

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0028

PIN: 17-27-300-028, 17-27-300-026, 17-28-400-010, and 17-28-400-012

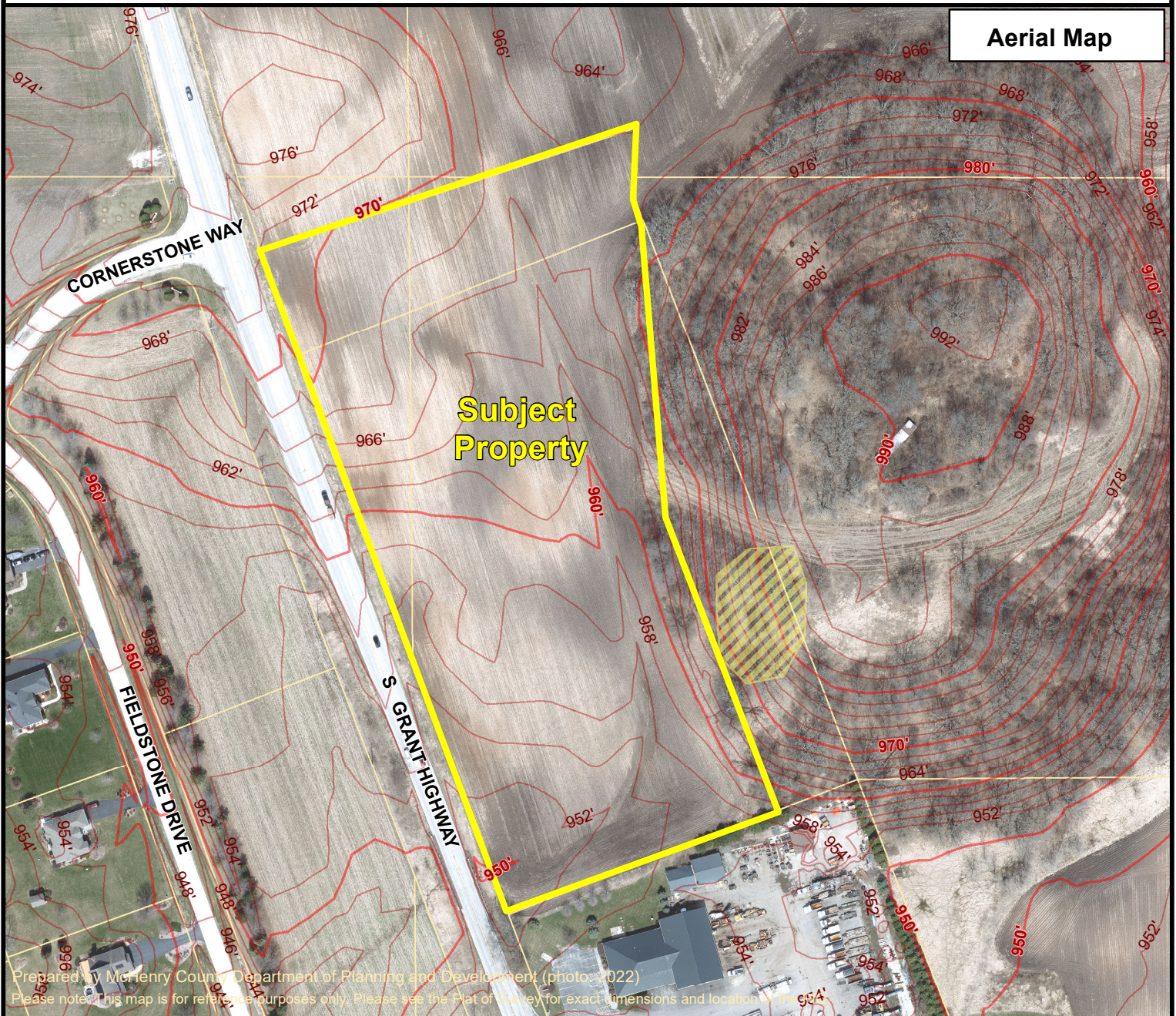
Address: Illinois Route 20, Marengo

Location: The four (4) parcels, totaling ten point two (10.2) acres are on the east side of Illinois Route 20 (Grant Hwy), approximately a one thousand five hundred (1,500) feet south of Church Road, in Coral Township.

Hearing: September 4, 2025

Applicant: GLG Solutions Inc

Request: B-3 General Business District to B-3CV General Business District with Conditional Use Permit outdoor storage and variances allowing vehicles not owned by property owner or tenant to be stored on-site and use grindings in lieu of pavement.



Elevation

(feet above sea level)

- 10-foot contours
- 2-foot contours

ADID Wetland Map 2005

- High Functional Value Wetland (hfw)
- High Quality Wetland (hqw)
- Wetland (w)
- Farmed Wetland (fw)

FEMA Flood Hazard Areas

- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Feet
100 50 0 100 200
1 inch equals 200 feet



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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, zoned B-3 General Business District, consists of four (4) undeveloped parcels, totaling ten point two (10.2) acres. These parcels are located on the east side of US Highway 20 (Grant Highway), approximately one thousand five hundred (1,500) feet south of Church Road.

The applicant is proposing to develop the subject property with a repair shop for semi-trucks with a parts warehouse. As part of this business plan the applicant is also seeking a conditional use permit to allow a storage yard and two variances: (1) to allow vehicles not owned or leased by the property owner or tenant to be stored on-site, and 2) to use asphalt grindings in lieu of paving.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

- The Applicant must meet the Approval Standards for a Conditional Use Permit, listed in County Code Section 16.20.040.E of the McHenry County Unified Development Ordinance (UDO).
- The Applicant must meet the Approval Standards for a Zoning Variance, listed in County Code Section 16.20.020 F of the McHenry County Unified Development Ordinance (UDO) for each of the requested variances.

STAFF ANALYSIS

Current Land Use & Zoning

In 2015, the subject property was zoned B-3 General Business District (#15-27). The properties to the north and south of the subject property are also zoned B-3 General Business District. Properties to the east are zoned E-1 Estate. Properties to the west are zoned PD Planned Development for a single-family residential neighborhood.

The subject property and properties to the north and east are used agriculturally and/or are undeveloped. The properties to the south are commercially used – immediately to the south is an asphalt services business and the property further south is used as an athletic facility. The properties to the west are part of a single-family residential neighborhood, with the properties adjacent to US Highway 20 being designed to accommodate stormwater.

2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property, and the properties surrounding it, as **Estate**. Properties to the southwest of the subject property are designated to develop with retail uses.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The proposed use of the property is inconsistent with the 2030 Comprehensive Plan's Future Land Use Map designation of Estate, however there are policies within this document, and the 2030 and Beyond report, which can be used to support, or reject, the proposed use. (*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 closest municipality to the subject property is the Village of Hampshire, which is one and a half (1.5) miles from the subject property.
- The subject property is adjacent to other development – a residential subdivision to the west and commercial development to the south.

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 applicant has indicated that the proposed business will provide repairs to semi-trucks and will include a parts warehouse. As part of this business, the applicant is seeking a storage yard where semi-trucks can be stored while in-line for repairs and for short term storage (for drivers who are home for short durations or on vacation). It is conceivable that some of the trucks will be used for agricultural purposes.

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)

- Property taxes are assessed based upon the use of the property – with agriculturally used properties being assessed at a rate lower than a commercially used property. Thus, if the property were to develop as proposed, the property taxes would presumably be assessed at a higher rate.

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, for a storage yard, is a significant component of the proposed business. Without this conditional use permit it is unlikely that this business would be developed at this location.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

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

- Within a quarter (0.25) mile of the subject property there are two (2) residential subdivisions, three (3) commercial businesses and an industrial business.

Agricultural Resources

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

- The subject property is currently used for crop production.
- There are adjacent properties which are not used for agricultural purposes.

Greenways, Open Space & Natural Resources

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

- The Natural Resources Information report for this site (NRI 25-008-4669) indicates that there are no wetlands nor floodplains located on this property.

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 property is not within the Sensitive Aquifer Recharge Area.

Economic Development

Objective: "Increase the commercial/industrial tax base to be at least 35% of the countywide total tax base." (p. 87)

- It is anticipated that the development of this site for commercial uses would increase the commercial/industrial tax base for the county.

Infrastructure

No applicable text.

Land Use

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

- The subject property is adjacent to a residential subdivision and other commercial uses.

STAFF ASSESSMENT

The requested conditional use permit allowing a storage yard with variances (allowing trucks not owned or leased by the property owner to be stored on-site and allowing the use of asphalt grindings in lieu of paved surfaces) conflicts with the McHenry County 2030 Future Land Use map, which designates this area as developing with Estate uses. However, the existing zoning, which is B-3 General Business District, already conflicts with the Future Land Use Map designation. The 2030 Comprehensive Plan and its companion document, 2030 and Beyond, provide economic-based policies which can support commercially based development. The property has historically been used for crop production. There are no environmental features, such as, wetlands and floodplains on the subject property. The site is not within the Sensitive Aquifer Recharge Area.

Staff offers the following conditions for consideration:

1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.
2. The Conditional Use shall substantially conform to the Site Plan prepared by J. Condon & Associates, Inc. received February 7, 2025, by the Zoning Division.
3. The Conditional Use shall substantially conform to the Landscape plan prepared by J. Davito Design, Inc, Project # 25-012, prepared June 13, 2025.
4. The Conditional Use shall substantially conform to the Signage Plan prepared by J. Condon & Associates, Inc. Project # Sand-24025, dated June 30, 2025.
5. The Conditional Use shall substantially conform to the Lighting Plan prepared by RAB, Project # 258949 dated April 22, 2025.
6. All other federal, state, and local laws shall be met.

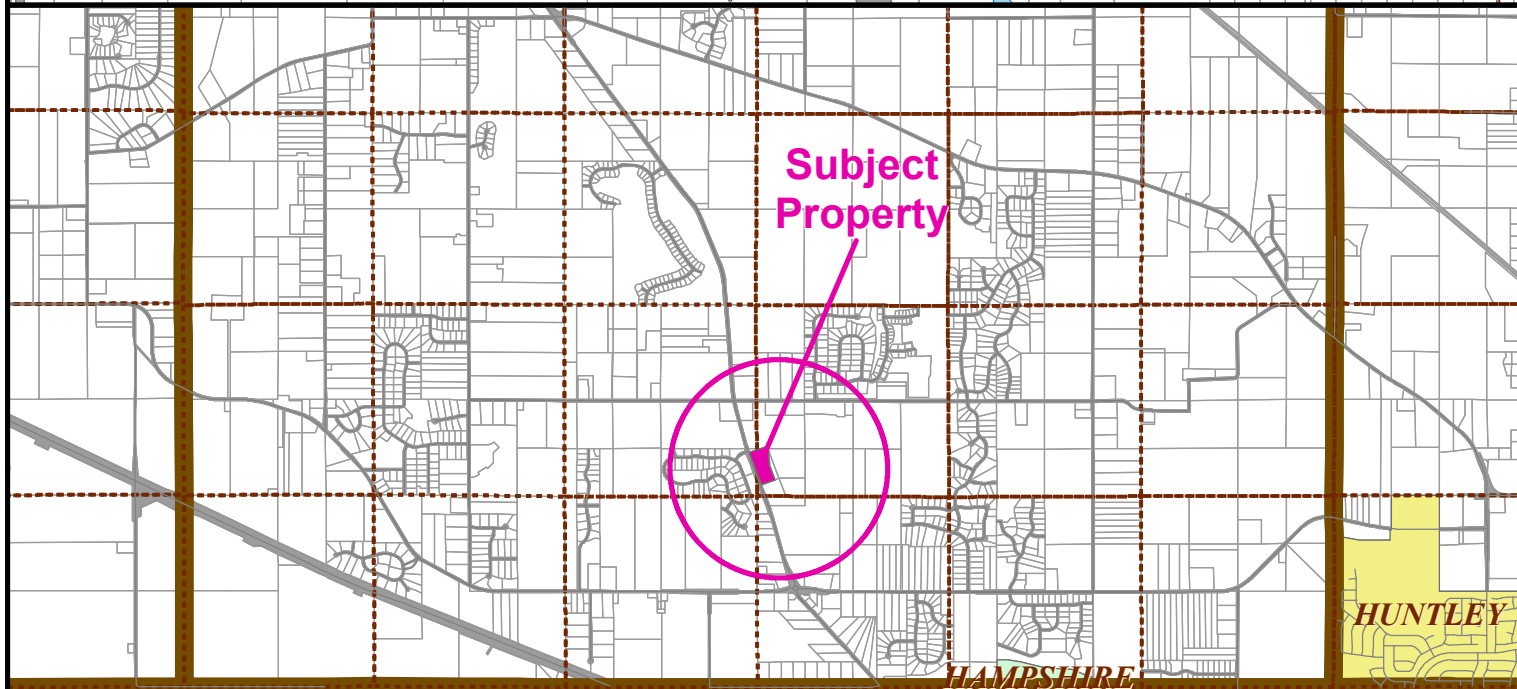
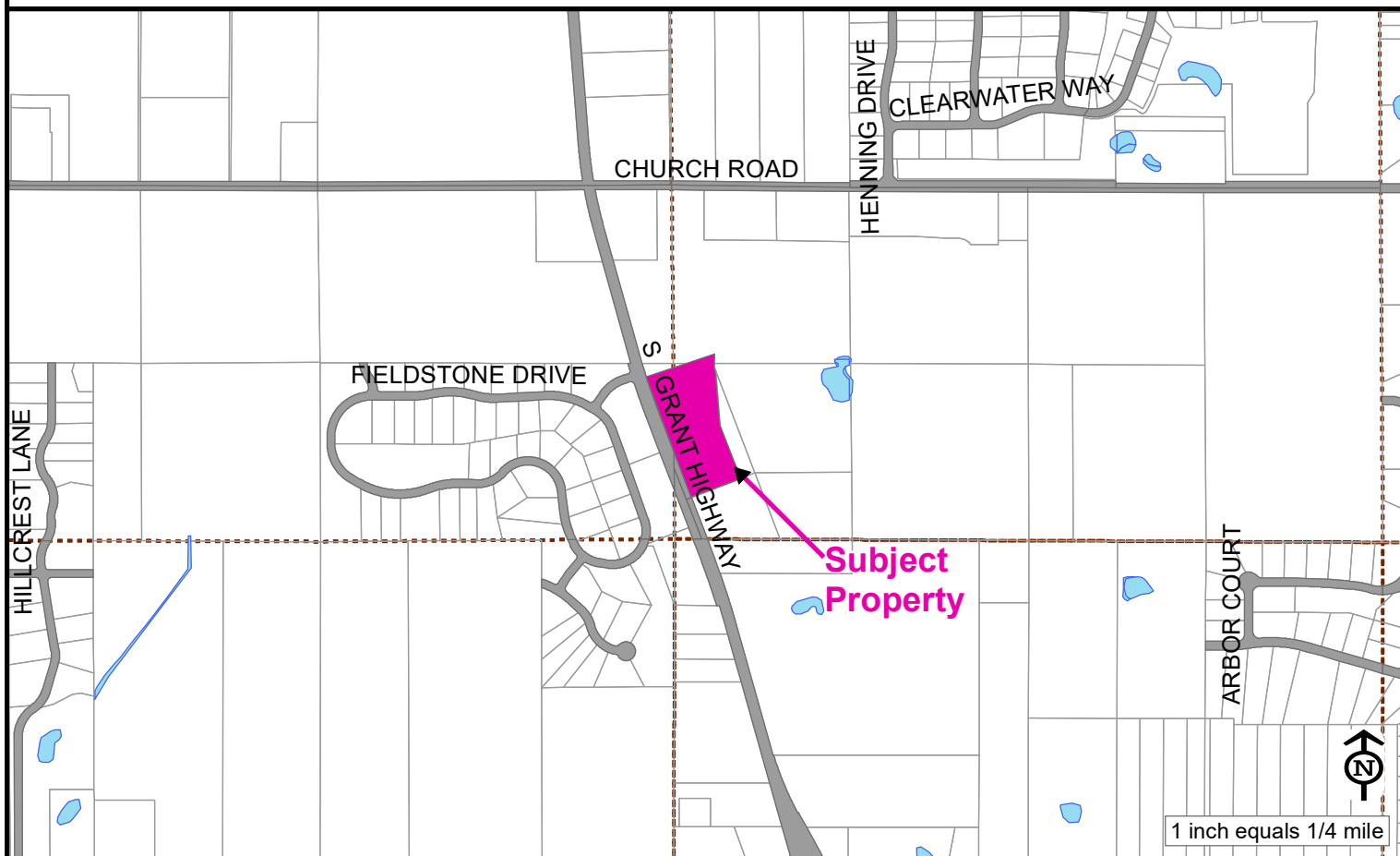
McHenry County Unified Development Ordinance Section 16.20.040.E

- 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.

Approval Standards for Zoning Variations

(Section 16.20.020 F of the Unified Development Ordinance)

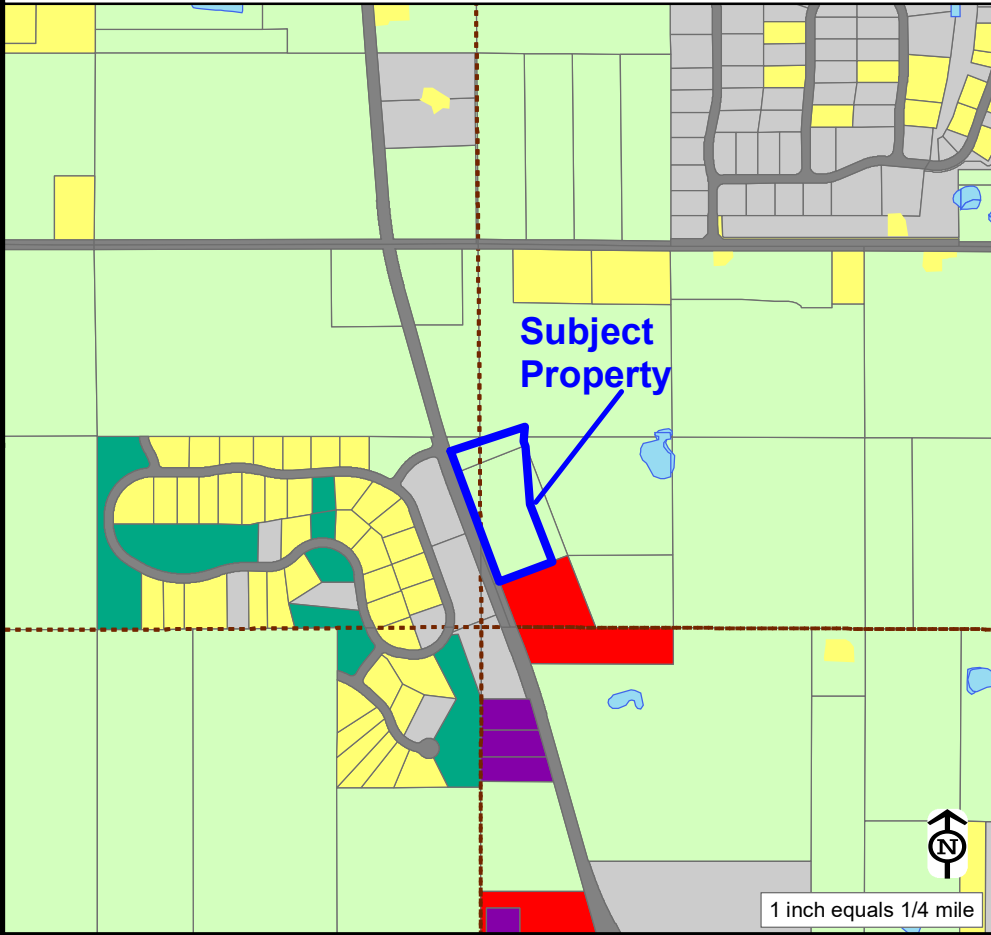
- F. *Approval Standards for Zoning Variations.* No zoning variation from the provisions of this Ordinance may be granted unless the Zoning Board of Appeals or Hearing Officer and County Board makes specific findings that the request meets each of the standards imposed by this section. These standards are as follows:
1. The particular surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.
 2. The conditions upon which the application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning district.
 3. The purpose of the variation is not based exclusively upon a desire to increase the monetary gain realized from the property.
 4. The alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
 5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 7. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by this Ordinance to other land or structure of the same zoning district.



DeKALB
COUNTY

KANE COUNTY

Current Land Use Map



Current Land Use

Agriculture

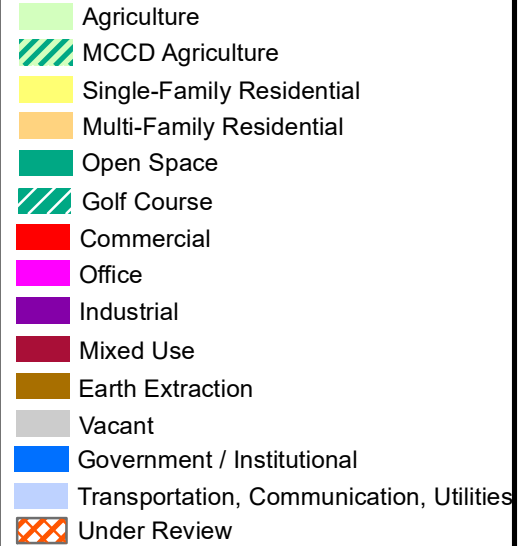
Adjacent Land Use(s)

North: *Agriculture*

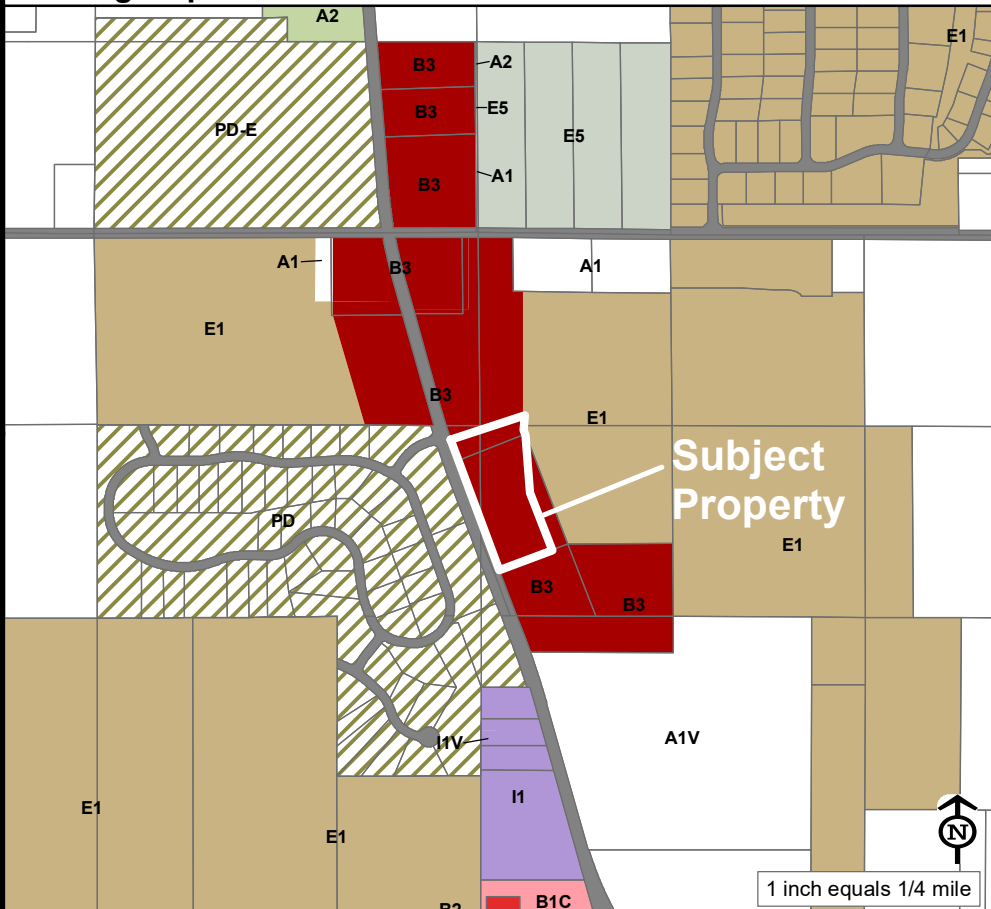
South: *Commercial*

East: *Agriculture*

West: *Vacant*



Zoning Map



Current Zoning **B-3 General Business**

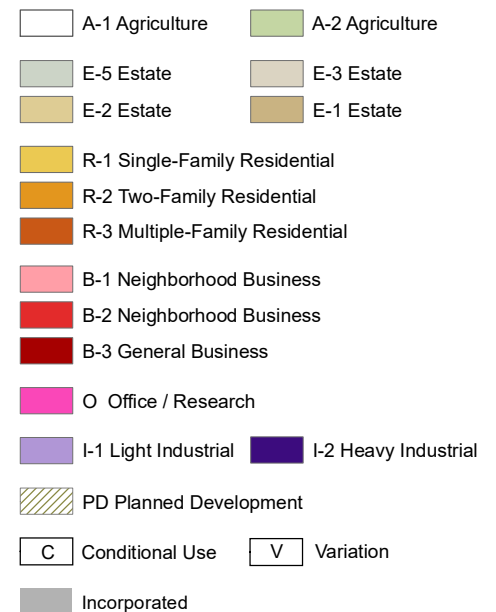
Adjacent Zoning

North: B-3 General Business

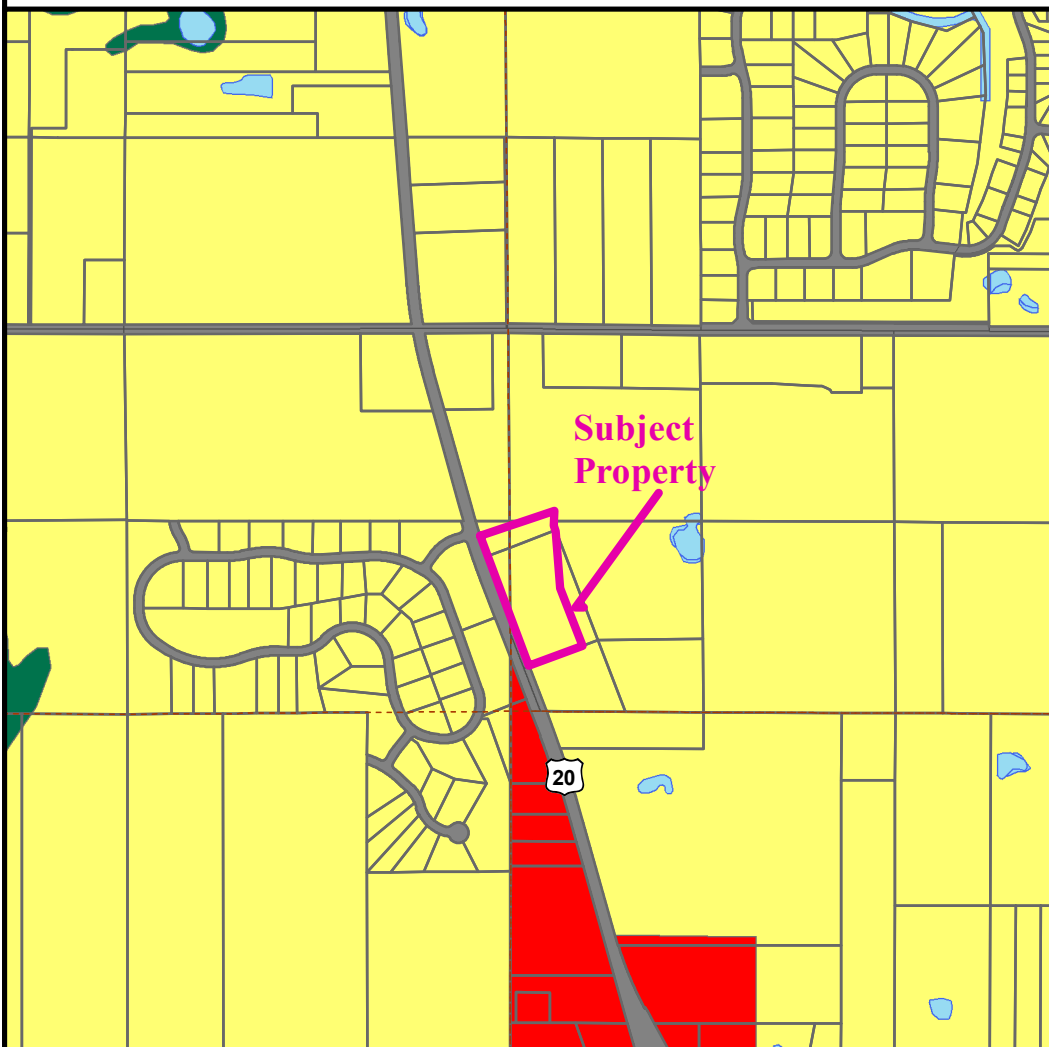
South: B-3 General Business

East: E-1 Estate

West: PD Planned Development



McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation

Estate

- 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

Coral Township: Commercial/Business

Hampshire: Estate Residential (0.24 to 0.80 units/ac)

McHenry County 2030 Comprehensive Plan -Text Analysis

Land Use

Estate – includes existing and proposed areas for single-family residential uses at gross densities of one to five acres per dwelling unit. Estate land use is generally designated in areas that are not projected to have access to public sewer and water.

Sensitive Aquifer Recharge Areas

The site is NOT located in a zone with moderate contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area