



42.2496,-88.6917

— NEIGHBOR SCREEN

# MARENGO, IL

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 42.2496,-88.6917

**PIN** Not provided

**Request Date** 2025-12-20

McHenry County, IL • 42.2496,-88.6917

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## NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

### Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-32-100-018, 11-32-100-020		<b>John David Macintyre</b>	Individual	John D. Macintyre has collected over \$400,000 in federal farm subsidies since 1995, indicating a significant farming operation <sup>1</sup> ( <sup>2</sup> ). Subsidy records show his farming activities in both McHenry County (about \$175,738) and Boone County (about \$224,965), reflecting landholdings across the county line <sup>3</sup> ( <sup>4</sup> ).	unknown	Medium	farmland_preservation, drainage_roads.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-31-100-003		<b>Avalos Daniela Vega Martin</b>	Individual	Daniela Vega Martin Avalos is listed as the owner of a parcel in Marengo Township, McHenry County ( 5 ) ( 6 ). No references to her involvement or statements in local civic matters were found in available public records or news archives ( 7 ).	unknown	Low	Use a one-on-one, neighborly approach to introduce the project, listening to any concerns she may have and ensuring she feels included in the information flow.	M

## Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-31-200-009, 11-31-200-008, 11-31-200-011	✓	<b>Union Operating Co LLC</b>	llc	Union Operating Co. LLC is an Illinois limited liability company listed as owner of three farmland parcels in Marengo Township (PINs above) ( 8 ). No record of this entity is found in Illinois corporate registration databases, suggesting it is a private landholding vehicle with no public-facing operations ( 9 ). The LLC has not appeared in local news or court filings, indicating its activity is limited to passive land ownership (no development projects or public statements on record) ( 10 ).	Low	agriculture	Quietly engage through informal contact with owner or agent; emphasize respect for farming operations and offer assurances project won't harm their land use	M
11-31-400-005, 11-31-200-004, 11-31-100-011, 11-31-300-003, 11-31-100-012, 11-31-200-001, 11-31-300-005, 11-31-200-006, 11-31-300-006, 11-30-400-005, 11-31-100-010, 11-32-100-015, 11-32-100-013, 11-30-300-001, 11-29-300-001, 11-31-300-001		<b>McHenry Co. Conservation Dist.</b>	government	The McHenry County Conservation District (MCCD) is a governmental entity created by voter referendum in 1971 to protect open space and natural resources ( 11 ). MCCD currently manages nearly 25,000 acres of land across the county, including about 6,646 acres of farmland under agricultural lease programs ( 12 ). The District's mission is to preserve wildlife habitat, water quality, and scenic land; it often reviews development proposals for environmental impacts and advocates for mitigation or preservation measures ( 13 ) ( 14 ). MCCD is well-established and respected locally, with taxing authority and a history of mobilizing public support for conservation funding (e.g., recent tax referenda) ( 15 ) ( 16 ).	High	municipal	Engage MCCD leadership early to highlight project's minimal environmental footprint; offer habitat enhancements or partnerships to align with their conservation goals; address any concerns about wildlife and open space openly to prevent opposition	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-31-200-003, 11-31-200-012, 11-32-100-014		<b>West Grant Develop Inc</b>	corporation	West Grant Development, Inc. is an Illinois domestic corporation formed on May 5, 2005 ( 17). The company's registered agent at formation was local attorney Donald F. Franz, and its initial officers included James Athans (President) and David Klesmith (Secretary) ( 18). West Grant Development Inc owns multiple adjacent parcels along West Grant Highway, indicating a strategic land position likely intended for future development or resale. The corporation has no visible business operations or website, and no public records of active development projects on its Marengo Township land (suggesting it is holding the property, possibly for speculative investment) ( 19) ( 20).	Medium	land_investment	Identify current decision-maker (e.g., surviving officer or agent) and discuss mutually beneficial options (buyout or joint venture); stress how proposed project could raise neighboring land values; monitor for any competitive development plans they might have	M
11-32-100-019		<b>Burma Rd Grain LLC</b>	llc	Burma Rd Grain LLC appears to be a privately-held Illinois farm entity owning a parcel on Burma Road in Marengo Township ( 21). The LLC's name suggests a focus on grain farming or storage, but it has no listed corporate presence or public information aside from county land records (no business website or news mentions). No state-level filings or UCC liens were found under this name, implying it operates as a family-run farm business without external financing or separate ventures ( 22). The company's activities seem limited to agriculture on its land, and it has not publicly stated any position on local development proposals (likely maintaining a low profile) ( 23).	Low	agriculture	Approach via local farm networks or cooperative to build trust; reassure that development will not impede farm access or drainage; offer any needed mitigation (e.g., dust control, buffer) to address their farming concerns	M
11-32-300-001, 11-32-100-009		<b>John C Tr et al Martin</b>	trust	See RESIDENT table	Unknown	unknown		M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-31-200-002, 11-31-100-002, 11-32-100-002		<b>Commonwealth Edison Co</b>	corporation	Commonwealth Edison (ComEd) is Illinois' largest electric utility, serving Chicago and most of Northern Illinois as a subsidiary of Exelon Corporation <sup>24</sup> . ComEd has wielded political influence in Illinois – a federal corruption case revealed the company arranged benefits for associates of the Illinois House Speaker in exchange for favorable energy legislation <sup>25</sup> . ComEd's service territory spans about 11,400 square miles across northern Illinois (extending to McHenry County), and it maintains local grid infrastructure such as transmission lines and substations on its land holdings <sup>26</sup> .	High	energy_developer	Engage ComEd's regional external affairs manager to address any grid or safety concerns. Emphasize how the project can improve local reliability or require infrastructure upgrades, aligning with ComEd's interests to ensure a neutral or supportive stance.	M
11-31-502-004, 11-31-502-003, 11-32-502-003		<b>Union Pacific Railroad Co</b>	corporation	Union Pacific Railroad Company is a Class I freight railroad operating a 32,100-mile network across the western and midwestern United States, under the parent company Union Pacific Corporation <sup>27</sup> . Union Pacific expanded into northern Illinois by acquiring the Chicago & North Western Railway in 1995, gaining rail lines and yards in the greater Chicago region <sup>28</sup> . The company's public affairs strategy prioritizes issues directly impacting its rail operations and business performance, indicating it engages locally only when its transportation interests are at stake <sup>29</sup> .	Low	unknown	Coordinate with Union Pacific's property and engineering department on any necessary rail crossing or safety agreements. Otherwise, expect minimal engagement from the railroad as long as the development does not interfere with its operations.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-32-100-005, 11-32-100-008, 11-32-100-006		<b>Freedom Lane LLC</b>	llc	Freedom Lane LLC is an Illinois limited liability company that owns multiple parcels of agricultural land in Marengo Township, McHenry County (as identified by the listed PINs) <sup>30</sup> . No public information is readily available about Freedom Lane LLC's principals or business activities; it appears to be a passive landholding entity with no publicly recorded operations beyond property ownership <sup>31</sup> .	Unknown	land_investment	Identify the managing member behind Freedom Lane LLC via records or local contacts and engage them discreetly. Align outreach with their financial interests (e.g., offer competitive land terms or buyout) to neutralize potential opposition given their likely investment motive.	M