



McHenry County  
Staff Plat Review - Public Meeting  
MINUTES

January 21, 2026, 8:30 AM  
County Board Conference Room  
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Adam Wallen, Patricia Nomm, Stoyan Kolev, Anna Kurtzman, JT Bowers

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**1. CALL TO ORDER**

Meeting called to order at: 8:30AM by Adam Wallen

**2. PUBLIC COMMENT**

None

**3. DRAFT MINUTES FOR APPROVAL**

**Mover:** Stoyan Kolev

**Secunder:** JT Bowers

Approve minutes from January 7, 2026

Approved by Voice

**4. SITE PLAN REVIEW**

4.1 Z25-0082 - Nichols/Whispering Woods, A-1CV to A-1CV (Renewal)

Present were Barry Nichols, Rae Pennington and Patrick Smith

Patti Nomm entered at 8:32am

**Water Resources - Stoyan Kolev**

Mr. Kolev had no comments.

**Planning Division - Anna Kurtzman**

Ms. Kurtzman reviewed her comments and provided several observations. She emphasized that an updated and accurate plat of survey must be submitted. All auxiliary paved parking and loading spaces should be clearly delineated on the site plan, and a landscape plan variance may be required depending on the total number of parking spaces. The site plan should also indicate the exact locations of lighting fixtures and signage, and if applicable, a permit or variance for the sign will need to be obtained.

Additionally, clarification regarding the waste removal process and the designated waste removal area must be included on the revised site plan. Any outdoor areas where activities take place should also be clearly marked on the revised site plan.

**Building Division - JT Bowers**

Mr. Bowers reviewed his comments. He noted that there was one (1) building permit currently on file for the property. He recommended a site visit by the building department to help bring the remaining structures on the property into compliance with permit requirements.

**Environmental Health - Patti Nomm**

Ms. Nomm reviewed her comments and noted that water meter data had not been provided. She requested that water usage information for operational months be submitted to facilitate monitoring of septic system performance. Additionally, she asked for clarification regarding the additional events the applicant intends to hold throughout the week in order to assess septic capacity. Ms. Nomm further stated that the overflow parking area must be clearly delineated from the designated area for future septic system replacement.

Ms. Nomm requested all documents pertaining to this case be filed under their current case review record number #1003012 so Environmental Health can easily reference all documents for future use.

**Mover:** Patricia Nomm

**Second:** Stoyan Kolev

Motion to acknowledge receipt of application, however deny until revisions are submitted and additional documentation is provided to bring back before Staff Plat Review Committee.

**Approved by Voice**

**5. SUBDIVISION REVIEW**

None

**6. STATUS UPDATE**

Mr. Wallen mentioned that the 2050 Comprehensive Plan was adopted on January 20, 2026

**7. MEMBERS' COMMENTS**

Ms. Nomm asked if there was any interest in updating the Staff Plat Review process. Mr. Wallen stated that they are always up for improvements and are in the process of updating our fee ordinance.

Ms. Kurtzman stated that Greenwood property permit was formally submitted. She also mentioned that Jack Pease has formally submitted for his Pleasant Lakes mine in Spring Grove.

**8. ADJOURNMENT**

**Mover:** Anna Kurtzman

**Second:** Stoyan Kolev

To adjourn the meeting at 9:31AM

**Approved by Voice**