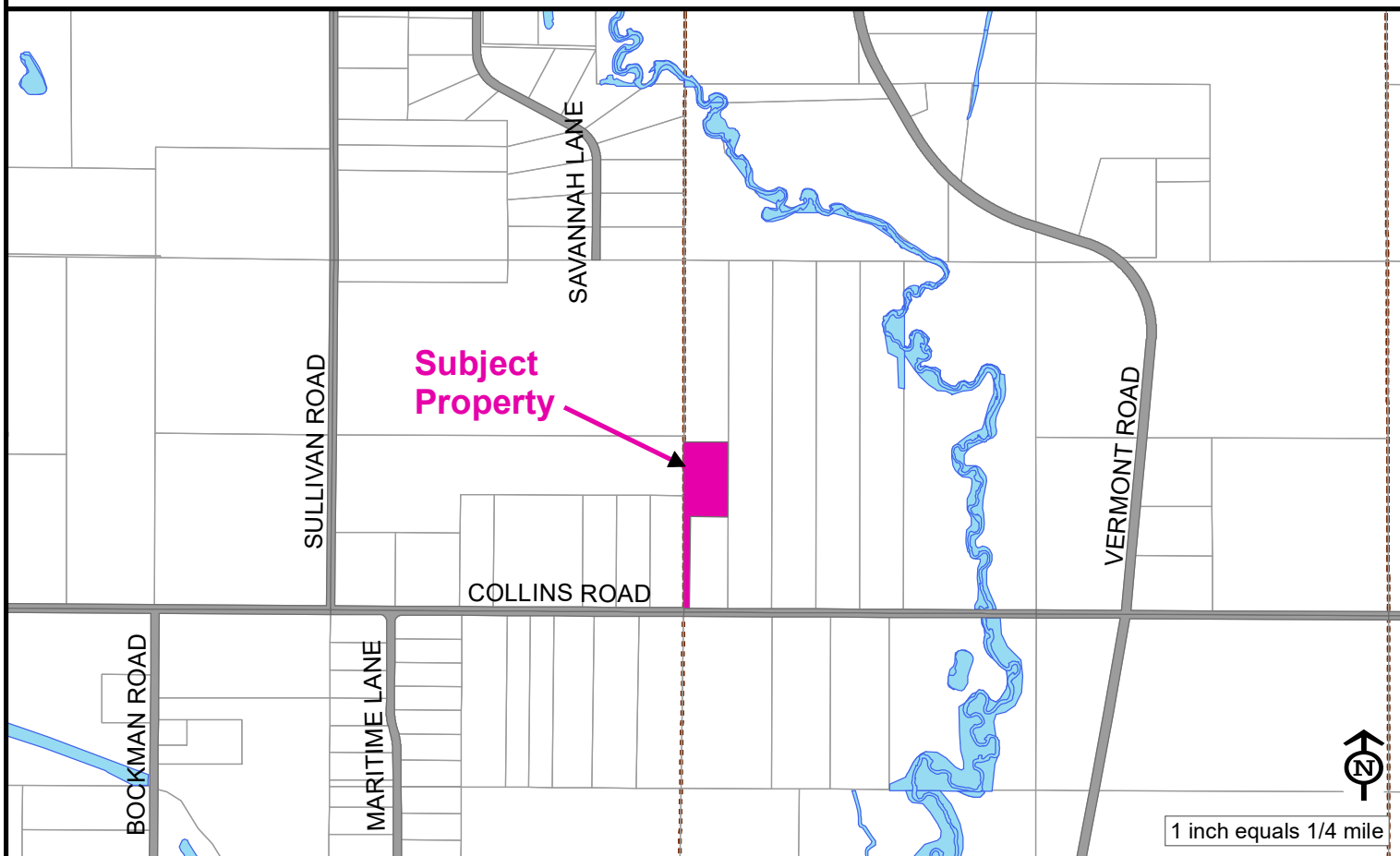
The requested Conditional Use Permit is not in conflict with the text of the McHenry County 2030 Comprehensive Plan and 2030 and Beyond Plan as there are minimal impacts to the agricultural, natural, and water resources on the site and that it furthers the economic policies of the plans. There are no floodplains or wetlands on the property. The property is within a Sensitive Aquifer Recharge Area.

Staff offers the following conditions for consideration:

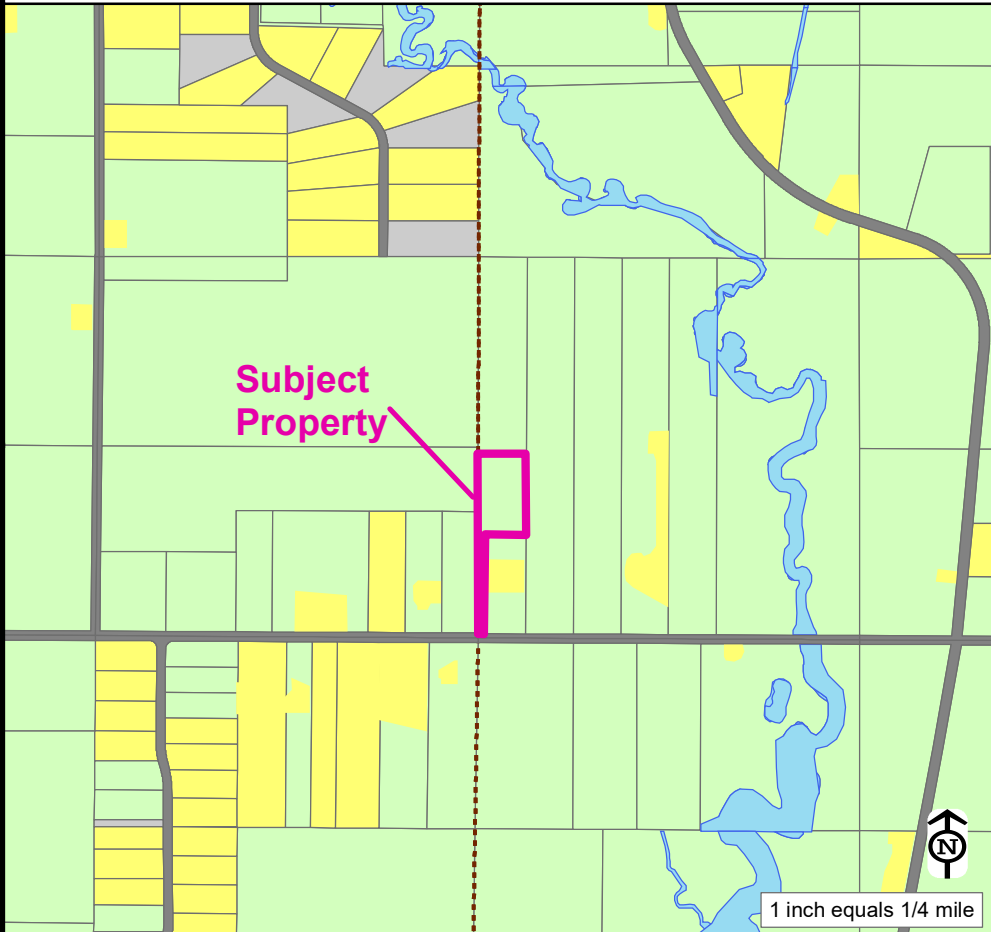
1. The Conditional Use to allow the sawmill, storage of commercial vehicles and equipment and wood working, furniture and lumber production shall expire ten (10) years from the date of approval by the McHenry County Board.
2. Site development of the property in question shall in substantial conformance with the site plan, identified as "Received 03/20/2025". Nothing shall limit the construction of agricultural buildings on the property.
3. There shall be no retail sale of any type on the premises.
4. The storage of commercial vehicles and equipment on site shall be limited to those owned or leased by the property owner(s) of record and/or used in connection with the requested use. All vehicles must have current plate registration.
5. The storage of mulch shall be limited to no more than ten (10) cubic yards at any one time. Storage of said mulch shall be limited to the "Log Storage Area" designated on the Site Plan , identified as "Received 03/20/2025".
6. The hours of operation shall be limited to 8:00 AM to 4:30 PM Monday through Friday.
7. Whenever the saws and/or equipment are running said structure housing the equipment shall remain closed as to reduce noise from emanating beyond the property.
8. There shall be an ETL Certified dust collection system installed for all woodworking tools that generate wood shavings or dust.
9. If any structure, or part thereof, within the Conditional Use area is used for the business and not for a strictly agricultural purpose, then said structure, or relevant portion thereof, shall be made to meet applicable commercial building codes and obtain all required permits for such use.
10. Signage shall be limited to Exempt Signs, per McHenry County Unified Development Ordinance.
11. Outdoor storage of sawdust shall be placed in metal containers.
12. All other federal, state and local laws shall be met.

McHenry County Unified Development Ordinance Section 16.20.040.E

- E. *Approval Standards for Conditional Use Permits.* No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:
1. That the petitioner has demonstrated the ability to meet any applicable standards contained in [Chapters 16.56](#) (Use Standards) and [16.60](#) (Site Development Standards).
 2. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.
 3. That the establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
 4. That the conditional use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
 5. That the conditional use shall not substantially diminish and impair property value within the neighborhood.
 6. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
 7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on public streets.
 8. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.
 9. That the conditional use is reasonably in the interest of the public welfare.
 10. That adequate measures will be taken to provide protection to groundwater recharge and groundwater quality.



Current Land Use Map



Current Land Use

Agriculture

Adjacent Land Use(s)

North: *Agriculture*

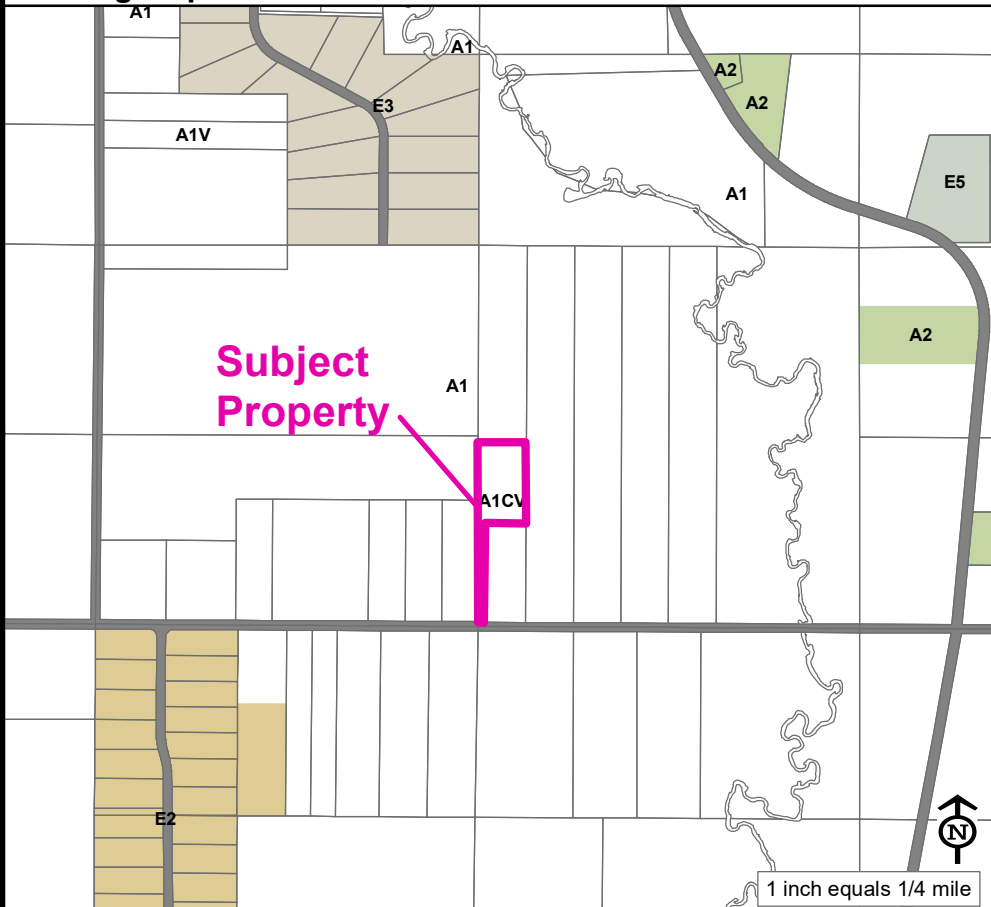
South: *Agriculture*

East: *Agriculture & SF Residential*

West: *Agriculture*



Zoning Map



Current Zoning

A-1CV Agriculture

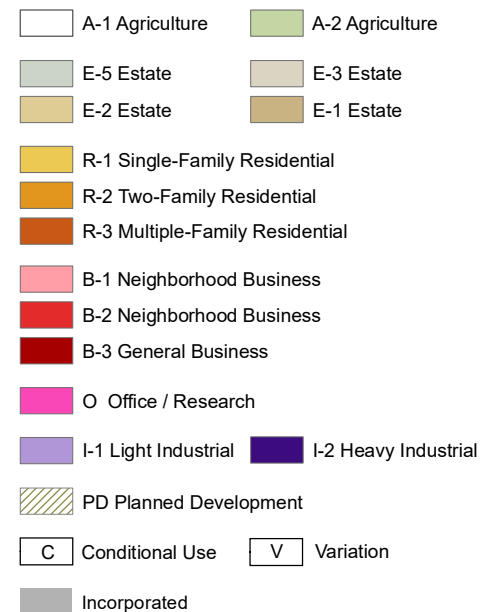
Adjacent Zoning

North: A-1 Agriculture

South: A-1 Agriculture

East: A-1 Agriculture

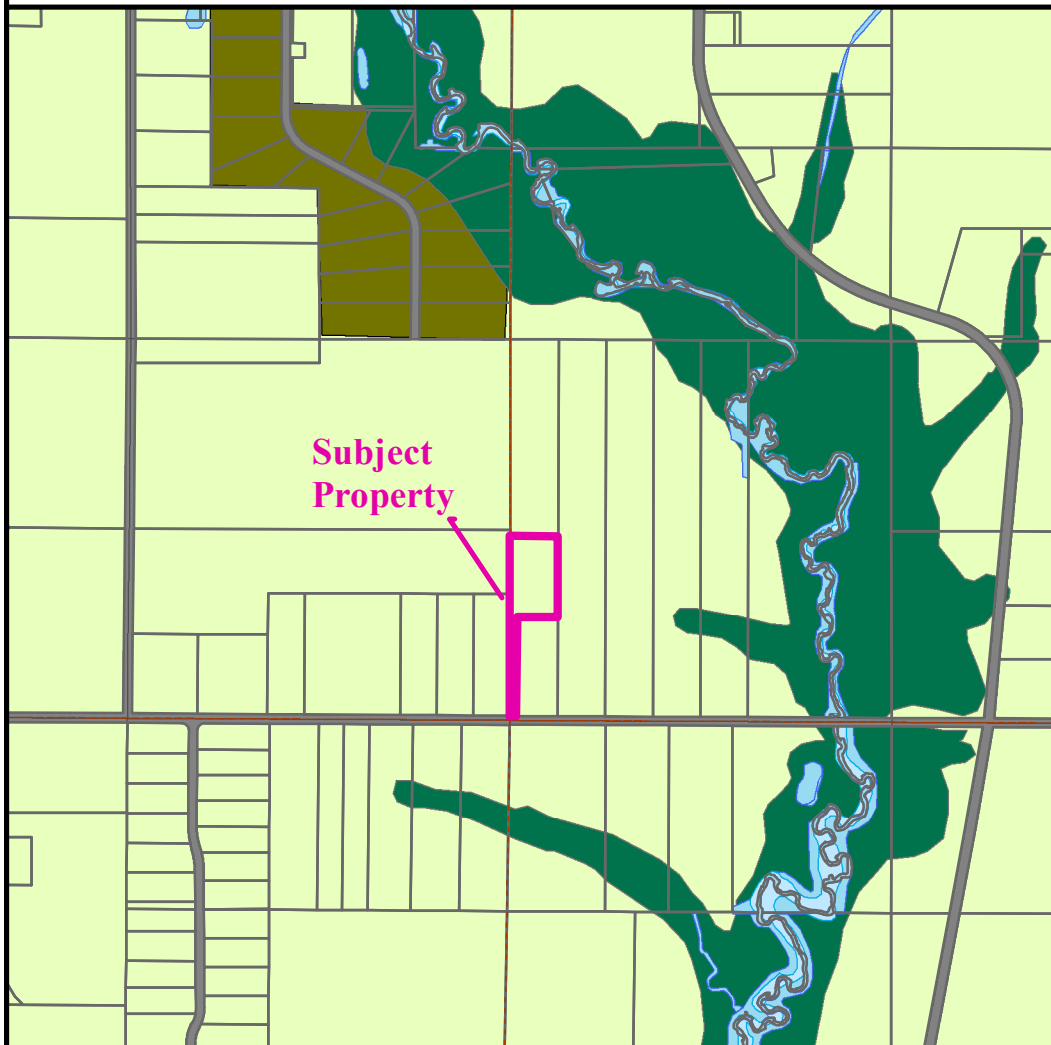
West: A-1 Agriculture



McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Agricultural



- Agricultural
 - Open Space
 - Environmentally Sensitive Area
 - Estate
 - Isolated Estate
 - Residential
 - Isolated Residential
 - Retail
 - Mixed Use
 - Office, Research, Industrial
 - Gov't, Institutional, Utilities
 - TOD Existing Rail Station
 - TOD Future Rail Station
 - Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 1/4 mile



Municipal / Township Plan Designations

Seneca Township: Agricultural Area

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

AGRICULTURAL – represents existing agricultural acres, including cropland, pastureland, farm yards, and farmsteads, that should remain in agricultural use through the 2030 planning horizon. Development in the Agricultural District should be strictly limited to agriculture, agricultural residences, and agricultural support uses. (p. 134)

Sensitive Aquifer Recharge Areas

The site is located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area