

McHenry County
Department of Planning & Development

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Planning Division Review Comments Z26-0004

To: Jack Pease
From: Anna Kurtzman, Senior Planner
Date: March 12, 2026 (SPRC 3/18/26)
RE: Request for a Conditional Use Permit allowing for Earth Extraction/Mining in the A-1 Agriculture District

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

- Development Plan for Paradise Lake dated 11/25/25
- Paradise Lake Development Plan Appendices dated November 2025
- Sand/Gravel Mining in McHenry County Super Aggregates Conditional Use Supplement dated 2/1/25

Staff has the following comments:

1. Staff has determined that the application is incomplete and missing the following:
 - a. Section 16.56.030.P.3.u requires a EcoCAT report. Staff notes that the EcoCAT which was issued on March 20, 2024 is valid for two (2) years. As this report will expire prior to the case getting to the ZBA, an updated report will be required.
 - b. Section 15.56.030.P.5 requires that, prior to starting work, financial surety be provided to ensure reclamation. The amount of this bond is to be established through the public hearing process. As such, an estimate of the cost to perform this work, in compliance with subsection a, is required.
 - c. Section 16.56.030.P.3.j requires identification of the equipment proposed to be used. The types of equipment are mentioned throughout the report but, to more clearly demonstrate compliance with this section, please provide a list of the types of equipment proposed to be used.
 - d. Section 16.56.030.P.6.d.(2).(a).iv - maps associated with the reclamation plan are to include: "name, right-of-way width, and road within right-of-way, and centerline elevations at fifty-foot (50') intervals for three hundred (300) feet *beyond* the site." Also, Section 16.56.030.P.6.d.(2).v requires the widths and identification of utility or other purpose easements.

- e. Section 16.56.030.P.6.d(2).(b).v – Groundwater – need to provide at least five (5) locations of soil borings indicating the depth of groundwater, date of observed water levels twenty-four (24) hours after drilling and surface elevations of borings need to be provided.
 - f. Section 16.56.030.P.6.d(2).(c). – “The purpose of Element 2 is to provide sufficient information in the form of a map, diagrams, or other graphics...where process water will be ponded....” Section 16.56.030.P.6.d(2).(c).vii. – “Proposed locations of...location of settling basins and process water ponds.” The mine phasing/operation plan does not show where the ponding will be located during operations.
 - g. Section 16.56.030.P.6.d(2).(d).v – location of all buildings within three hundred (300) feet of the perimeter of the mining site shall be shown on the reclamation plan.
 - h. Section 16.56.030.P.6.d(2).(d).vi – reclamation plan shall indicate where vegetation is to be established and indicate the types of vegetative cover.
2. References are made throughout the documents to the 2030 Comprehensive Plan. The County Board adopted the 2050 Comprehensive Plan on January 20, 2050. The ZBA will be using that version of the Comprehensive Plan for their deliberations of this case. Staff recommends that the application be amended to reflect compliance with the 2050 Comprehensive Plan.
3. Page 9 of the Development Plan (Sand/Gravel Locations & History) has some incorrect information.
 - a. You have identified the Big Foot site (#17) as permanently closed. They have not restored the site and maintain an Annual Operating Permit.
 - b. You have identified Gaver’s Rose Farm Road site as closing by 2025. Please note that we have an application to renew their conditional use permit for this site.
 - c. At least two (2) sites are missing from the map – Thelen’s Lange Road site and Balboa Aggregates’ site off of Getty Road.
4. Section 16.56.030.P.3.t requires a “traffic study showing the impacts of increased truck traffic from the location of the earth extraction or mining site to the nearest County or State highway that will be used for transport.” This office is deferring to the County’s Division of Transportation (McDOT) for a determination as to whether there is sufficient information in your report to meet this requirement.
5. Page 15 of the Development Plan, Groundwater Quantity & Quality Monitoring: Reference is made to a County Groundwater Ordinance and County groundwater elevation standards. I was unable to locate this ordinance and standard. Please confirm you are using the correct reference.
6. Page 17 of the Development Plan references vegetative cover as depicted on the Phasing/Operations Plan, however this plan does not have any vegetative notes.

7. Page 17 of the Development Plan indicates a proposed commencement date of April 1, 2026. Obviously, that will not happen. Please update this statement to a more realistic timeframe.
8. Mine Phasing/Operations Plan – the phasing dates need to be updated to reflect more realistic expectations. Also, the mining phase note indicates that operations will not exceed ten (10) acres per year however the first year of the mining phase plan table indicates that fifteen (15) acres will be impacted.
9. Narrative descriptions indicate that a hard surface road will be used throughout the life of the extractions. The Mine Phasing/Operations plan depicts this hard surface area leading to the plant area. Will the hard surface be extended into the other phases? If yes, please indicate on the Mine Phasing/Operations plan this intent.
10. The reclamation plan includes a typical road cross section, as required by the UDO. Please add a notation that actual construction of the road will be subject to the County’s road standards in place at time of subdivision.
11. The last page of Appendix F includes a letter from IDNR dated July 29, 2024, from Carey Mayer to Phil Brown. This letter indicates that the approval granted by the letter is valid for two (2) years. A new letter will need to be obtained.
12. Appendix H, page 10, Section 5.3 – “The Contractor will notify Contractor....” And, “The Contractor, in coordination with Contractor....” In other words, whomever the Contractor is, he/she will notify and coordinate with themselves?
13. Staff does not see on any of the drawings where a site identification sign might be located. If there are plans to provide such a sign, please show the approximate location of where it will go and include a sketch of what it might look like.
14. Is any external lighting being proposed? If yes, please provide details.
15. A Spill Prevention, Containment and Control Plan is required when there is asphalt batching, concrete mixing, petroleum products or other hazardous chemical storage. As this plan has been provided, staff assumes that a determination has been made that at least one of these criteria has been met. Which of these uses/materials will be on-site, and where (show graphically where on site they will be located)?
16. Specific subdivision related standards, such as road radii, ROW width, and covenants should be removed from the notes on the Reclamation Plan. These details will be addressed if/when actual subdivision occurs and will follow the subdivision regulations in place at that time.
17. Page 16 of the Development Plan – Proposed days and times of operation – Section 16.56.030.P.7.h. limits hours of operation from 5:00 AM to 9:00 PM from April 1st through October 31st and from 6:00 AM to 6:00 PM the remainder of the year. Your narrative indicates

that your operation could go as late as 9:00 PM regardless of the time of year. Please revise your narrative to comply with this section of code or seek a variance.

18. 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