

IN THE MATTER OF THE APPLICATION OF)
WILLIAM C. HUGHES, APPLICANT)
FOR AN AMENDMENT OF THE UNIFIED)
DEVELOPMENT)
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR)
A RENEWAL OF A CONDITIONAL USE

Z25-0089

WHEREAS, your Petitioner, William C. Hughes, as your Applicant, has filed a petition with the McHenry County Zoning Board of Appeals requesting the issuance of a Conditional Use with variances as it relates to the McHenry County Unified Development Ordinance, as it relates to the real property more fully described as:

THE NORTH 365.00 FEET OF THE SOUTH 730.00 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN, COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 893.08 FEET (AS MEASURED ALONG THE SOUTH LINE) EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER, 855.15 FEET (AS MEASURED ALONG SAID NORTH LINE) EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, EXCEPTING THEREFROM THE EAST 1107.00 FEET (AS MEASURED ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER) IN McHENRY COUNTY ILLINOIS.

PIN 12-02-300-009

More commonly known as 910 Hobe Road, Woodstock, Illinois in Seneca Township.

WHEREAS, the Petition requests no reclassification of the subject property from its present classification which is **"A-1C" Agriculture District with a Conditional Use**, but a Renewal of a Conditional Use be granted **to allow for the use of the dairy barn for engineering research and product development and for the production of same on the subject parcel.**

WHEREAS, the subject property consists of approximately **5.61 acres** in which no reclassification is contemplated.

WHEREAS, a hearing on said petition was held before the Zoning Board of Appeals of McHenry County in the manner and the form as prescribed by the Ordinance and Statute; and

WHEREAS, as a result of said hearing, the taking of evidence, and the viewing of exhibits advanced thereat, the Zoning Board of Appeals of McHenry County **did recommend by a vote of 7 ayes and 0 nays the granting of renewal of a Conditional Use to allow for the use of the**

dairy barn for engineering research and product development and for the production of same on the subject parcel subject to the following conditions:

1. The Conditional Use shall expire twenty (20) years from the date of approval by the McHenry County Board.
2. The hours of operation shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday.
3. The Conditional Use shall substantially conform to the attached Site Plan prepared on November 10, 2025.
4. The areas of the frame barn used in conjunction with the Conditional Use Permit shall be subject to commercial building codes. Any subsequent expansion of the business within the frame barn shall also be subject to building permits and commercial building codes.
5. The Conditional Use Permit shall be limited to no more than ten (10) employees, not including the owners of the property.
6. All other federal, state, and local laws shall be met.

WHEREAS, the McHenry County Board has considered the recommendation as submitted by the Zoning Board of McHenry County.

WHEREAS, the McHenry County Board has determined that the standards for a Conditional Use Permit as set forth in the McHenry County Unified Development Ordinance and the Illinois Compiled Statutes have been met.

NOW, THEREFORE BE IT ORDAINED, that the Unified Development Ordinance and the Zoning Maps of McHenry County, and such Ordinances and such maps as amended, be and the same are hereby amended to allow ***the renewal of a Conditional Use to allow for the use of the dairy barn for engineering research and product development and for the production of same on the subject parcel subject to the following conditions:***

1. The Conditional Use shall expire twenty (20) years from the date of approval by the McHenry County Board.
2. The hours of operation shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday.
3. The Conditional Use shall substantially conform to the attached Site Plan prepared on November 10, 2025.
4. The areas of the frame barn used in conjunction with the Conditional Use Permit shall be subject to commercial building codes. Any subsequent expansion of the business within the frame barn shall also be subject to building permits and commercial building codes.
5. The Conditional Use Permit shall be limited to no more than ten (10) employees, not including the owners of the property.
6. All other federal, state, and local laws shall be met.

If any part, sentence, clause, or provision of this ordinance is adjudged to be unconstitutional or invalid, the remainder of this Ordinance shall not be affected thereby.

This Ordinance shall be in full force and effect from and after its passage as by law provided.

DATED this _____ day of _____, 2026.

Chairperson, McHenry County Board
McHenry County, Illinois

ATTEST:

County Clerk

NUMBER VOTING AYE: _____

NUMBER VOTING NAY: _____

NUMBER ABSTAINING: _____

NUMBER ABSENT: _____

ATTACHMENT: OFFICIAL SITE PLAN

Charles Eldredge:

Have there been any complaints or requests for service with regard to this conditional use?

Melody Jacobson:

No, there have been no complaints, no violations, nothing within that.

Charles Eldredge:

Thank you.

Linnea Kooistra:

Any other questions? Do you have a closing statement?

Bill Hughes:

I feel like I've covered everything. I do not.

Linnea Kooistra:

Okay. So at this time, we'll close the hearing portion, and we'll move on to the voting portion. Melody, if you would put the proposed conditions up on the screen, please, and all the members of the board have received this in their packet as well, so I won't read through them, but I would ask if there's any proposal to change number one.

Charles Eldredge:

Madam chairwoman, I would like to propose an amendment to condition one, to change it from 10 years to 20 years.

William Kurnik:

Seconded.

Linnea Kooistra:

Okay. It's moved by Mr. Eldredge. Seconded by Mr. Kurnik to change 10 years to 20 years on condition number one. Any discussion?

Charles Eldredge:

Well, it's gone 20 years with the previous one with no request for service. I see no reason why it shouldn't have 20 years this time.

Linnea Kooistra:

Any other discussion?

Then I'll call for the vote. Mr. Eldredge?

Charles Eldredge:

Yes.

Linnea Kooistra:

Ms. Gartner?

Vicki Gartner:

Yes.

Linnea Kooistra:

Mr. Kosin?

Robert Kosin:

Yes.

Linnea Kooistra:

Ms. Donner?

Mary Donner:

Aye.

Linnea Kooistra:

Mr. Dahlman?

Duane Dahlman:

Yes.

Linnea Kooistra:

Mr. Kurnik?

William Kurnik:

Yes.

Linnea Kooistra:

I'll vote yes so that condition is amended seven to zero. At this time, I would take a motion to approve the conditions.

Duane Dahlman:

So moved.

Vicki Gartner:

I'll second.

Charles Eldredge:

Second.

This transcript was exported on Mar 27, 2026 - view latest version [here](#).

Linnea Kooistra:

Moved by Mr. Dahlman. Second by Ms. Gartner. Any discussion?

I'll call for the vote. Mr. Eldredge?

Charles Eldredge:

Yes.

Linnea Kooistra:

Ms. Gartner?

Vicki Gartner:

Yes.

Linnea Kooistra:

Mr. Kosin?

Robert Kosin:

Yes.

Linnea Kooistra:

Ms. Donner?

Mary Donner:

Aye.

Linnea Kooistra:

Mr. Dahlman?

Duane Dahlman:

Yes.

Linnea Kooistra:

Mr. Kurnik?

William Kurnik:

Yes.

Linnea Kooistra:

Yes. So the conditions are approved seven to zero. At this time, I would take a ...

Charles Eldredge:

Madam chairman, I move acceptance of the petition subject to the conditions.

Linnea Kooistra:

That's what I was hoping for. Thank you, sir.

Is there a second? Okay. Second by Ms. Gartner. Discussion, Mr. Eldredge?

Charles Eldredge:

Yes. This is in the rural part of the county west of Woodstock, not far from Kishwaukee Valley Road. The area has some estate homes fairly close to this. The rest is typical McHenry County agriculture. This use has been in place by the testimony for 30 years, plus or minus, without any problem of any kind to anybody, and a great deal of productivity. It started as a single person business and has grown into a fairly substantial business that is of considerable use, not just to the county, but to agriculture in Illinois generally.

By its nature, the use on this parcel is something that really nobody notices except the people participating in it. It is clean and quiet and fits in very well with the surrounding area, and having this kind of design and manufacturing is essential to the continuation of agriculture generally in Northern Illinois, and probably in the world as far as that goes. So I am very happy to support this petition.

Linnea Kooistra:

Ms. Gartner?

Vicki Gartner:

Yeah, I'd echo all those comments. I'm pretty much in awe of all the things that you have created and done and contributed to agriculture. I have absolutely no problem with you being around for another 20 years. So we'll see you then.

Linnea Kooistra:

Mr. Kosin?

Robert Kosin:

Thank you, Madam Chairman. Coming from the most urban of townships in McHenry County, as I sit here, there is the refreshing and refurbishing of an 1870 dairy barn in Algonquin Township by the Crystal Lake Park District. Much is being made that it is only a museum piece, and so I will look forward gladly to return and say there is active agriculture still in McHenry County and still for generations and is likely to continue forward. I hope someday you have a chance to visit the [inaudible 00:18:24] barn and see how it was able to repurpose multiple times through many generations and still serve the community gardens that are behind it, and I will gladly support this petition.

Linnea Kooistra:

Ms. Donner?

Mary Donner:

With approval of this petition and its conditions, I don't think we'll see you here again because I hope you retire and the two of you go someplace and have a good time. Don't let the business be your only outlet, and I'm happy to say yes, please. I approve this petition.

Linnea Kooistra:

Mr. Dahlman?

Duane Dahlman:

As a retired farmer, I want to thank you for some of the devices you've come up with that have helped me in my past life. I think it's great that you took an old dairy barn and refurbished it to a current use and still have maintained that building beautifully. So I'm absolutely in love with this whole process and I will approve this petition.

Linnea Kooistra:

Mr. Kurnik?

William Kurnik:

I concur in everything that's been so eloquently stated by my colleagues. I wish the golf superintendent at the course that I occasionally play at would use your equipment, improve the quality of the turf. The only other thing I would add is a line I tip off at nine o'clock tonight.

Bill Hughes:

Fingers dropped.

Linnea Kooistra:

I will just add that the approval standards for the conditional use permit under 16.20.040.E, I believe have been met, and also the site development standards for this petition. So I'm in favor of the request and I think it's a showplace. It's just a beautiful farmstead, and I'm so glad that the buildings are being maintained and you're using it for good purposes. So I'll call for the vote. Mr. Eldredge?

Charles Eldredge:

Yes.

Linnea Kooistra:

Ms. Gartner?

Vicki Gartner:

Yes.

Linnea Kooistra:

Mr. Kosin?

Robert Kosin:

Yes.

Linnea Kooistra:

Ms. Donner?

This transcript was exported on Mar 27, 2026 - view latest version [here](#).

Mary Donner:

Aye.

Linnea Kooistra:

Mr. Dahlman?

Duane Dahlman:

Yes.

Linnea Kooistra:

Mr. Kurnik?

William Kurnik:

Yes.

Linnea Kooistra:

I'll vote yes, this will go to the county board with a seven to zero vote approving your request. Thanks. It's a pleasure having you here and hearing about what you're doing.

Bill Hughes:

Thank you very much.

Linnea Kooistra:

So at this time, the hearing is closed.

MCHENRY COUNTY
ZONING BOARD OF APPEALS
MINUTES ● March 26, 2026

Zoning Hearing

County Board Conference Room
667 Ware Rd, Woodstock, IL 60098

1:30 PM

ZONING BOARD OF APPEALS REPORT TO THE MCHENRY COUNTY BOARD – Z25-0089

1. **APPLICANT:** William C. Hughes
2. **REQUEST:** Renew Conditional Use Permit 2005-99, allowing for the use of the dairy barn for engineering research and product development and for the production of the same on the subject property.
3. **LOCATION AND SIZE OF PROPERTY IN QUESTION:** The five point six (5.6) acre parcel, is on the east side of Hobe Road, approximately a five hundred seventy-five (575) feet south of Church Road, in Seneca Township. PIN 12-02-300-009
4. **DATE AND TIME OF HEARING AND VOTING MEETING:** March 26, 2026, 1:30 PM
5. **LOCATION OF HEARING AND VOTING MEETING:** County Board Conference Room, 667 Ware Road, Woodstock, Illinois
6. **PRESENT AT HEARING:**
 - A. ZBA Members: Linnea Kooistra – Chair, Vicki Gartner – Vice Chair, Charles Eldredge, Robert Kosin, Mary Donner, William Kurnik, Duane Dahlman
 - B. Witness: Bill Hughes
 - D. Public: Melody Jacobson – County Staff, Kim Scharlow – County Staff, Missy Hughes
7. **ITEMS OF EVIDENCE:** None
8. **SUMMARY OF TESTIMONY AT HEARING:** Chair Kooistra opened the hearing. The board members introduced themselves. Ms. Kooistra introduced the application and swore in the applicant and Staff.

Mr. Hughes introduced himself and discussed the application. Ms. Kooistra asked the applicant if he would like to incorporate his written responses to the approval standards as testimony. Mr. Hughes stated that he would.

Board Member Questions

- Does the applicant anticipate an increase of the operations that occur on the subject parcel? Applicant responded that they do not.
- Sought clarification of the number of employees on site and are there any expectations that this number will grow? Applicant responded that they have five (5) to six (6) employees and no expected growth.
- Have there been any complaints or violations related to the use? Staff responded that there are not.

Staff asked the applicant when the use of the use was established in the barn. Mr. Hughes stated that he started working in there in 1994 or 1995 but did not have employees at that time.

Ms. Kooistra opened the hearing to questions from the public. There were none.

Staff gave their report. The subject property is currently zoned "A-1C" Agriculture with a Conditional Use. The surrounding parcels to the north, south, east, and west are zoned "A-1" Agriculture. The current land use of the subject property is agriculture and single family residential. Current land use to the north, south, and east, west are agriculture. The future land use map designates the area as agriculture. The subject property does not lie within a sensitive aquifer recharge area.

Chair Kooistra closed the testimony portion of the hearing.

9. SOIL AND WATER CONSERVATION DISTRICT REPORT:

For further information refer to report number: L25-089-4745.

10. ILLINOIS DEPARTMENT F NATURAL RESOURCES:

The consultation was not required for this application.

11. SUMMARY OF VOTING MEETING DISCUSSION:

Chair Kooistra opened the voting meeting immediately following the hearing.

Mr. Eldredge motioned to amend condition number one to change the expiration of the CUP from ten (10) years to twenty (20) years. Motion carried (7-0).

- The use has occurred for twenty (20) years without violation.

Mr. Dahlman motioned to accept the conditions as amended. Ms. Gartner seconded the motion. Motion carried (7-0).

- No discussion followed.

Mr. Eldredge motioned to accept the petition subject to the conditions as amended. Ms. Gartner seconded the motion. Motion carried (7-0).

- The use has existed per testimony for approximately thirty (30) years without violations.
- The use is clean and quiet and fits in with the surrounding area.
- The approval standards for the Conditional Use under 16.20.040.E have been met.
- The site development standards have been met.

12. FACTS THAT SUPPORT RECOMMENDING APPROVAL OF THE REQUEST:

- The subject parcel is zoned "A-1" Agriculture.
- The approval standards for the Conditional Use under 16.20.040.E have been met.
- The future land use designation is agriculture.

13. FACTS THAT SUPPORT RECOMMENDING DENIAL OF THE REQUEST: None.

14. VOTE:

7 – AYES; 0 – NAYS; 0 – ABSTAIN

GOES TO COUNTY BOARD WITH ZBA RECOMMENDATION FOR Approval of the Conditional Use subject to

1. The Conditional Use shall expire twenty (20) years from the date of approval by the McHenry County Board.
2. The hours of operation shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday.
3. The Conditional Use shall substantially conform to the attached Site Plan prepared on November 10, 2025.
4. The areas of the frame barn used in conjunction with the Conditional Use Permit shall be subject to commercial building codes. Any subsequent expansion of the business within the frame barn shall also be subject to building permits and commercial building codes.
5. The Conditional Use Permit shall be limited to no more than ten (10) employees, not including the owners of the property.
6. All other federal, state, and local laws shall be met.

Full Comments and complete application submittal for the above agenda items are available on the McHenry County Meeting Portal.

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0089

PIN: 12-02-300-009

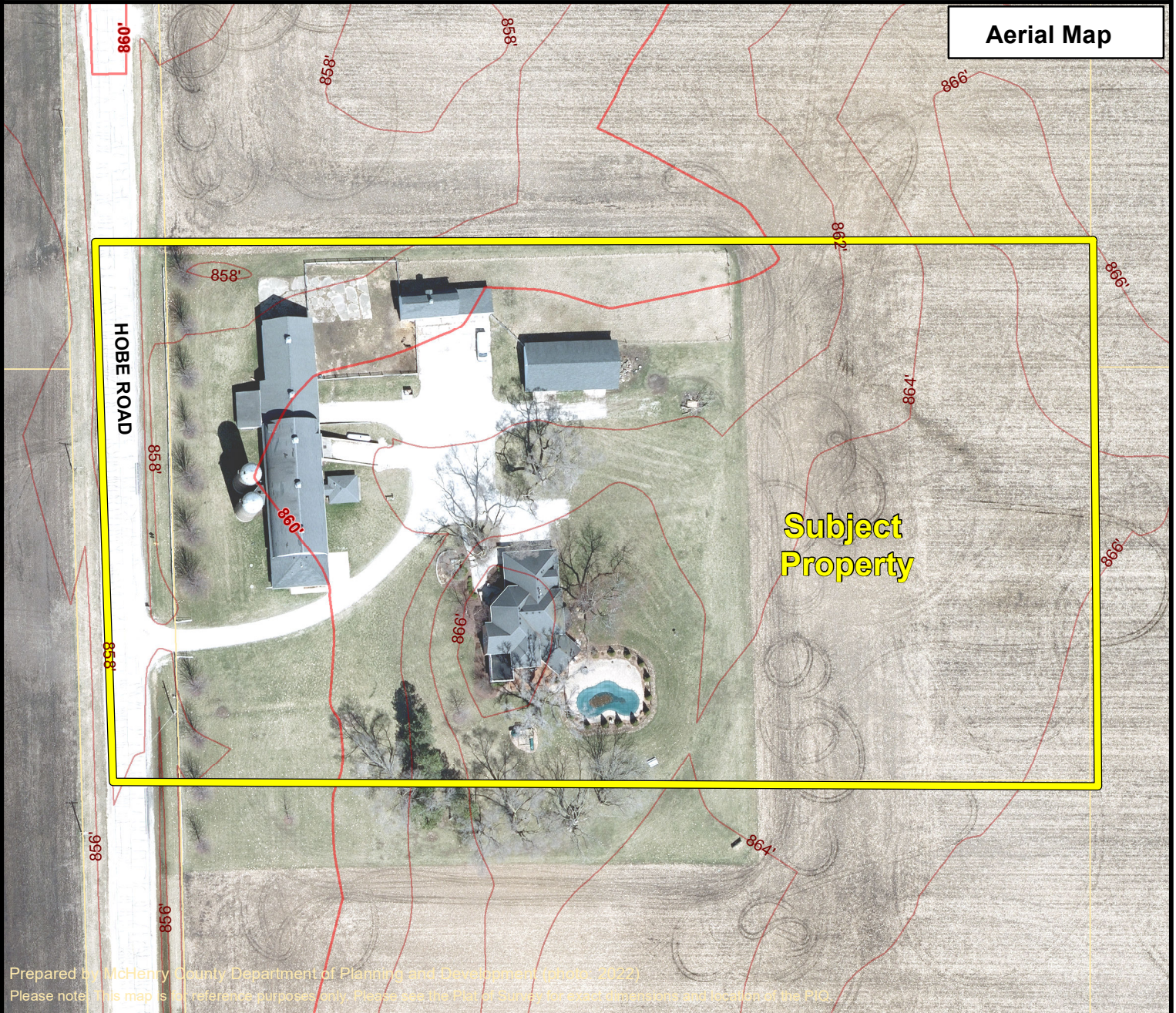
Address: 910 Hobe Road, Woodstock

Location: The five point six (5.6) acre parcel, is on the east side of Hobe Road, approximately a five hundred seventy-five (575) feet south of Church Road, in Seneca Township.

Hearing: March 26, 2026

Applicant: Bill Hughes

Request: Renew Conditional Use Permit 2005-99, allowing for the use of the dairy barn for engineering research and product development and for the production of the same on the subject property.



Prepared by McHenry County Department of Planning and Development (phone 3022)
 Please note: This map is for reference purposes only. Please see the Plat of Survey for exact dimensions and location of the POC.

Elevation

(feet above sea level)

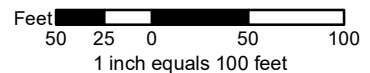
- 10-foot contours
- 2-foot contours

ADID Wetland Map 2005

- High Functional Value Wetland (hfvw)
- 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



Staff Report for the McHenry County Zoning Board of Appeals

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 five point six (5.6) acre subject property is zoned A-1 Agriculture District with a Conditional Use Permit allowing for the use of the dairy barn for engineering research and product development, with some production also occurring. The original conditional use permit for this property was granted in 1999, with the use already established. The property, consisting of the dairy barn, a house and some detached accessory buildings, is located on the east side of Hobe Road, about five hundred seventy-five (575) feet south of Kishwaukee Valley Road.

The applicant is seeking to renew the Conditional Use Permit.

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).

STAFF ANALYSIS

Current Land Use & Zoning

As noted above, the property is zoned A-1 Agriculture with a Conditional Use Permit. Other than that portion of the property which is used for the Conditional Use Permit and for residential purposes, the property is used agriculturally.

Properties in the immediate proximity of the subject property are also zoned A-1 Agriculture and used for row crop production.

2030 Comprehensive Plan Future Land Use Map

The 2030 Comprehensive Plan Future Land Use Map designates this property, and the properties surrounding it, as **Agriculture**.

2030 Comprehensive Plan & 2030 and Beyond Analysis

The proposed use of the property is consistent with the 2030 Comprehensive Plan's Future Land Use Map designation of Agriculture, 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 City of Woodstock (just over one (1) mile distance between each other).
- The subject property is adjacent to other properties which are used agriculturally.

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 existing/proposed business conducts research leading to the production of digitally-based tools used in the agricultural industry. It is staff's understanding that the testing of these proposed tools occurs on the adjacent agricultural properties.

Big Idea #3 Let's grow smarter

"We can make it happen by focusing development that is compact, contiguous to, or located within municipalities, and away from areas designated for agriculture and lacking infrastructure and services." (p. 16)

- The property is located approximately a mile from the City of Woodstock. As the site is already developed with no new improvements proposed it should not have any additional impact on infrastructure and services.

Big Idea #4 Let's expand our economy

"We can make it happen by growing our rural economy through agritourism, ecotourism, specialty crops, and being open to innovative commercial enterprises." (p. 21)

- The business in operation at this location including engineering research and some production related to digital tools used to improve agricultural yields.

McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010

Community Character & Housing

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

- As noted above, the subject property is already developed with the proposed use and is just over a mile from the City of Woodstock.

Agricultural Resources

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

- This is a request to renew an existing Conditional Use Permit with no new improvements contemplated.

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 L25-084-4745) 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: "Identify areas for office/research/industrial areas and business parks with access to regional transportation infrastructure." (p. 87)

- To meet this objective, the use would normally be placed in a research and/or business park. However, given the need to access agricultural uses it may be appropriate to allow the use to continue at this location.

Infrastructure

No applicable text.

Land Use

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

- The subject property is in a relatively rural area as it is surrounded by agriculturally used properties. The nearest municipality, Woodstock, is located approximately a mile away.

STAFF ASSESSMENT

The requested conditional use permit renewal allows for the use of the dairy barn for engineering research and product development, with some production also occurring, on the five point six (5.6) acre subject property zoned A-1 Agriculture District. The original conditional use permit for this property was granted in 1999, with the use already established. The proposed use is consistent with the 2030 Comprehensive Plan's Future Land Use Map

designation of **Agriculture**. There are no environmental features, such as, wetlands and floodplains on the subject property. The site is not within the Sensitive Aquifer Recharge Area.

The following are the conditions which are attached to the current Conditional Use:

- 1. The Conditional Use Permit shall expire twenty (20) years from the date of approval by the McHenry County Board or until the residence on the parcel in question is no longer occupied by the present owner of the business.*
- 2. The hours of operation shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday.*
- 3. The Conditional Use Permit shall be limited to the frame barn as depicted on the Plat of Survey dated August 8, 2005 by Matthew J. Stahl and labeled as Exhibit #2.*
- 4. The areas of the frame barn used in conjunction with the Conditional Use Permit shall be subject to commercial building codes. Any subsequent expansion of the business within the frame barn shall also be subject to building permits and commercial building codes.*
- 5. The Conditional Use Permit shall be limited to no more than ten (10) employees not including the owners of the property.*

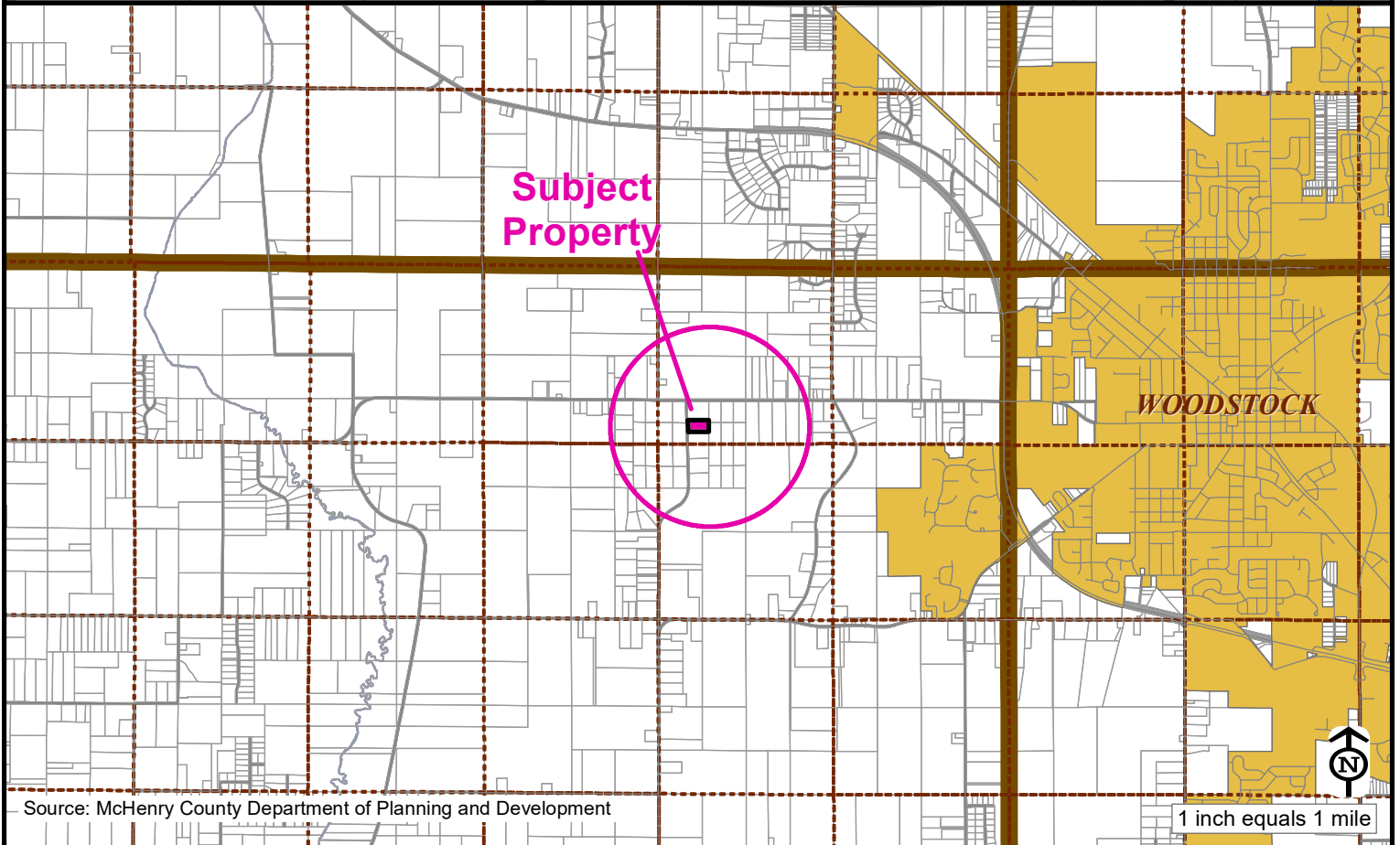
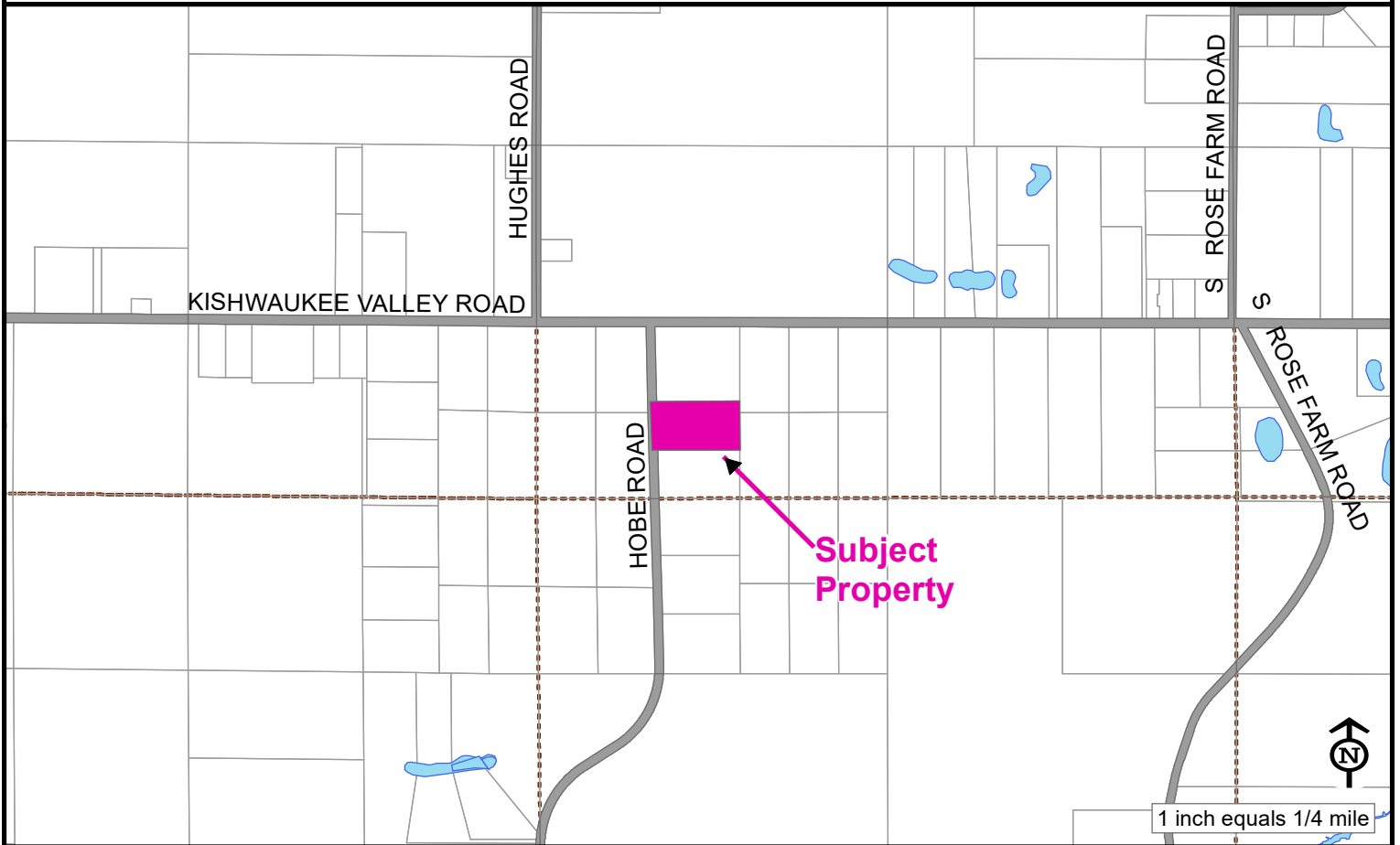
Staff supports the continuation of most of these conditions, with the exception of the first condition. Section 16..20.040H of the UDO stipulates states: "Conditional use permits are valid for a period of ten (10) years, unless otherwise limited or permitted as part of the County Board approval." As such, staff is recommending that this renewal be consistent with the UDO requirements. Furthermore, the second part of the original condition is tied to the occupancy of a building on the property. As staff does not have the ability to determine who resides on a property we do not support continuing to have this condition.

Instead, Staff offers the following conditions for consideration:

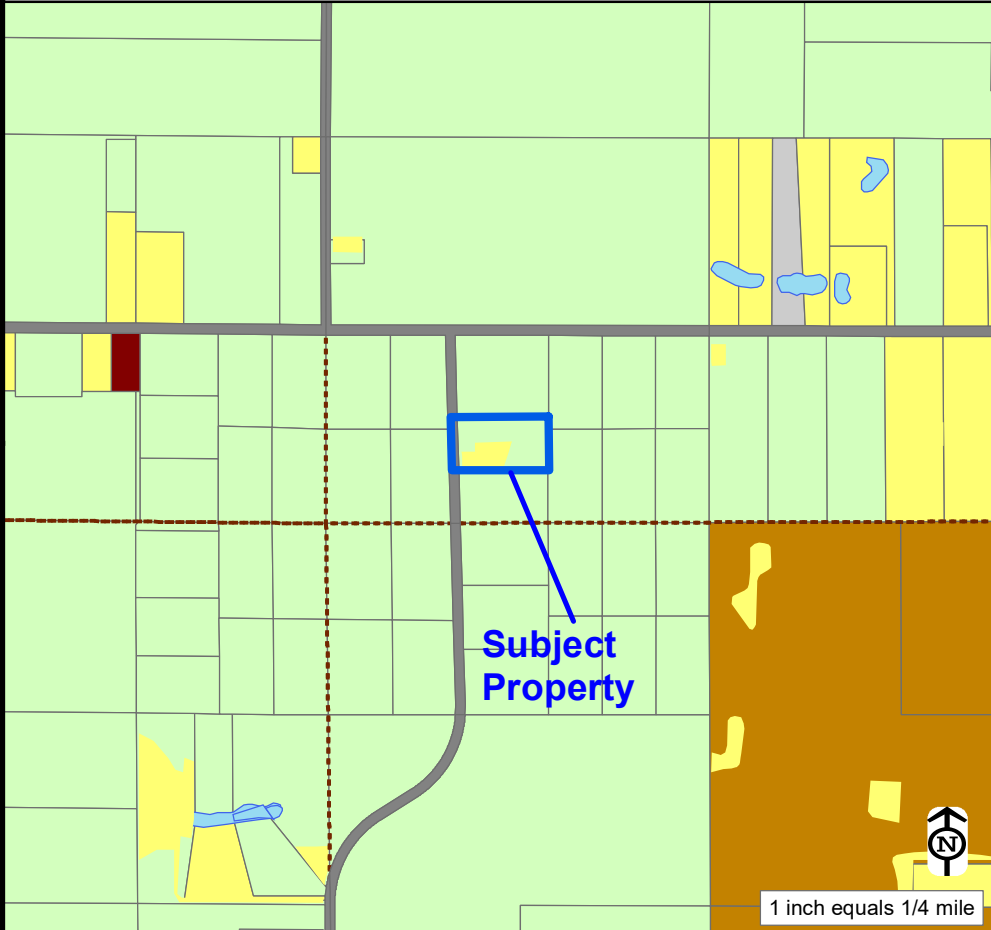
1. The Conditional Use shall expire ten (10) years from the date of approval by the McHenry County Board.
2. The hours of operation shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday.
3. The Conditional Use shall substantially conform to the attached Site Plan prepared on November 10, 2025.
4. The areas of the frame barn used in conjunction with the Conditional Use Permit shall be subject to commercial building codes. Any subsequent expansion of the business within the frame barn shall also be subject to building permits and commercial building codes.
5. The Conditional Use Permit shall be limited to no more than ten (10) employees, not including the owners of the property.
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.



Current Land Use Map



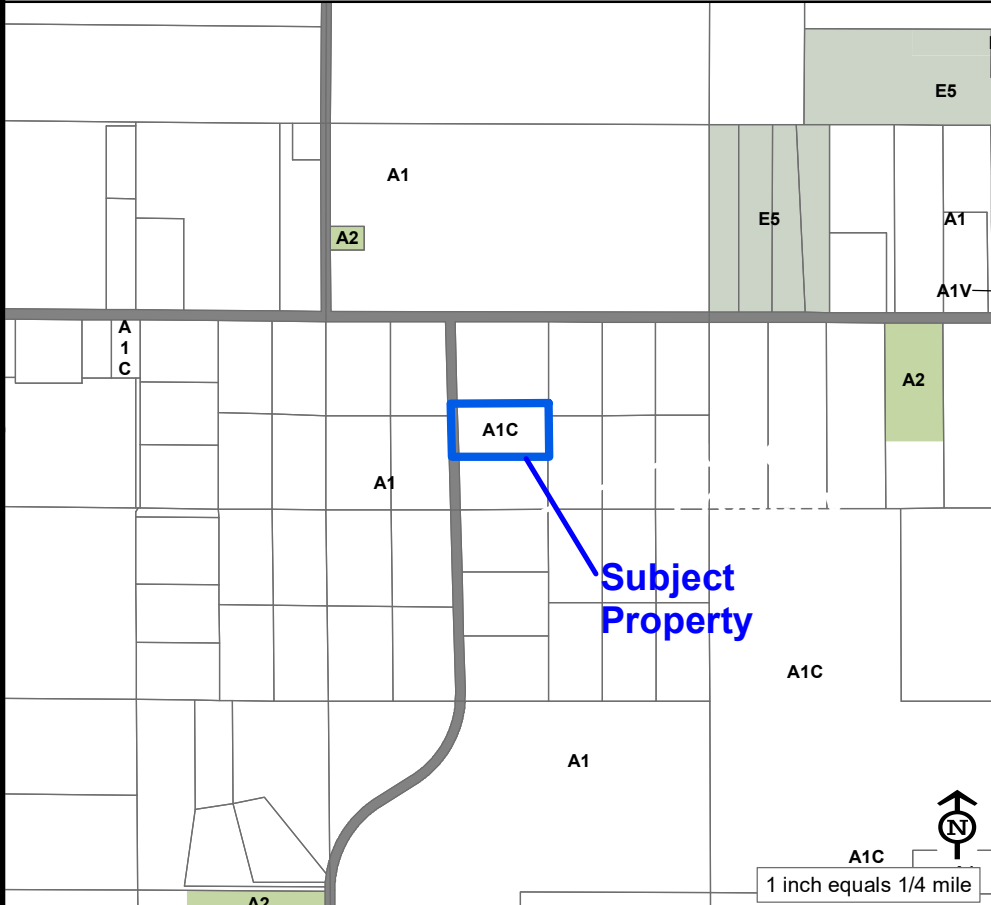
Current Land Use
Agriculture & Single-Family Residential

Adjacent Land Use(s)

North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

- 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
A-1C Agriculture

Adjacent Zoning

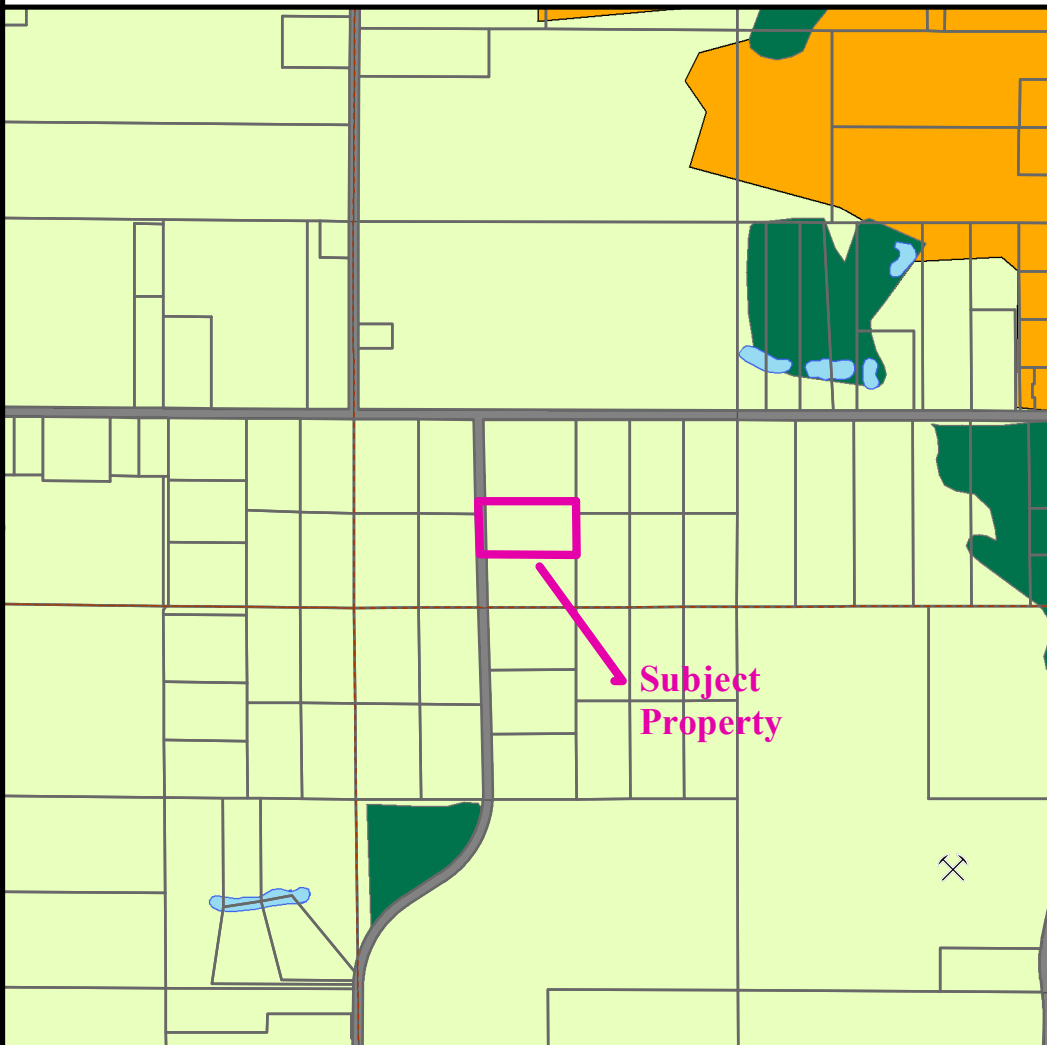
North: A-1 Agriculture
South: A-1 Agriculture
East: A-1 Agriculture
West: A-1 Agriculture

- 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 Neighborhood 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

McHenry County 2030 Comprehensive Plan Future Land Use Map

Future Land Use Map Designation

Agriculture



-  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

Seneca Township: FA Future Agriculture

Woodstock: N/A

McHenry County 2030 Comprehensive Plan — Text Analysis

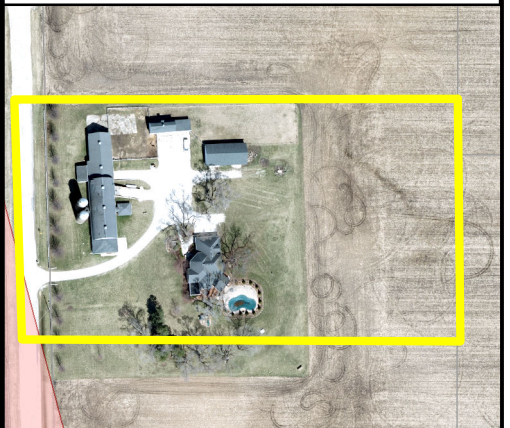
Land Use

AGRICULTURAL – represents existing agricultural acres, including cropland, pastureland, farm yards, and farmsteads, that should remain in agricultural use through the 2030 planning horizon. Development in the Agricultural District should be strictly limited to agriculture, agricultural residences, and agricultural support uses. (p. 134)

Sensitive Aquifer Recharge Areas

The site IS NOT 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

September 23, 2025

Bill Hughes
910 Hobe Rd.
Woodstock, IL 60098

Re: Parcel # 12-02-300-009
Common Location: 910 Hobe Rd., Woodstock, IL
NRI# L25-084-4745
Zoning Change: Conditional Use Permit renewal

Dear Mr. Hughes:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Land Trust Co. No. HTX7029, William C. Hughes, Innoquest, Inc. property as applied for in Report #25-084-4745. 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,

A handwritten signature in black ink that reads 'Spring M. Duffey'. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development

