



**McHenry County**  
**Staff Plat Review - Public Meeting**  
**MINUTES**

September 18, 2024, 8:30 AM  
County Board Conference Room  
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Ray Beets, Patricia Nomm, Renee Hanlon, Steve Gardner,  
Stoyan Kolev

Members Absent: Jeff Levato

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**1. CALL TO ORDER**

Meeting called to order at 8:35 am by Adam Wallen

**2. PUBLIC COMMENT**

None.

**3. DRAFT MINUTES FOR APPROVAL**

**Mover:** Renee Hanlon

**Second:** Steve Gardner

Approve previous minutes

**Approved by Voice**

**3.1 Approval of August 21, 2024, meeting minutes**

Mr. Beets made some clarifications and noted that the information requested in the meeting for MCDOT has been received and no further items are required for 2024-021 Salvadore Olivo.

**4. SITE PLAN REVIEW**

**4.1 2024-045 DeSerto/Jozwiak - A1C to AiC - Seneca Twp**

The applicant Dan DeSerto was present along with his attorney, Mark Saladin.

Mr. DeSerto presented the history of his business and explained that ten years ago when he started his business it was more of a heavy use where logging trucks would come into the neighborhood. As his business progressed he found he was able to negotiate deals for lumber at a higher grade and was able to transition out of the high volume lumber production allowing him to cut only larger logs. He mentioned that his large saw only ran 8 hours of production in 2023. He produces custom furniture such as tables and bar tops with specialized logos. His business is not high production, but high quality. Occasionally

customers will pick an item but not regularly. He noted that his shop is low impact and quiet as the shop doors are almost never open since the shop needs to stay dry and low humidity. There are 2 full time employees and 2 part time employees and he continues to live in the house that is on the property.

**Building Division** - Mr. Gardner reviewed his written comments and questioned if handicapped accommodations were present. Mr. Deserto stated that the shop is not open to the public but there may be a quick pick up occasionally. He also mentioned that in response to comment #4 regarding solid surface for parking it is currently concrete. In addition, he noted that the business is station monitored by the fire department in Marengo. Mr. Gardner noted the handicapped bathroom accommodations are not required but in the future if one bathroom is added it can be unisex to meet requirements.

**Water Resources Division** - Mr. Kolev noted that he reviewed the conditional use and the current aerial to determine the amount of gravel around the buildings and calculated that the rough area is over 20,000 sq. ft. which is the threshold for detention. He mentioned that he only looked at post 2004 areas and explained that the most reasonable thing to do is a conservation easement which is noted in his memorandum. There would be an option to scrape some of the gravel but that is not a recommendation. Mr. DeSerto could hire a surveyor to draw the area and calculate the area of gravel, submit to the PED Committee for a variance and conservation easement. Mr. DeSerto noted that much of the area mentioned is dirt and they drive over the areas. Mr. Kolev offered to inspect the area to determine if the easement will be required.

**Environmental Health** - Patti Nomm presented comments on behalf of Jeff Levato. Ms. Nomm requested additional information regarding the existing septic system. She noted the septic system is oversized and good, but is in conflict with the area that was designated for the replacement system or he could reduce the size capacity for future replacement. Mr. DeSerto will work with a septic designer to reduce the size of the replacement area and provide an updated site plan and update the narrative to reflect number of employees to the Health Department to review outside of this committee. He also noted that in response to item #5 water is located only in the office building. All other comments remain.

**Planning Division** - Ms. Hanlon noted that any proposed changes are required to be shown on the site plan and the County Board can add additional standards beyond those in the UDO.

**MCDOT** - Mr. Beets had no comments.

**Mover:** Renee Hanlon

**Second:** Steve Gardner

Motion to acknowledge receipt of this application pending resubmittal of items and approval of a separate health review independent of this committee.

**Approved by Voice**