

Hartland Township  
PLAN REVIEW REPORT  
VARIATION REQUEST APPLICATION #Z26-0013

Hearing Date: April 21, 2026

**Applicant:** Woodstock TNC Enterprises LLC, Owner of Record (Adam Adams, President)

**Request:** *Variation* within the ***I-1 Light Industrial District*** to allow for a minimum setback of ten (10) feet from the required seventy-five (75) feet from the western lot line. (*McHenry County Unified Development Ordinance Table 16.36-1*)

**Location:** The subject property consists of approximately 1.45 acres and is located at the southwest corner of the intersection of Trakk Lane and Rail Drive, in Hartland Township, Illinois. Common address: 1017 TrakkLane, Woodstock, Illinois  
PIN: 07-36-126-001

**Current Land Use:** The property is designated ***Industrial*** on the Current Land Use map.

**Adjacent Land Use:** North: *INDUSTRIAL* East: *INDUSTRIAL*  
South: *INDUSTRIAL* West: *INDUSTRIAL/VACANT*

**Current Zoning:** The property is currently zoned ***I-1 Light Industrial***

**Adjacent Zoning:** North: *I-1 and I-1V Light Industrial* East: *I-1 Light Industrial*  
South: *I-1 Light Industrial* West: *City of Woodstock*

**2030 Plan:** The property is designated ***OFFICE/RESEARCH/INDUSTRIAL*** on the *McHenry County Land Use Plan Map*.

**Improvements:** The Plat of Survey for the subject property reflects a one (1) story metal and brick building, asphalt parking lot, and gravel area.

**Natural Resources:** No wetlands were found on the site. Impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L26-008-4791.

**Flood Hazard Areas:** No floodplain was found on site.

**Flood-of-Record:** No flood-of-record was found on site.

**SARA:** The site is located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

**Comments/ Conclusion:**

- Building Permit #BP-25-1217 and Stormwater Permit #SW-25-257 are both currently pending for a proposed commercial structure on the subject property. The granting of the requested variance would allow the landowner to continue their permit application review.
- Due to the property being located within a Sensitive Aquifer Recharge Area (SARA) the maximum impervious surface coverage on the parcel is limited to fifty (50) percent of the lot area. Calculations provided indicate the existing impervious already exceeds the maximum allowance; however, it is staff's understanding that all proposed improvements to the site are to be within areas already designated as impervious surface. Therefore, as long as the impervious surface area is not *increased* on the property, the existing amount is deemed nonconforming and may remain as such.
- The applicant should be aware that under **Section 16.20.020 (F)** of the ***McHenry County Unified Development Ordinance***, several standards are cited, all of which must be met in order for a Variation to be granted. These standards include hardship in relation to the site conditions, that the request is unique to the property, that the purpose of the request is not based on any monetary gain, that the petitioners did not cause or create the hardship, that the request is not detrimental to the public welfare and safety, that the request will not impair adequate light and air to adjacent property, or increase congestion in the public streets, or increase danger of fire, and that the request not confer any special privilege to the applicant that is denied to others of the same zoning district.
- An Illinois Department of Natural Resources (IDNR) report was not required for this project.

# Aerial Photo

1017 Trakk Lane, Woodstock, Illinois

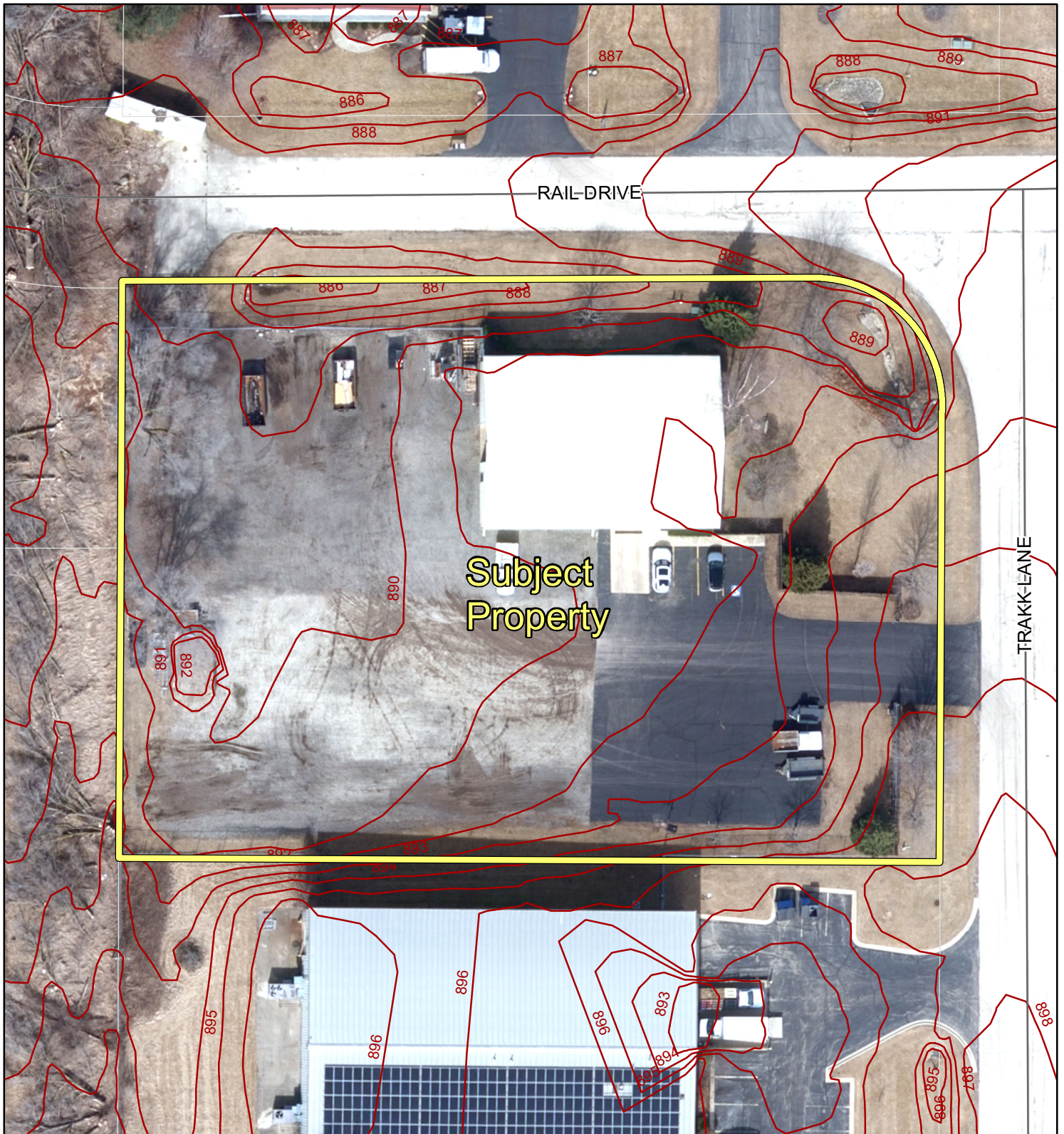


Photo: 2025

Any parcel lines depicted on the aerial photograph are for general reference only. Please refer to the plat of survey for the location of lot or parcel lines.

**Elevation** (feet above sea level)

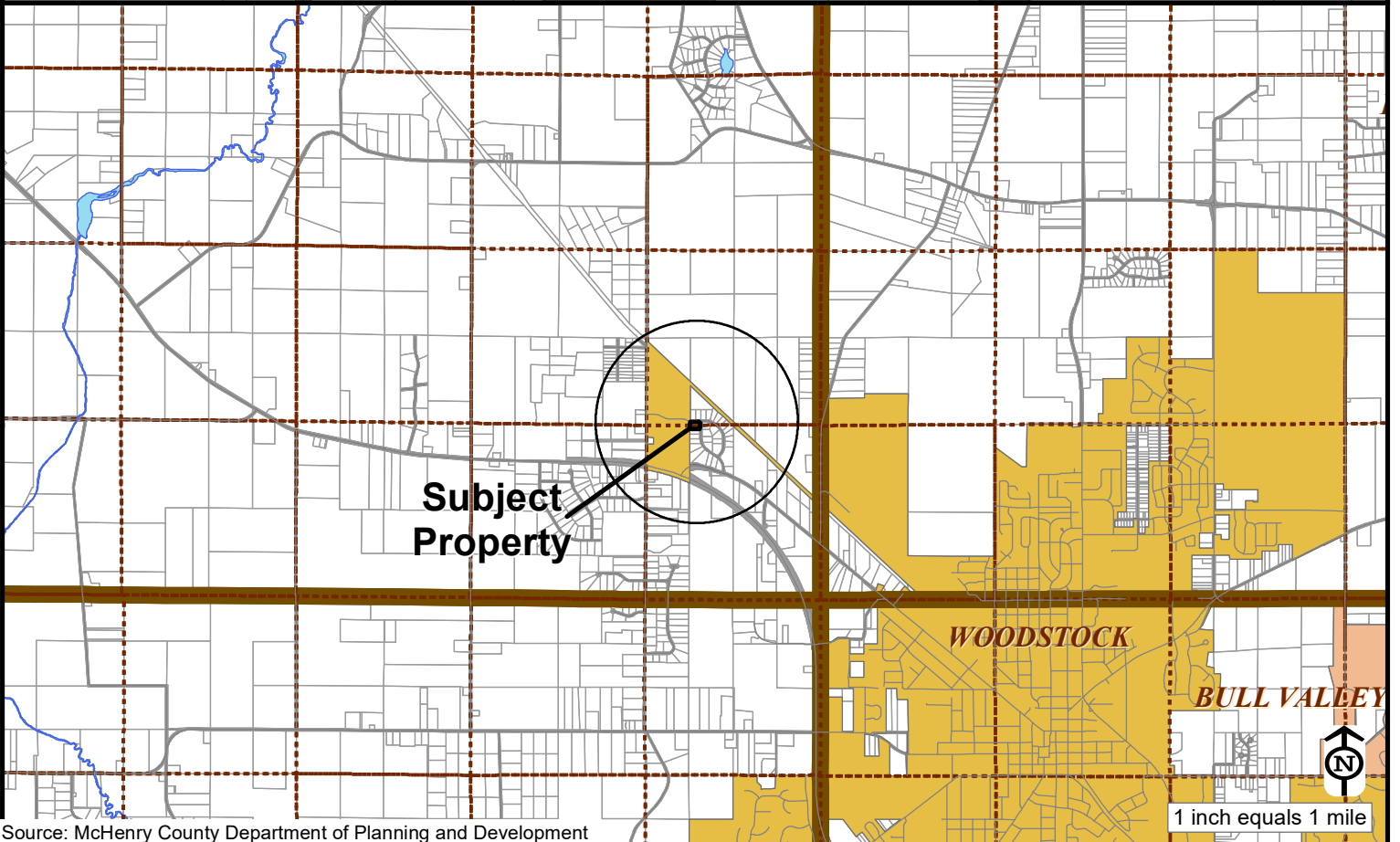
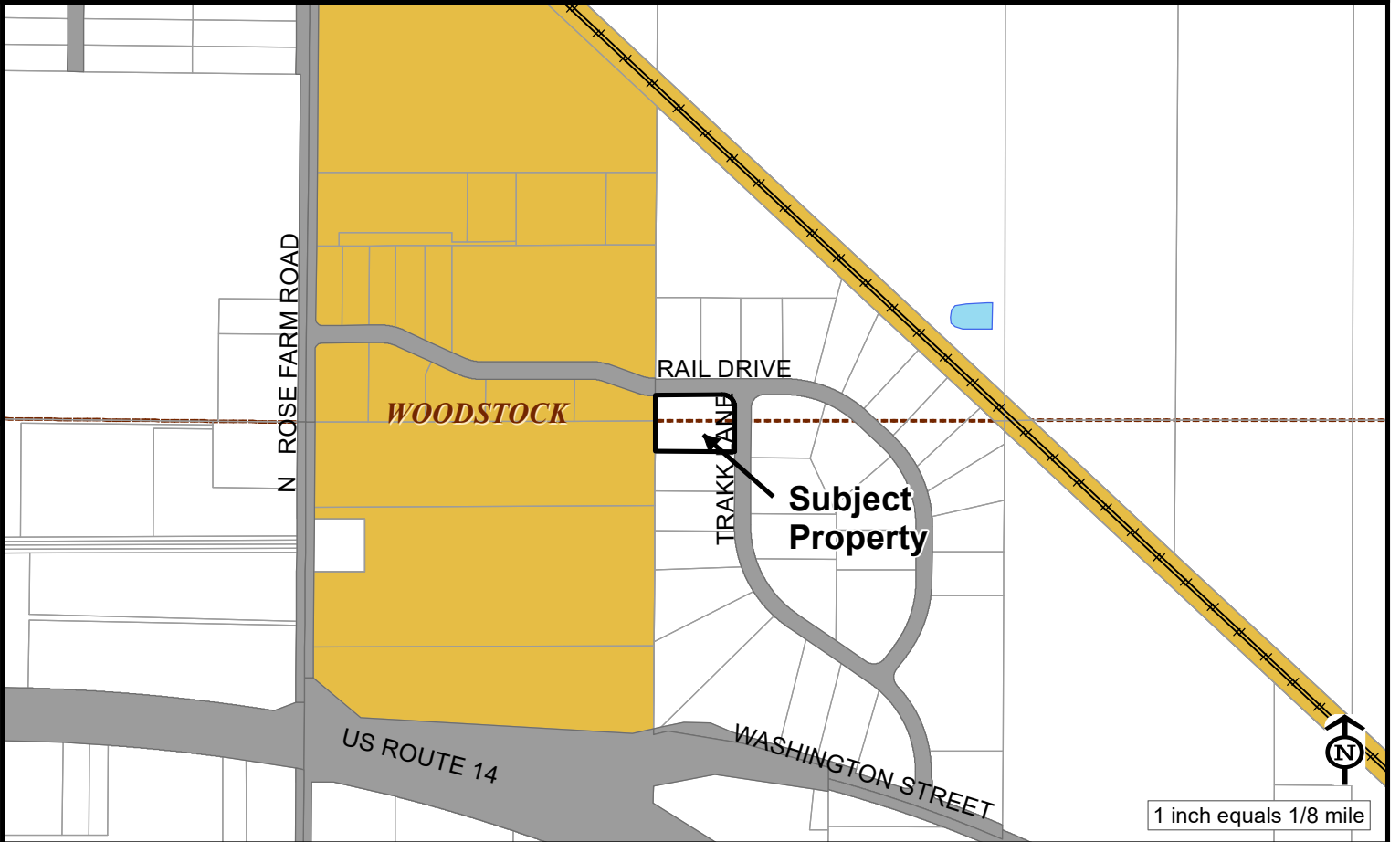
— Contours

0 25 50 100

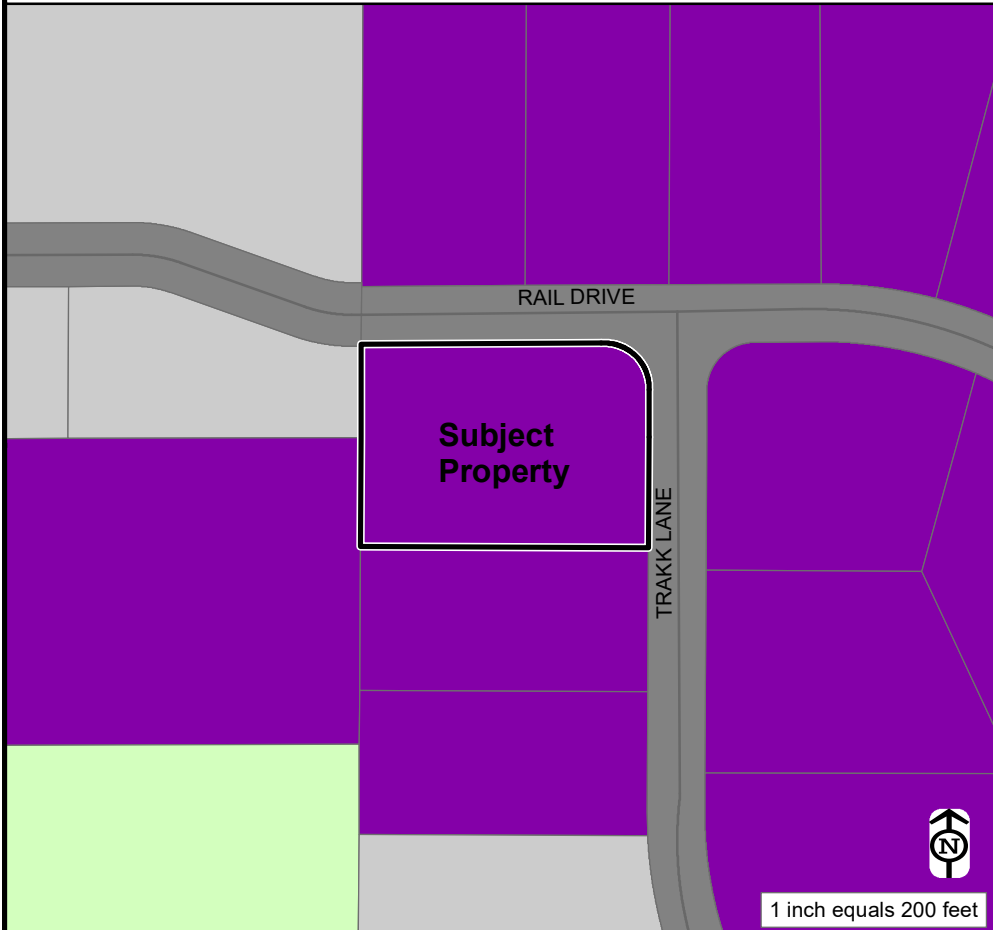
Feet

Prepared by the McHenry County  
Department of Planning and Development





**Current Land Use Map**



**Current Land Use**

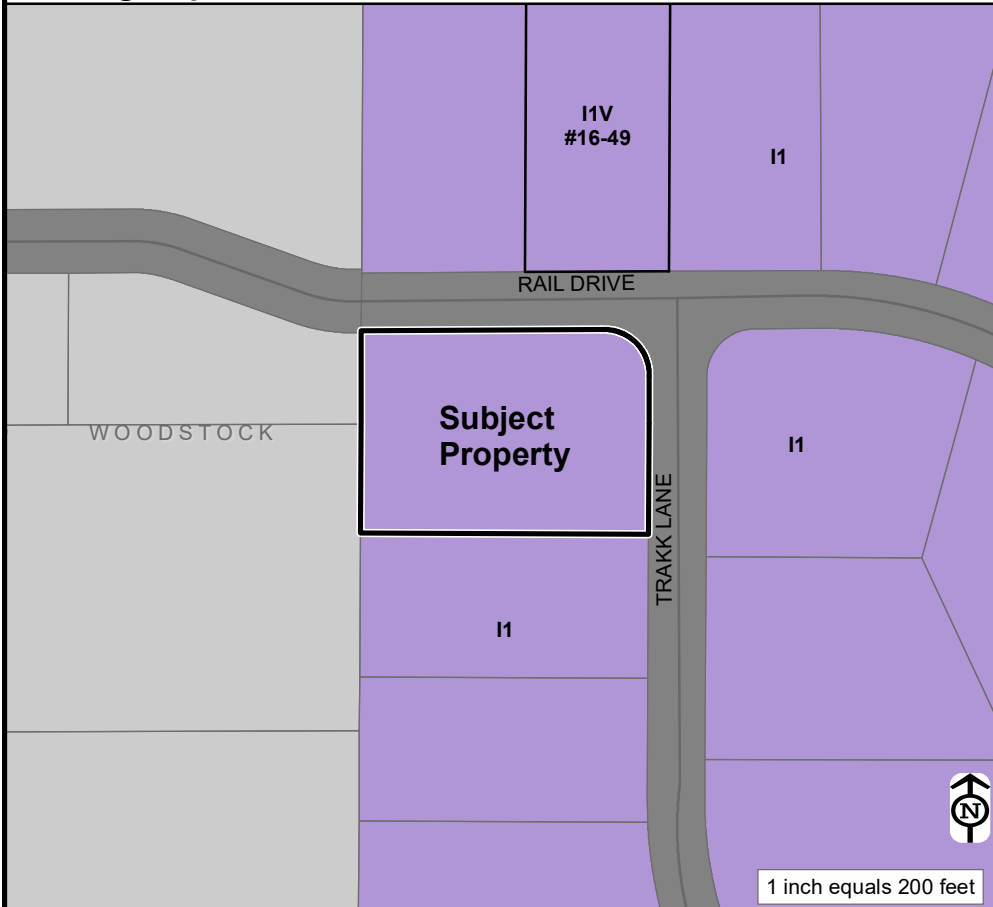
*Industrial*

**Land Use Adjacent to the PIQ**

North: *Industrial*  
 South: *Industrial*  
 East: *Industrial*  
 West: *Industrial/Vacant*

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

**Zoning Map**



**Current Zoning**

**I-1 Light Industrial**

**Adjacent Zoning**

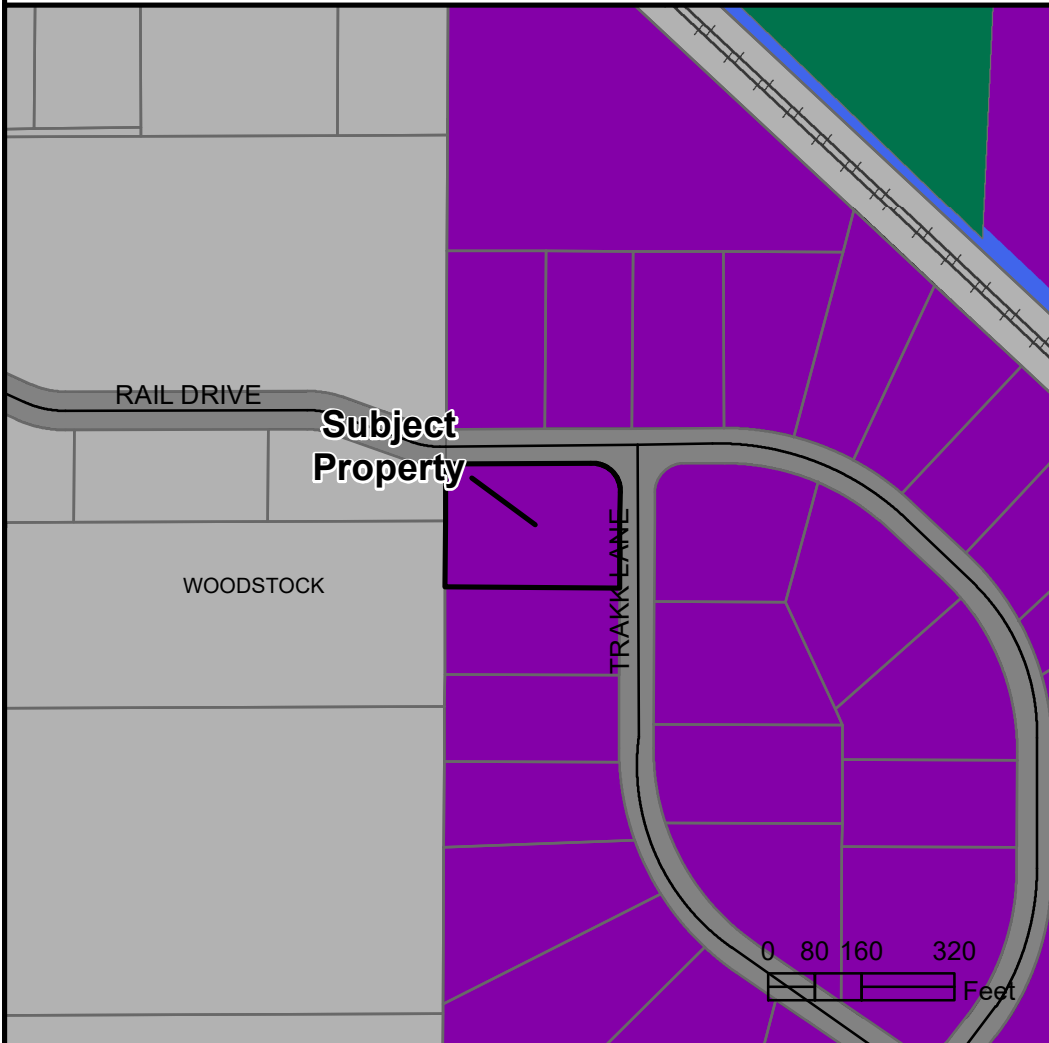
North: I-1 and I-1V Light Industrial  
 South: I-1 Light Industrial  
 East: I-1 Light Industrial  
 West: City of Woodstock

- A-1 Agriculture
- A-2 Agriculture
- E-5 Estate
- E-3 Estate
- E-2 Estate
- E-1 Estate
- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- B-1 Neighborhood Business
- B-2 Liquor Business
- B-3 General Business
- O Office / Research
- I-1 Light Industrial
- I-2 Heavy Industrial
- PD Planned Development
- C Conditional Use
- V Variation
- Incorporated
- Legacy Neighborhood

# McHenry County 2030 Comprehensive Plan Future Land Use Map

## Future Land Use Map Designation

*Office/Research/Industrial*



- 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 = 1/16 mile

### Municipal/Township Plan Designations

Hartland Township: Industrial

Woodstock: Industrial

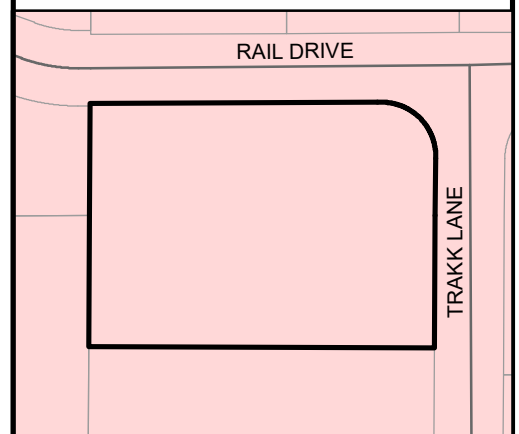
### McHenry County 2030 Comprehensive Plan — Text Analysis Land Use

Office/Research/Industrial – includes existing and proposed areas for office, research, industrial, warehousing, and wholesale trade uses. The office/research/industrial district is generally designated in close proximity to major arterial roadways and railroads.

### Sensitive Aquifer Recharge Areas

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

### Sensitive Aquifer Recharge Areas (SARA)



- Sensitive Recharge Area



**McHENRY-LAKE COUNTY  
SOIL & WATER  
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 [www.mchenryswcd.org](http://www.mchenryswcd.org)

February 4, 2026

Nikki Johnson  
Metal Masters Buildings  
25009 Flat Iron Rd.  
Harvard, IL 60033

Re: Parcel # 07-36-126-001  
Common Location: 1017 Trakk Ln., Woodstock, IL  
NRI# L26-008-4791  
Zoning Change: Variance

Dear Ms. Johnson:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Adam Adams property as applied for in Report #26-008-4791. Due to the amount of previously disturbed soils on the site, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

No floodplain or wetlands were found on the site from office maps. Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Spring M. Duffey  
Executive Director

cc. McHenry County Department of Planning and Development