



McHenry County  
Zoning - McHenry County Hearing Officer - Public Hearing  
AGENDA

May 12, 2026, 11:00 AM  
County Board Conference Room  
Administration Building, 667 Ware Rd., Woodstock, IL 60098

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Pages

1. CALL TO ORDER
2. ROLL CALL
3. NEW BUSINESS / PUBLIC HEARING
  - 3.1 Z26-0020 The Matthew Yegge and Theresa Yegge Revocable Living Trust, R1-R1V, Nunda Twp 2
4. OLD BUSINESS
  - 4.1 Z25-0113 Gomez, R1-R1V, McHenry Twp 19
  - 4.2 Z26-0015 O'Neill, E1/A1-E1V/A1V, Richmond Twp 47
5. PUBLIC COMMENT  
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

**Application:** Z26-0020

**PIN:** 14-01-326-039

**Request:** Variation to allow for a setback of nineteen (19) feet from the required thirty (30) feet from the east street lot line.

**Hearing:** May 12, 2026

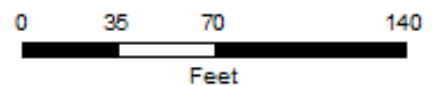
**Applicants:** Matthew Yegge and Theresa Yegge as Trustees of The Matthew Yegge and Theresa Yegge Revocable Living Trust dated August 18, 2008

**Location:** The subject property is located on the west side of South Emerald Drive, approximately 945 feet south of the intersection of South Emerald Drive and Drucker Lane, with a common address of 807 South Emerald Drive, McHenry, Illinois, in Nunda Township.






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

- FEMA Flood Hazard Areas**
-  0.2 % Annual Chance of Flood
  -  1% Annual Chance of Flood
  -  Floodway

**Historic Floodzone**



**ADID Wetland Map 2005**

-  High Functional Value Wetland (hfvw)
-  High Quality Wetland (hqw)
-  Wetland (w)
-  Farmed Wetland (fw)

**Nunda Township**  
**PLAN REVIEW REPORT**  
**VARIATION REQUEST APPLICATION #Z26-0020**

**Hearing Date: May 12, 2026**

**Applicant:** Matthew Yegge and Theresa Yegge as Trustees of The Matthew Yegge and Theresa Yegge Revocable Living Trust dated August 18, 2008

**Request:** **Variation** within the “**R-1**” **Single-Family Residential District** to allow for a setback of nineteen (19) feet from the required thirty (30) feet from the East street lot line. (*McHenry County Unified Development Ordinance Table 16.36-1*)

**Location:** The subject property consists of approximately seven-tenths (.7) acres and is located on the west side of South Emerald Drive, approximately 945 feet south of the intersection of South Emerald Drive and Drucker Lane, in Nunda Township, Illinois. Common address: 807 South Emerald Drive, McHenry, Illinois  
PIN: 14-01-326-039

**Current Land Use:** The property is designated **Single-Family Residential** on the Current Land Use map.

**Adjacent Land Use:** North: *SINGLE-FAMILY RESIDENTIAL* East: *SINGLE-FAMILY RESIDENTIAL*  
South: *SINGLE-FAMILY RESIDENTIAL* West: *FOX RIVER*

**Current Zoning:** The property is currently zoned **R-1 Single-Family Residential District/LN**.

**Adjacent Zoning:** North: *R-1 Single-Family Residential/LN* East: *R-1 Single-Family Residential/LN*  
South: *R-1 Single-Family Residential/LN* West: *Fox River*

**2050 Plan:** The property is designated **Estate Residential** on the *McHenry County Land Use Plan Map*.

**Improvements:** The subject property currently contains a one-story frame residence, wood deck, two (2) sheds, and an asphalt driveway.

**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 L26-035-4814.

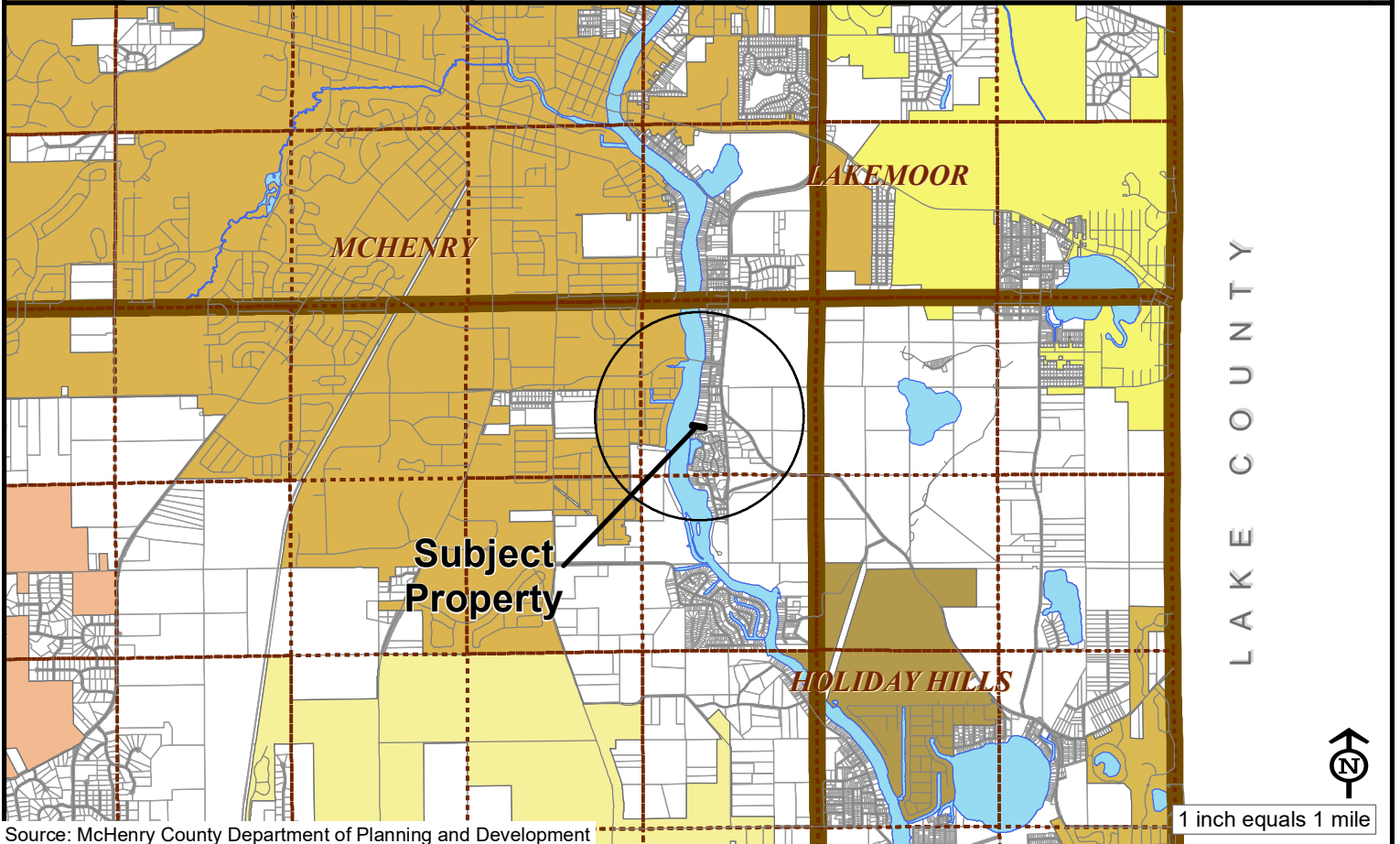
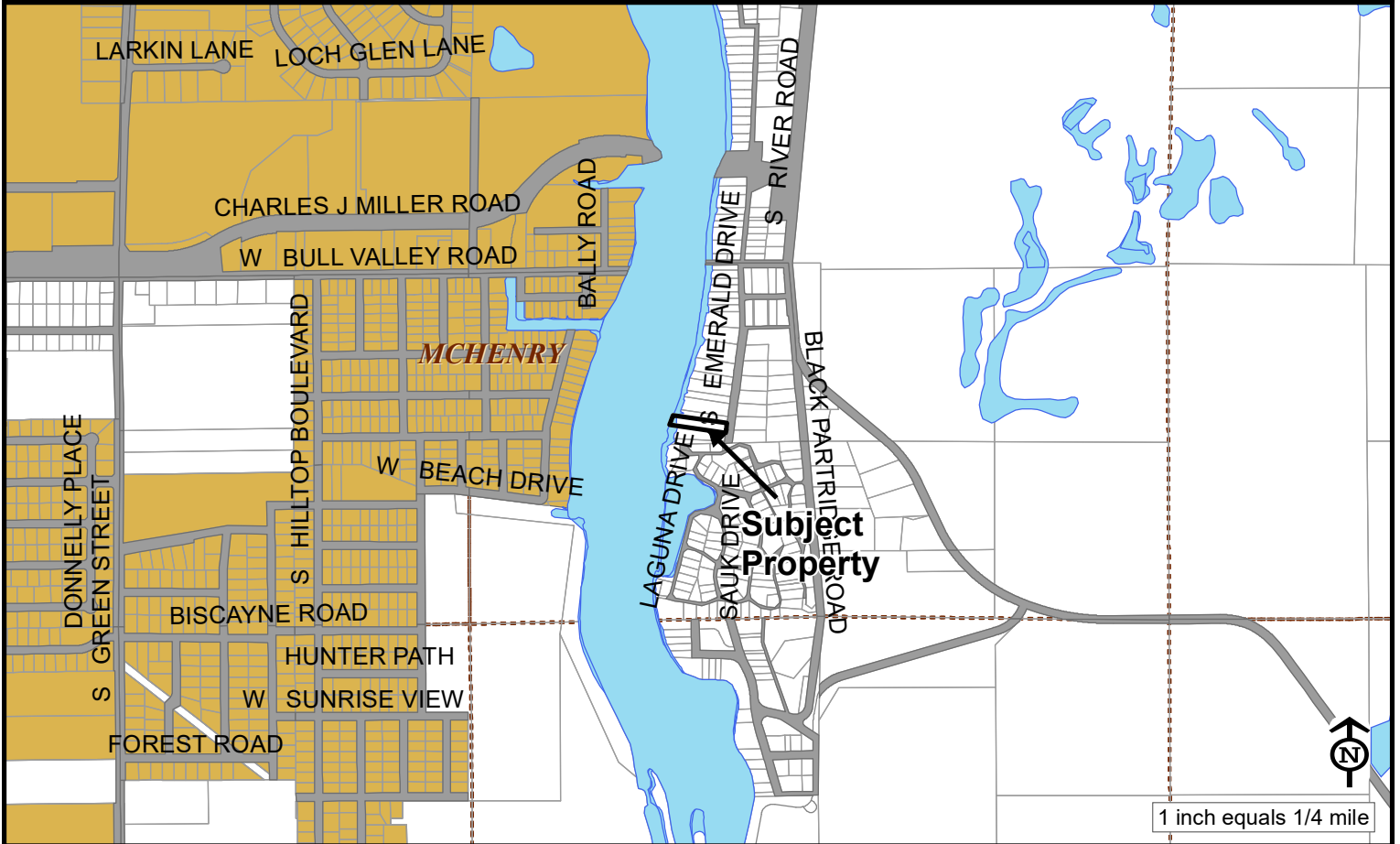
**Flood Hazard Areas:** The FEMA Flood Insurance Rate Map (Panel 17111C0209J) indicates Zone AE, 100-year floodplain with a base flood elevation of 739’ on the western portion of the parcel. The proposed addition does not fall within the designated floodplain area.

**Flood-of-Record:** Historic flood-of-record is identified on the far western portion of the subject property.

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

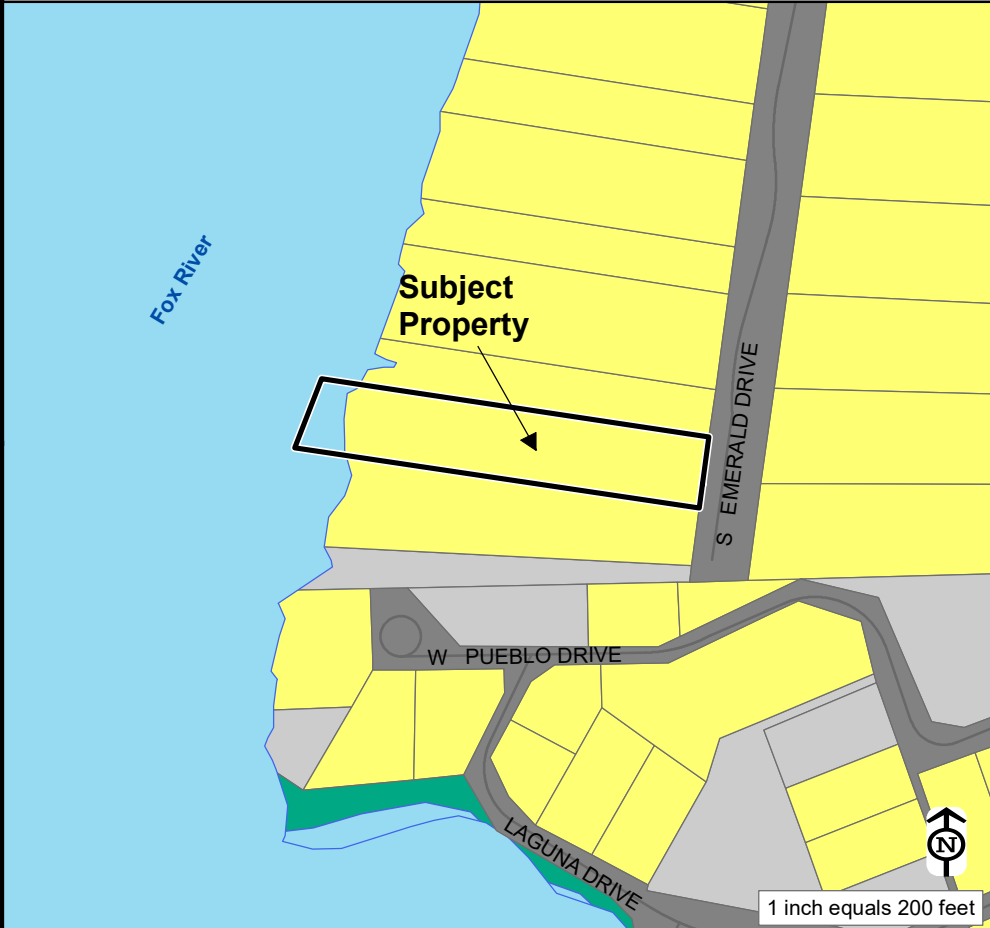
**Comments/ Conclusion:**

- The granting of this variance would allow for the applicants to apply for a building permit for the construction of a proposed garage/screen room addition.
- 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.



Source: McHenry County Department of Planning and Development

**Current Land Use Map**



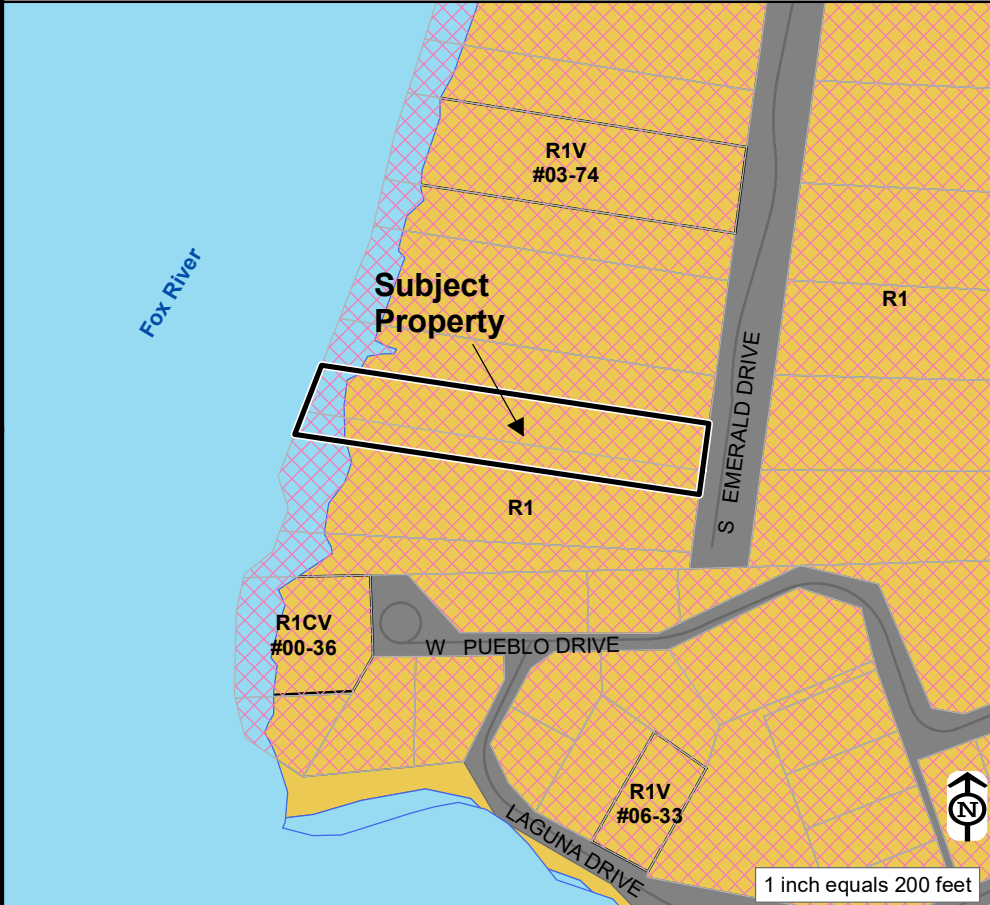
**Current Land Use**  
*Single-Family Residential*

**Land Use Adjacent to the PIQ**

North: *Single-Family Residential*  
 South: *Single-Family Residential*  
 East: *Single-Family Residential*  
 West: *Fox River*

- 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**

**R-1 Single-Family Residential/LN**

**Adjacent Zoning**

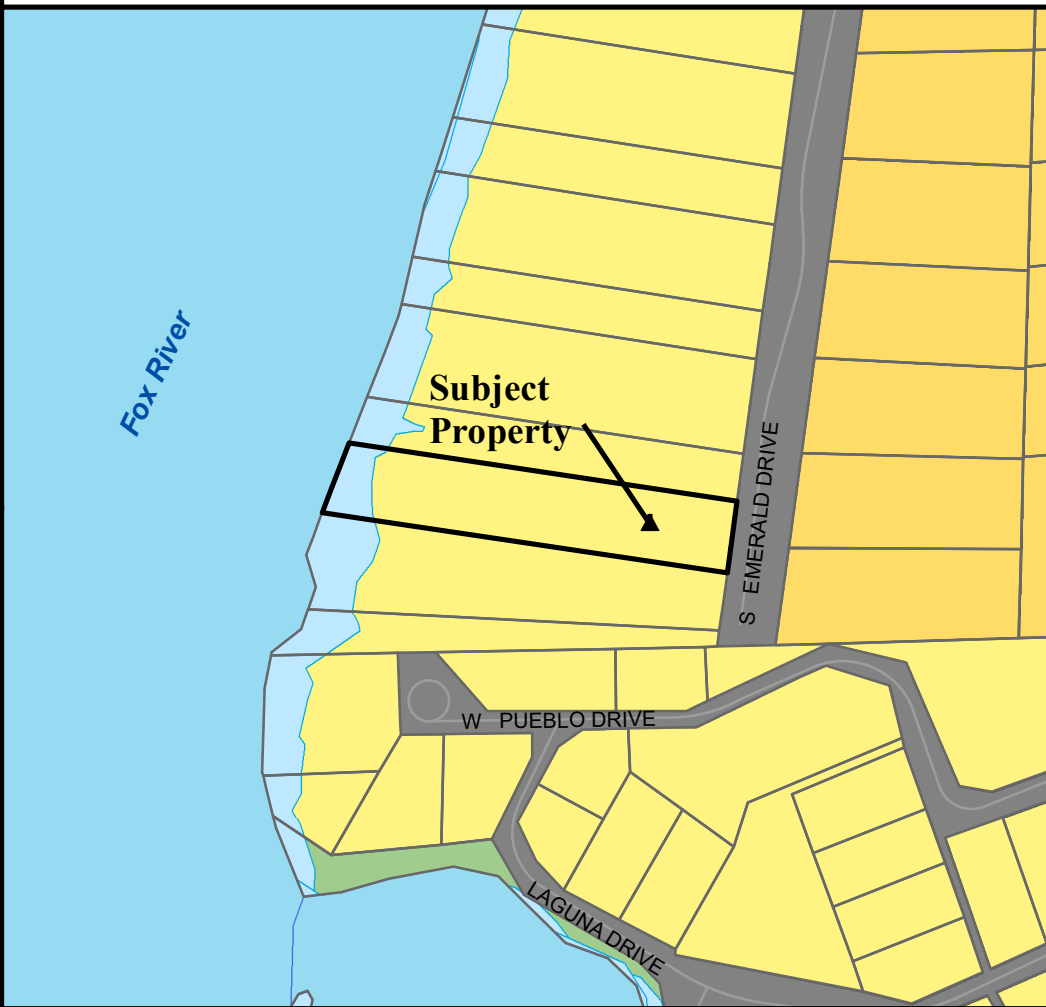
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 East: R-1 Single-Family Residential/LN  
 West: Fox River

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> A-1 Agriculture  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> A-2 Agriculture  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #C0C0C0; border: 1px solid black; margin-right: 5px;"></span> E-5 Estate  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black; margin-right: 5px;"></span> E-3 Estate   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #D2B48C; border: 1px solid black; margin-right: 5px;"></span> E-2 Estate  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #A08080; border: 1px solid black; margin-right: 5px;"></span> E-1 Estate   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> R-1 Single-Family Residential   |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> R-2 Two-Family Residential  |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black; margin-right: 5px;"></span> R-3 Multiple-Family Residential   |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> B-1 Neighborhood Business   |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> B-2 Liquor Business   |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> B-3 General Business  |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF00FF; border: 1px solid black; margin-right: 5px;"></span> O Office / Research   |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #9370DB; border: 1px solid black; margin-right: 5px;"></span> I-1 Light Industrial  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #483D8B; border: 1px solid black; margin-right: 5px;"></span> I-2 Heavy Industrial   |
| <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #000000 2px, #000000 4px); border: 1px solid black; margin-right: 5px;"></span> PD Planned Development |   |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> C Conditional Use  | <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> V Variation   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> Incorporated  | <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #FF0000 2px, #FF0000 4px); border: 1px solid black; margin-right: 5px;"></span> Legacy Neighborhood |

**McHenry County 2050 Comprehensive Plan Future Land Use Map**

**Future Land Use Map Designation**

*Estate Residential*



- Agricultural
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Institutional and Civic
- Industrial
- Open Space
- Incorporated
- Solar Farm Locations

Scale: 1 inch = 200 feet



**Municipal / Township Plan Designations**

Nunda Township: Existing Development

Holiday Hills: No Designation

Lakemoor: Neighborhood Residential

Prairie Grove: No Designation

McHenry: Walkable Residential Development

**McHenry County 2050 Comprehensive Plan — Text Analysis**

Land Use

*ESTATE RESIDENTIAL* – Estate Residential land use is characterized by having less than 2 dwelling units per acre. Estate Residential lots often have extensive landscaping and feature rural to suburban lifestyles. Within McHenry County, Estate Residential is the predominant residential land use type. This land use type is typically along the outskirts of municipal boundaries and feed into incorporated areas. (p. 46)

Sensitive Aquifer Recharge Areas

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

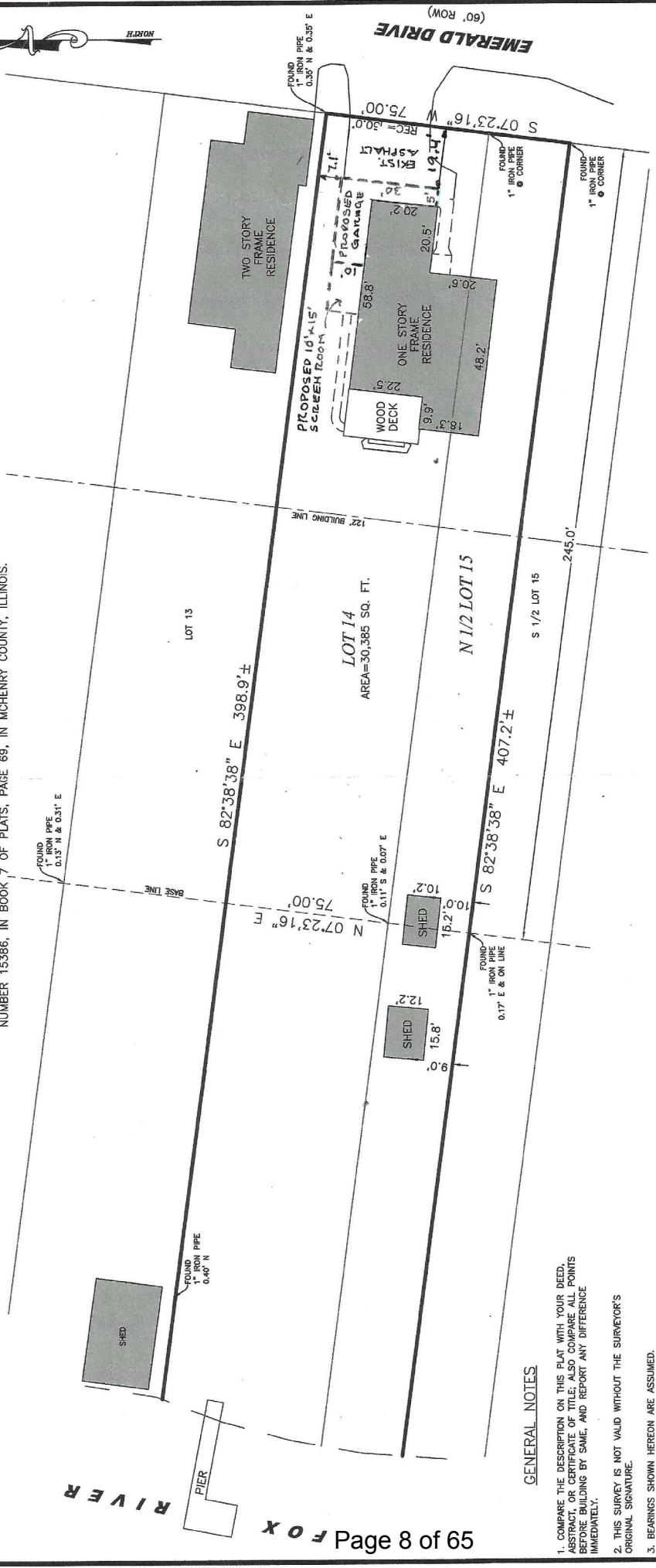
**Sensitive Aquifer Recharge Areas (SARA)**



Sensitive Recharge Area

# PLAT OF SURVEY

LOT 14 AND THE NORTH HALF OF LOT 15 IN SECOND ADDITION TO HICKORY GRANGE SUBDIVISION OF PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 3, 1941, AS DOCUMENT NUMBER 15386, IN BOOK 7 OF PLATS, PAGE 69, IN MCHENRY COUNTY, ILLINOIS.



### GENERAL NOTES

1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE, ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE.
3. BEARINGS SHOWN HEREON ARE ASSUMED.
4. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
5. FIELD WORK COMPLETED 07/26/2024.
6. PREPARED FOR STEVEN G. ENGLISH.



**MERIDIAN**  
Land Surveying Co.  
2547 APPLEWOOD LANE  
WOODSTOCK, IL  
(815)861-3135

807 S. EMERALD DRIVE  
MCHENRY, IL

PROJECT NO.	24-203	PAGE	1
DATE	07/29/24	OF	
SCALE	1" = 30'		
DRAWN BY :	CDH		
CHECKED BY :	CDH		



STATE OF ILLINOIS )  
COUNTY OF MCHENRY )  
SS  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
GIVEN UNDER MY HAND AND SEAL AT WOODSTOCK, ILLINOIS, THIS 29<sup>TH</sup> DAY OF JULY, A.D., 2024.  
By: *[Signature]*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3552  
MCHENRY COUNTY, ILLINOIS  
PROFESSIONAL DESIGN FIRM 184.006160

SURVEYOR'S CERTIFICATE

**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)

April 2, 2026

Matthew Yegge  
807 S Emerald Dr  
McHenry, IL 60051

Re: Parcel # 14-01-326-039  
Common Location: 807 S Emerald Dr., McHenry, IL 60051  
NRI# L26-035-4814  
Zoning Change: Variance for garage

Dear Mr. Yegge:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Matthew Yegge property as applied for in Report #26-035-4814. Due to the amount of disturbed soils on the site and the location of the proposed variance, 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, but we would like to highlight a few resources on and adjacent to the property.

The FEMA Flood Insurance Rate Map (Panel 17111C0209J) indicates Zone AE, 100-year floodplain with a base flood elevation of 739', on the western portion of your parcel. If future construction is to occur within this area, it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

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



*Resources for the Future*

## Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?  
Hardship due to the original construction of the home. The garage size and road setback are too small. Also, combining parcels increased the setback distance from the lot line.
2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?  
Setback distance from both roadway and lot line are very similar to most properties on South Emerald Drive.
3. Other than increased monetary gain, what is the purpose of the variation?  
Increase storage space and the ability to park cars in the garage.
4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?  
Yes original construction of the home was made to be in line with the majority of homes on South Emerald Drive.
5. Will the variation be detrimental to the public welfare or injurious to other property owners' improvements in the neighborhood?  
No

6. Will the variation: impair an adequate supply of light and air to adjoining property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

No. Most homes in the area are built with small side and street side setbacks.

7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

No

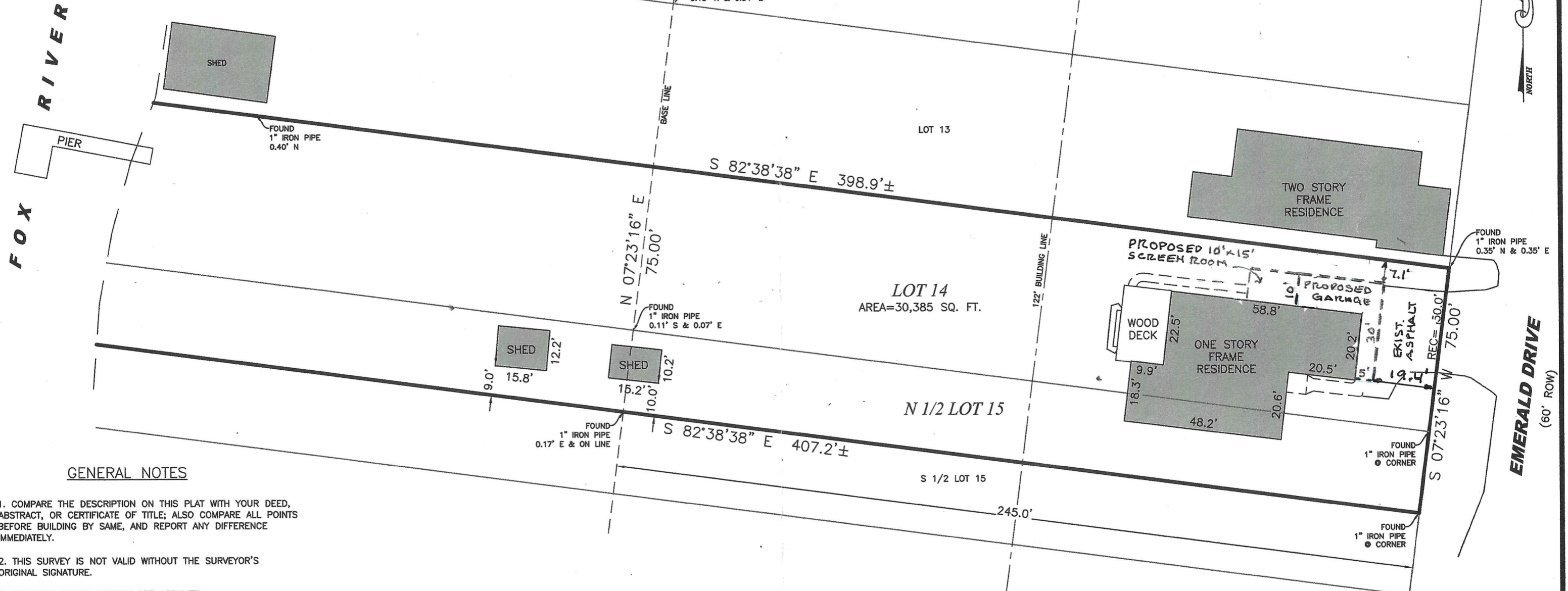
We are respectfully requesting zoning approval to expand the garage at our residence located at 807 S. Emerald Drive, McHenry, IL 60051. Our current garage measures approximately 20 feet in width and 17 feet 6 inches in depth. This size does not provide sufficient space to accommodate both of our vehicles. Due to the limited parking available on our property, an expanded garage would greatly improve the functionality and safety of our home for our family. The proposed garage will extend the depth of the garage by 5 feet. After the garage addition, the street-side setback would be 19'4". This is less than the current 30' street side setback requirement, but it will equal many of the current homes on South Emerald Drive.

In addition to extending the existing garage, we will also add a garage bay on the north side of our home. This addition would increase our vehicle capacity and provide much-needed storage space. Storage within the home is significantly limited because of its size and the fact that it is built over a crawl space. This additional bay would also be 19' 4" off the street-side lot line.

Approval of the requested variances for the street-side garage additions would greatly enhance the practical use of our home and better support the needs of our family. We sincerely appreciate your consideration of this request.

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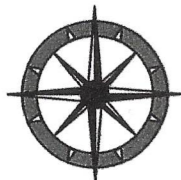


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6. PREPARED FOR STEVEN G. ENGLISH.

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
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 COUNTY OF MCHENRY)  
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 GIVEN UNDER MY HAND AND SEAL AT WOODSTOCK, ILLINOIS,  
 THIS 29TH DAY OF JULY, A.D., 2024.  
 BY: *[Signature]*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3552  
 LICENSES EXPIRE NOVEMBER 30, 2024.  
 PROFESSIONAL DESIGN FIRM 184.006160



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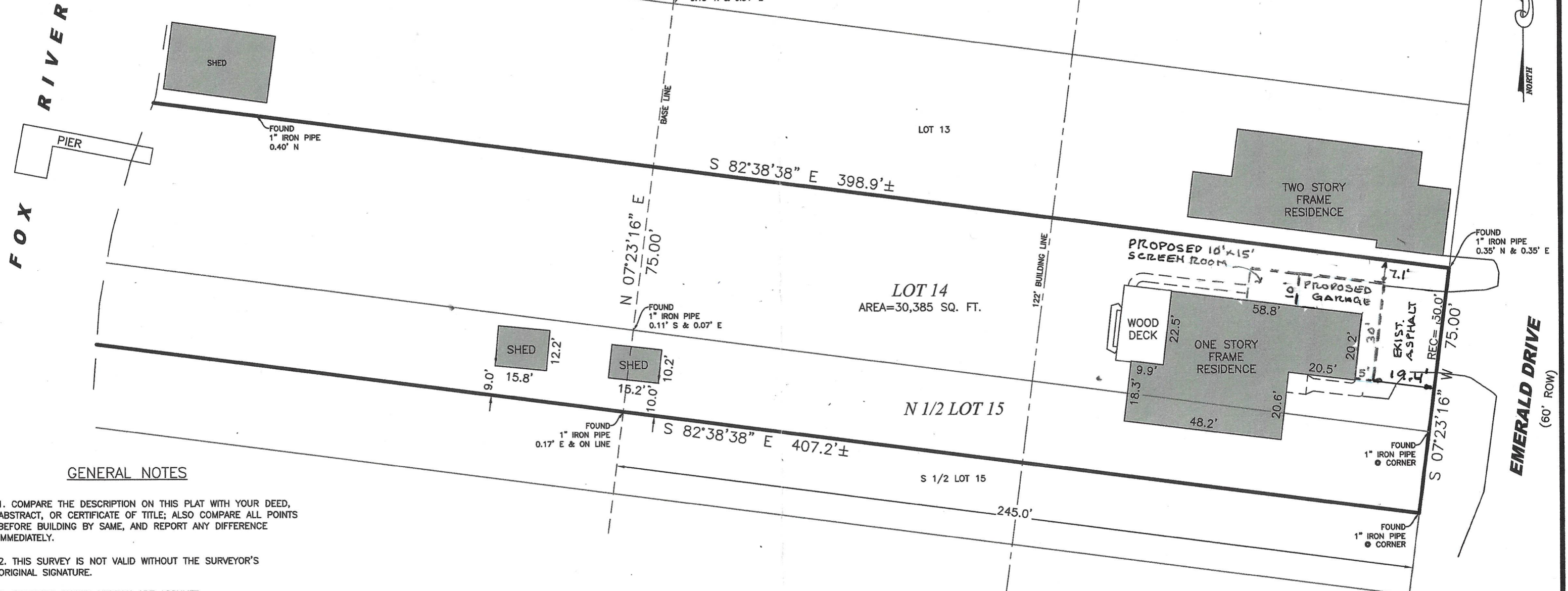
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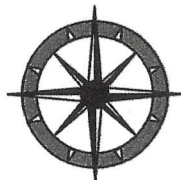
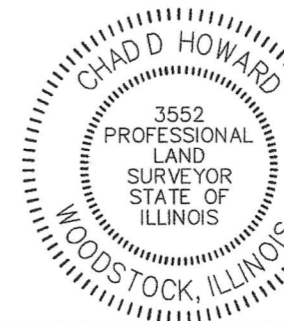


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**McHENRY-LAKE COUNTY  
SOIL & WATER  
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April 2, 2026

Matthew Yegge  
807 S Emerald Dr  
McHenry, IL 60051

Re: Parcel # 14-01-326-039  
Common Location: 807 S Emerald Dr., McHenry, IL 60051  
NRI# L26-035-4814  
Zoning Change: Variance for garage

Dear Mr. Yegge:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Matthew Yegge property as applied for in Report #26-035-4814. Due to the amount of disturbed soils on the site and the location of the proposed variance, 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, but we would like to highlight a few resources on and adjacent to the property.

The FEMA Flood Insurance Rate Map (Panel 17111C0209J) indicates Zone AE, 100-year floodplain with a base flood elevation of 739', on the western portion of your parcel. If future construction is to occur within this area, it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

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Sincerely,

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Spring M. Duffey  
Executive Director

cc. McHenry County Department of Planning and Development



*Resources for the Future*

IN THE MATTER OF THE APPLICATION OF )  
**THE MATTHEW YEGGE AND THERESA YEGGE REVOCABLE LIVING** )  
**TRUST DATED AUGUST 18, 2008, OWNER OF RECORD,** ) LEGAL NOTICE OF PUBLIC HEARING  
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT ) Z26-0020  
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A )  
**VARIATION** )

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Hearing Officer**, in connection with this Ordinance, which would result in a **VARIATION** for the following described real estate:

**LOT 14 AND THE NORTH HALF OF LOT 15 IN SECOND ADDITION TO HICKORY GRANGE SUBDIVISION OF PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 3, 1941, AS DOCUMENT NUMBER 15386, IN BOOK 7 OF PLATS, PAGE 69, IN MCHENRY COUNTY, ILLINOIS.**

**PIN 14-01-326-039**

The subject property is located on the west side of South Emerald Drive approximately 945 feet south of the intersection of South Emerald Drive and Drucker Lane **with a common address of 807 South Emerald Drive, McHenry, Illinois in Nunda Township.**

The subject property is presently zoned **“R-1” Single Family Residential and consists of approximately 0.70 acres with “R-1” Single Family Residential zoning to the North, East and South and Fox River to the West.**

The Applicant is requesting a **VARIATION of the subject property to allow for a setback of nineteen (19) feet from the required thirty (30) feet from the East street lot line.**

Matthew Yegge and Theresa Yegge as Trustees of The Matthew Yegge and Theresa Yegge Revocable Living Trust Dated August 18, 2008, the Owner and Applicant, can be reached at 807 South Emerald Drive, McHenry, Illinois in Nunda Township.

A hearing on this Zoning Application will be held on the 12<sup>th</sup> day of May 2026 at 11:00 A.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 14<sup>th</sup> DAY OF APRIL 2026.

By: Michael McNerney, MCHO  
McHenry County Hearing Officer  
2200 N. Seminary Avenue  
Woodstock, IL 60098

*Petitions for all Zoning hearings can be accessed at the following link:*  
[www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the “Agenda” link for the specific meeting date.

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McHenry Township  
PLAN REVIEW REPORT  
VARIATION REQUEST APPLICATION #Z25-0113

Hearing Date: March 10, 2026

**Applicant:** Jose Gomez, Owner of Record

**Request:** *Variation* within the **R-1 Single-Family Residential District** to allow for a maximum height of twenty-three (23) feet and two and one-half (2.5) inches instead of the maximum eighteen (18) feet allowed for a detached accessory structure. (*McHenry County Unified Development Ordinance §16.56.050.A.2*)

**Location:** The subject property consists of approximately .41 acres and is located on the south side of Pulaski Road, approximately four hundred fifty (450) feet east of the intersection of Pulaski and Spojnia Roads, in McHenry Township, Illinois. Common address: 5207 W. Pulaski Road, McHenry, Illinois  
PIN: 09-21-477-008 and 09-21-477-009

**Current Land Use:** The property is designated **Single-Family Residential (Lot 3) and Vacant (Lot 4)** on the Current Land Use map.

**Adjacent Land Use:** North: *SINGLE-FAMILY RESIDENTIAL/VACANT* East: *SINGLE-FAMILY RESIDENTIAL*  
South: *SINGLE-FAMILY RESIDENTIAL/VACANT* West: *SINGLE-FAMILY RESIDENTIAL*

**Current Zoning:** The property is currently zoned **R-1 Single-Family Residential District/LN**

**Adjacent Zoning:** North: *R1 Single-Family Residential/LN* East: *R1 Single-Family Residential/LN*  
South: *R1/R1V Single-Family Residential/LN* West: *R1 Single-Family Residential/LN*

**2030 Plan:** The property is designated **RESIDENTIAL** on the *McHenry County Land Use Plan Map*.

**Improvements:** The Plat of Survey for the subject property reflects a 1½ story frame residence, wood deck, asphalt drive, fence, and the subject pole barn shown as under construction.

**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 L25-113-4774.

**Flood Hazard Areas:** The FEMA Flood Insurance Rate Map (Panel 17111C0206J) indicates Zone A, 100-year floodplain within the southeast corner of the parcel. The proposed structure is not located within this designated floodplain area.

**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-25-1269 is currently pending for the proposed structure, and RFS-25-0262 is currently open for the construction of said structure without a permit. The granting of the requested variances would allow the landowner to complete the building permit application process.
- 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.

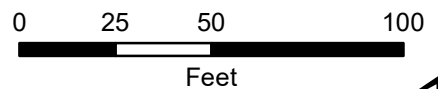
# Aerial Photo

5207 W. Pulaski Road, McHenry, 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)

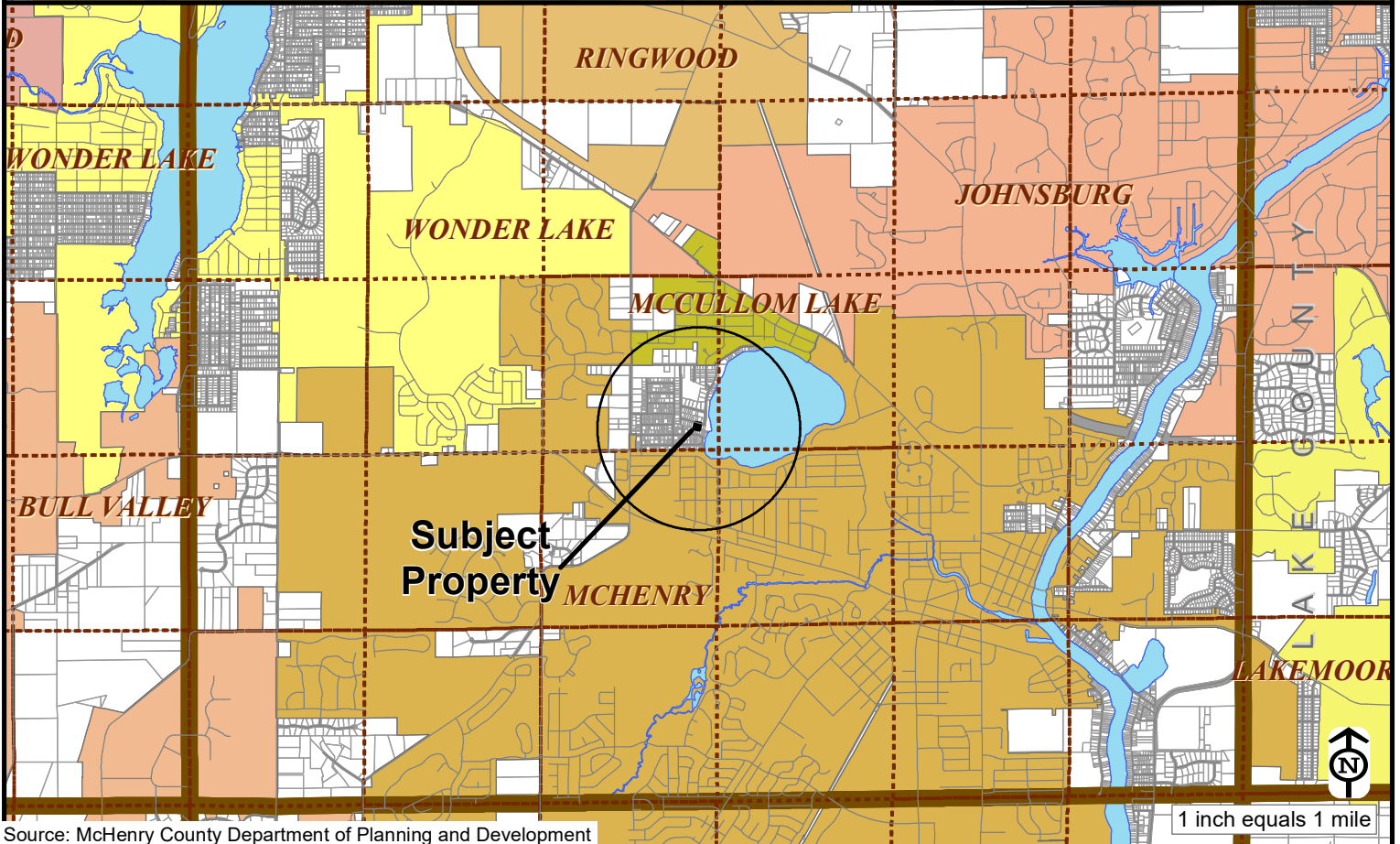
— Contours

### FEMA Flood Hazard Areas

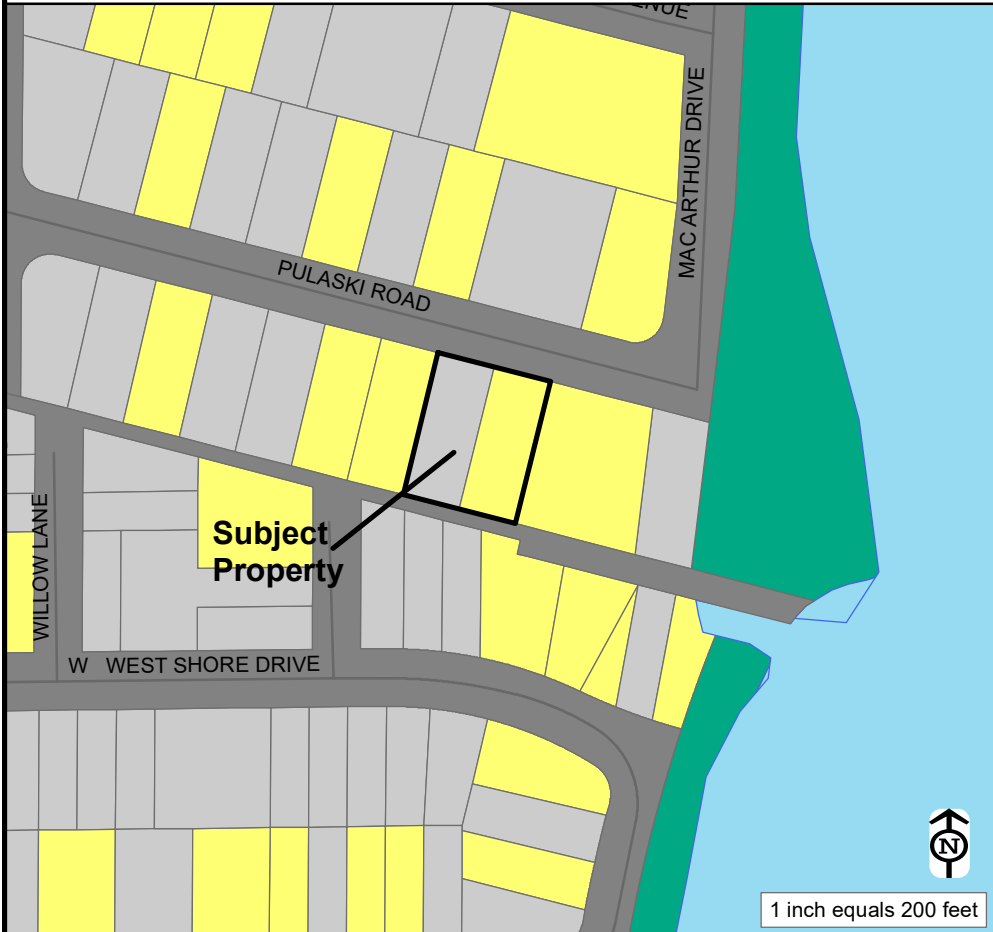
- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Prepared by the McHenry County  
Department of Planning and Development





**Current Land Use Map**



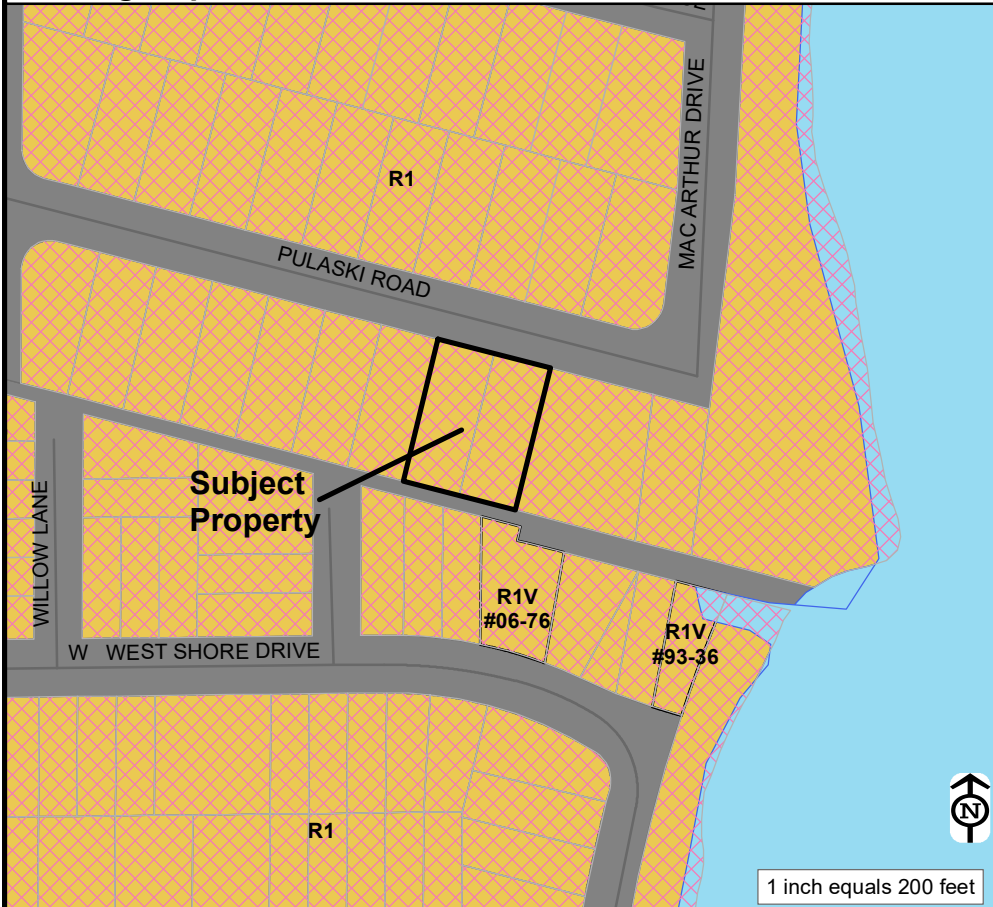
**Current Land Use**  
Single-Family Residential/Vacant

**Land Use Adjacent to the PIQ**

North: Vacant/Single-Family Residential  
 South: Vacant/Single-Family Residential  
 East: Single-Family Residential  
 West: Single-Family Residential

- 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**  
R-1 Single-Family Residential/LN

**Adjacent Zoning**

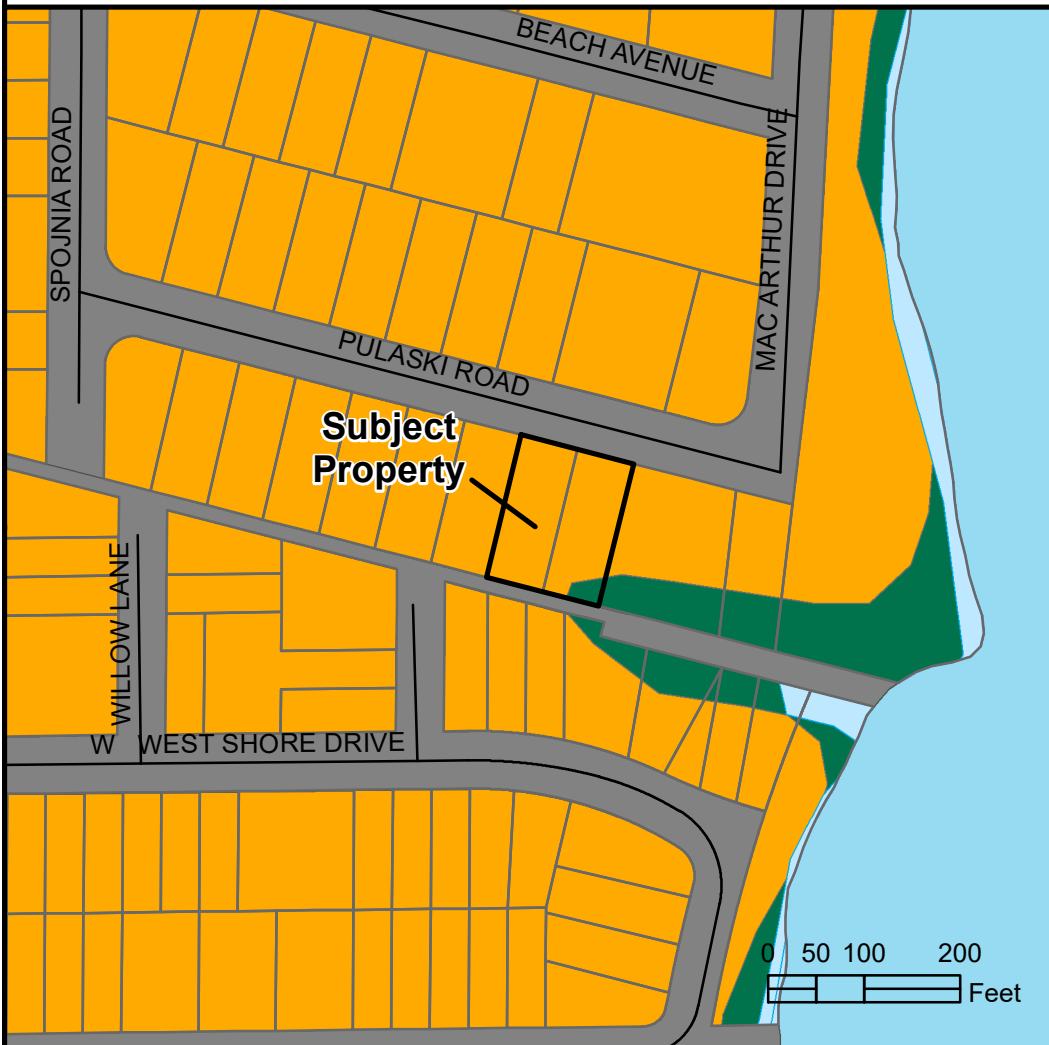
North: R-1 Single-Family Residential/LN  
 South: R-1/R-1V Single-Family Residential/LN  
 East: R-1 Single-Family Residential/LN  
 West: R-1 Single-Family Residential/LN

- 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 Liquour 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

*Residential*



- 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 = 200 feet



### Municipal/Township Plan Designations

McHenry Township: Residential

McCullom Lake: No Designation

Johnsburg: No Designation

Wonder Lake: Residential

McHenry: Walkable Residential Development

Ringwood: No Designation

### McHenry County 2030 Comprehensive Plan — Text Analysis

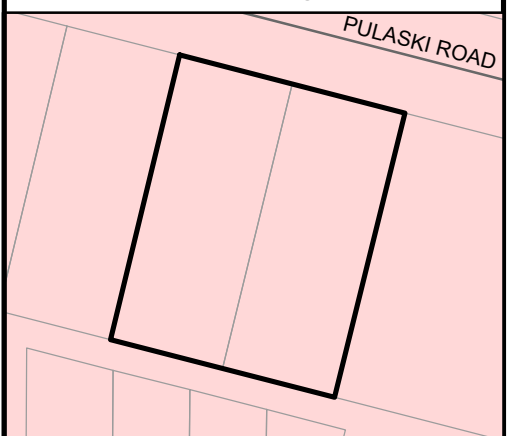
#### Land Use

Residential - includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit.

#### Sensitive Aquifer Recharge Areas

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

### Sensitive Aquifer Recharge Areas (SARA)

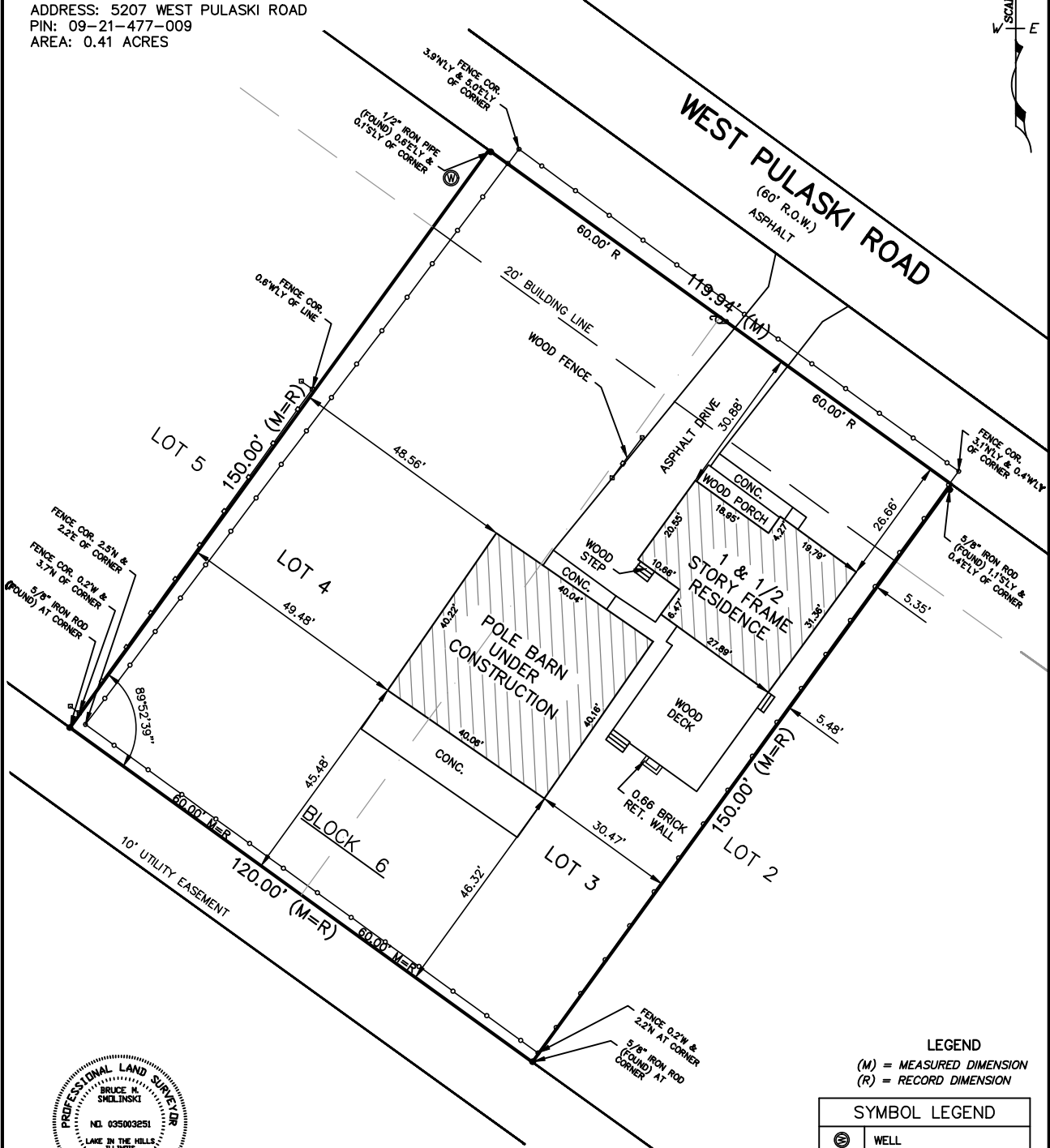


- Sensitive Recharge Area

# PLAT OF SURVEY

LOTS 3 AND 4 IN BLOCK 6 IN SPOJNIA CIRCUIT NO. 6, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NO. 255080, IN MCHENRY COUNTY, ILLINOIS.

ADDRESS: 5207 WEST PULASKI ROAD  
 PIN: 09-21-477-009  
 AREA: 0.41 ACRES



**LEGEND**  
 (M) = MEASURED DIMENSION  
 (R) = RECORD DIMENSION

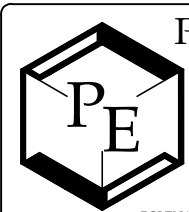
SYMBOL LEGEND	
	WELL
	UTILITY POLE

LINE LEGEND	
	CHAINLINK FENCE

STATE OF ILLINOIS } s.s.  
 COUNTY OF MCHENRY }  
 THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 12/17/2025.  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 22TH. DAY OF DECEMBER, A.D., 2025.

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26  
 ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



## POLENA ENGINEERING LLC

WHEATON: 630-653-6331  
 LAKE IN THE HILLS: 815-363-9200  
 INFO@POLENA.COM  
 WWW.POLENA.COM  
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POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING

---

**Jose Gomez**

5207 W. Pulaski Rd  
McHenry, IL. 60050

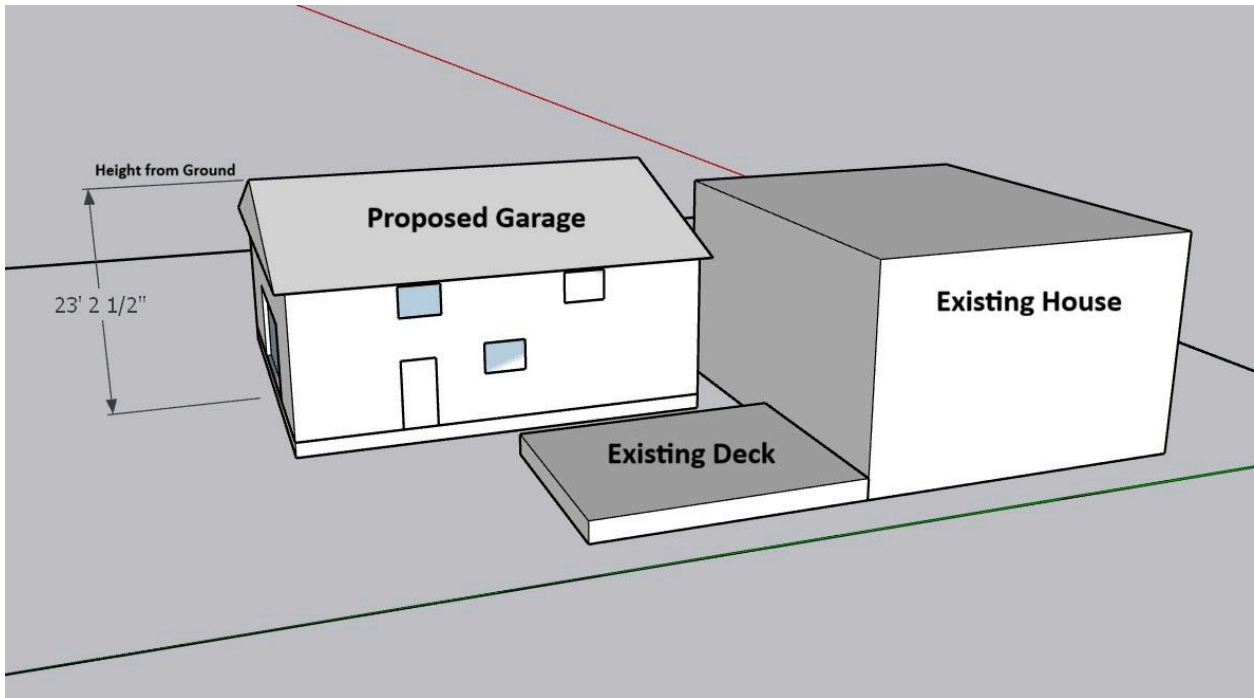
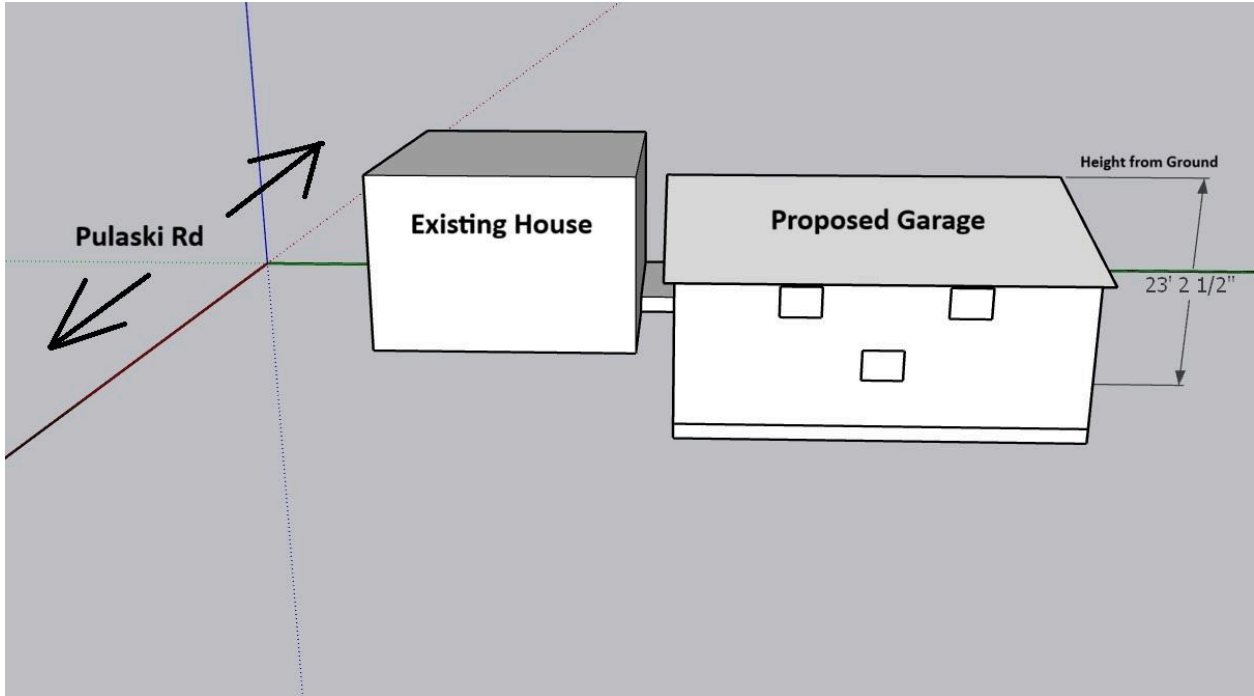
# Backyard Garage

21st November 2025

## OVERVIEW

The proposed structure to be added on parcel 09-21-477-009 (008) will be a garage used for storage. It is a 40' by 40' shed that is 23' 2½" tall from the ground level to the highest pitch (included photos). The homeowner will be using this structure to store and protect his classic cars, trailers and other personal effects. There will be 2 large overhead doors on the north and south wall. There are 2 human access doors on 2 adjacent walls (north and east) and 6 windows total, staggered in height, and distributed on the east and west facing walls.

Attached below are renderings of the proposed structure:











## Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?

The hardship placed on me the property owner is the inability to store my many vehicles I own. The existing garage was too small and was falling apart. Over the years I have acquired many vehicles and trailers. I am pleading for an approval of the variation to complete the building. My property is on 2 lots and I would like to make use of the land.

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

The uniqueness of the hardship is as described before, is the many trailers and vehicles I possess and require somewhere to store them appropriately.

3. Other than increased monetary gain, what is the purpose of the variation?

The purpose of the variation is solely to store all the vehicles and trailers I own.

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

I, the property owner have this hardship because of the height of the building needed to store these vehicles and trailers I own. The building needs to be tall enough to fit my trailers without damaging them.

5. Will the variation be detrimental to the public welfare or injurious to other property owners' improvements in the neighborhood?

The variation would not be detrimental or a hazard to the neighbours or the neighbourhood. I would be able to store all my vehicles and trailers neatly and appropriately

6. Will the variation: impair an adequate supply of light and air to adjoining property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

The variation will not affect the comfort of living for my neighbours ro neighbourhood. None of the listed concerns will be a result of this variation

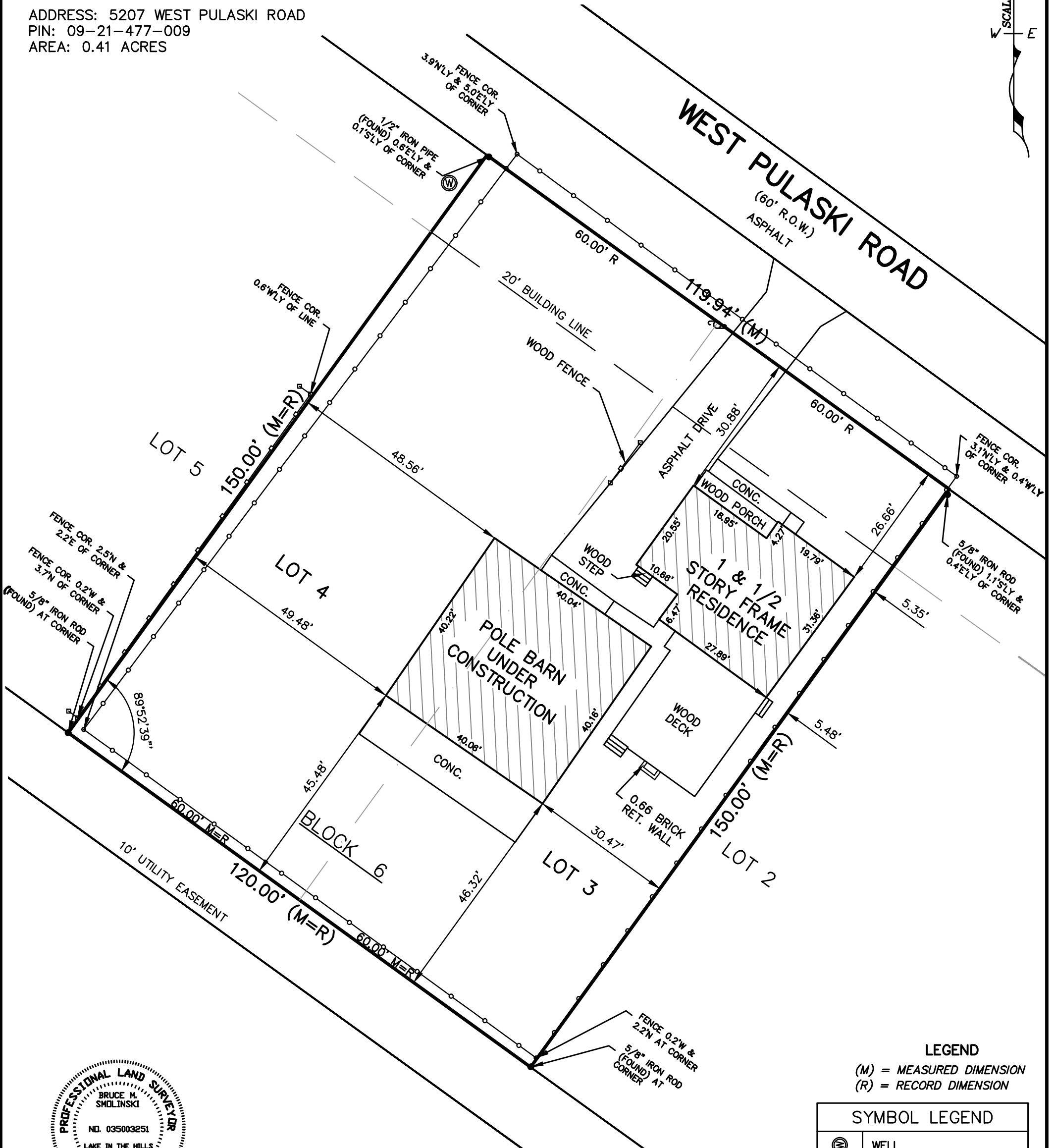
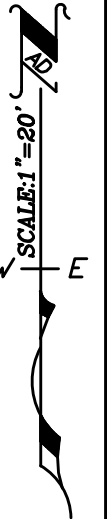
7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

I would not confer special privledge over my neighbours if granted this variation. Contrarily I would be providing my neighbourhood a good appearance with the ability to store my vehicles and trailers neatly.

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ADDRESS: 5207 WEST PULASKI ROAD  
 PIN: 09-21-477-009  
 AREA: 0.41 ACRES



### LEGEND

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SYMBOL LEGEND	
	WELL
	UTILITY POLE

LINE LEGEND	
	= CHAINLINK FENCE



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 COUNTY OF MCHENRY }

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ORDERED BY: GOMEZ, OMAR FILE NO. 250988



## POLENA ENGINEERING LLC

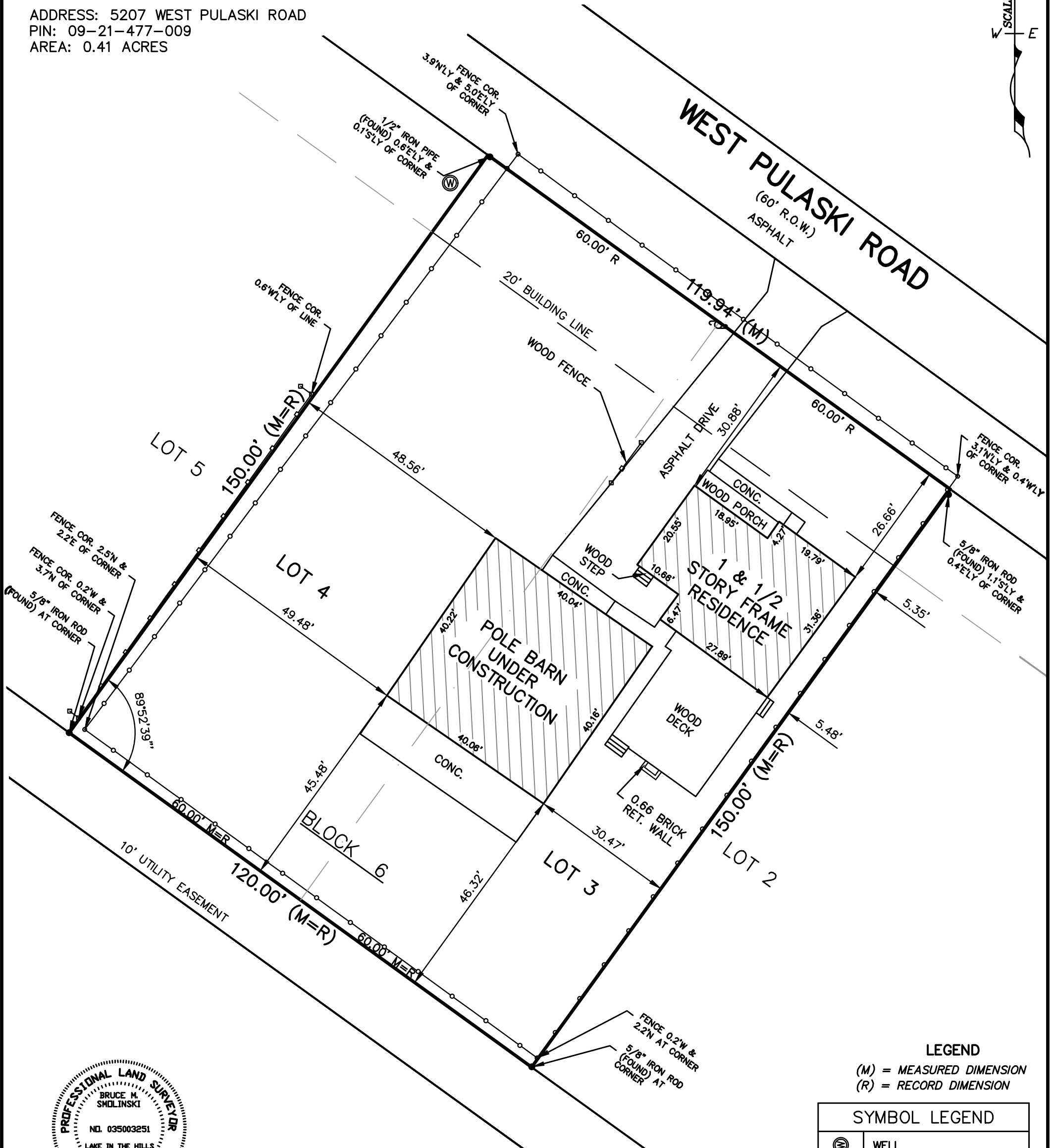
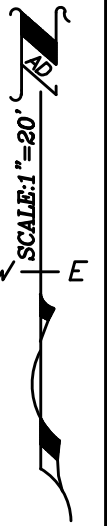
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POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING

# PLAT OF SURVEY

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ORDERED BY: GOMEZ, OMAR FILE NO. 250988



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**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)

December 11, 2025

Jose Gomez  
5207 W. Pulaski Rd  
McHenry, IL 60050  
Email: [modernamericand@gmail.com](mailto:modernamericand@gmail.com)

Re: Parcel # 09-21-477-008, 09-21-477-009  
Common Location: 5207 W. Pulaski Rd, McHenry, IL  
NRI# L25-113-4774  
Zoning Change: Variance

Dear Mr. Gomez:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Jose Gomez property as applied for in Report #25-113-4774. 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 but we would like to highlight a few resources on and adjacent to the property.

The FEMA Flood Insurance Rate Map (Panel 17111C0206J) indicates Zone A, 100-year floodplain within the southeast corner of the parcel (see attached map). If additional construction is to occur near the floodplain area, it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

No 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



IN THE MATTER OF THE APPLICATION OF )  
**JOSE GOMEZ, OWNER OF RECORD,** )  
 FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT ) LEGAL NOTICE OF PUBLIC HEARING  
 ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A ) Z25-0113  
**VARIATION** )  
 )

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Hearing Officer**, in connection with this Ordinance, which would result in a **VARIATION** for the following described real estate:

**LOTS 3 AND 4 IN BLOCK 6 IN SPOJNIA CIRCUIT NO. 6, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NO. 255080, IN MCHENRY COUNTY, ILLINOIS.**

**PINs 09-21-477-009 and 09-21-477-008**

The subject property is located on the south side of Pulaski Road approximately four hundred fifty (450) feet east of the intersection of Pulaski and Spojnia Roads **with a common address of 5207 W Pulaski Road, McHenry, Illinois in McHenry Township.**

The subject property is presently zoned **“R-1” Single Family Residential and consists of approximately 0.41 acres with “R-1” Single Family Residential zoning to the North, East, West and South and “R-1V” Single Family Residential with Variation zoning to the South.**

The Applicant is requesting a **VARIATION of the subject property to allow for a maximum height of twenty-three (23) feet and two and one half (2.5) inches instead of the maximum eighteen (18) feet allowed for a detached accessory structure.**

The Owner and Applicant, Jose Gomez, can be reached at **5207 W Pulaski Road, McHenry, Illinois.**

A hearing on this Zoning Application will be held on the 10<sup>th</sup> day of March 2026 at 11:00 A.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 20<sup>TH</sup> DAY OF FEBRUARY 2025.

By: Michael McNerney  
 McHenry County Hearing Officer  
 2200 N. Seminary Avenue  
 Woodstock, IL 60098

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# McHenry County Planning and Development Building Permit

**I4944**

(815) 334-4560

**Owner Name:** JOSE AND CELIA GOMEZ

**Contractor Name:** JOSE AND CELIA GOMEZ

**Address:** 5207 W PULASKI RD

**Address:** 5207 W PULASKI RD

**City:** MCHENRY IL 60050

**City:** MCHENRY IL 60050

**Phone:** (815) 344-9968

**Phone:** (815) 344-9968

**Parcel Location:**

**Address:** 5207 W PULASKI RD

**Application Date:** 5/24/2005

**Zoning:** R1

**City:** MCHENRY IL 60050

**Township:** MCHENRY

**Phone:** 8153449968

**Sec 21 Twp 45 Rg: 08**

**Parcel Number:** 09-21-477-008<sup>009</sup>

**Mail Permit To:** OWNER

**Legal Description**

ALSO 09-21-477-009 SPOJNIA COURT NO 6 RESUB BLK 6 LOTS 3 AND 4

**Category #:** 434 - RESIDENTIAL (ADDITIONS AND ALTERATIONS)

**Const Type:** Alteration

**Stories:** 0

**Electrical Wire:** N

**Wall Type:**

**Building Type:** Residential

**Rooms:** 0

**Type of Heat:** None

**Chimney:**

**Public/Private:** PRI

**Bedrooms:** 0

**Central Air:** N

**Basement:** N

**Bathrooms:** 0

**Heat Accessories:** 0

**Garage:** None

**Plumbing Fixtures:** 0

**Itemized Plumbing:**

**Water Supply:**

**Water Supply Desc:**

**Sewage Type:** N/A

**Sewage Disposal:**

**New Roof:** N

**Fencing Fee:** N

**Wrecking:** N

**Flood / Stormwater:** N

**Siding Fee:** N

**Pool Type:** None

**Red Tag:** Y

**Health Review:** N

**New Foundation:** N

**Ag Exempt:** N

**Rofer:**

**Architect:**

**Electrician:**

**Engineer:**

**Plumber:**

**Septic Installer:**

**Concrete Contractor:**

**Well Driller:**

**Sq Feet:** 6

**Garage Sq.Ft.:** 0

**Deck Sq Ft.:** 0

On consideration of this application and attached forms being made a part thereof, and the issuance of permits, I/we will conform to the regulations set forth in the McHenry County Building Ordinance. I/we also agree that all work performed under said permit will be in accordance with the plans and plot diagram which accompanied this application, except for such changes as may be authorized by the building officer.

(Signature of Owner or Authorized Agent) \_\_\_\_\_

**Approx Value of Work Covered By Permit:** \$870.00

**Permit Fee:** \$58.00

**Penalty Fee:** \$58.00

**Service Fee:** \$5.00

**Misc Fee:** \$0.00 **Explanation**


**Health Fee:** \$0.00

**Permit Total:** \$121.00

**Fee Paid:** \$121.00

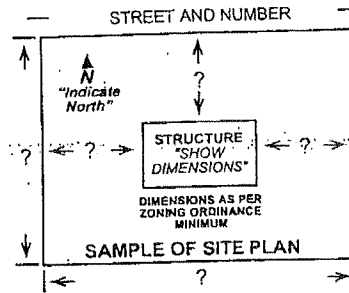
**Balance Due:** \$0.00

**Date Issued:** 5/24/05

**Building Officer:** 

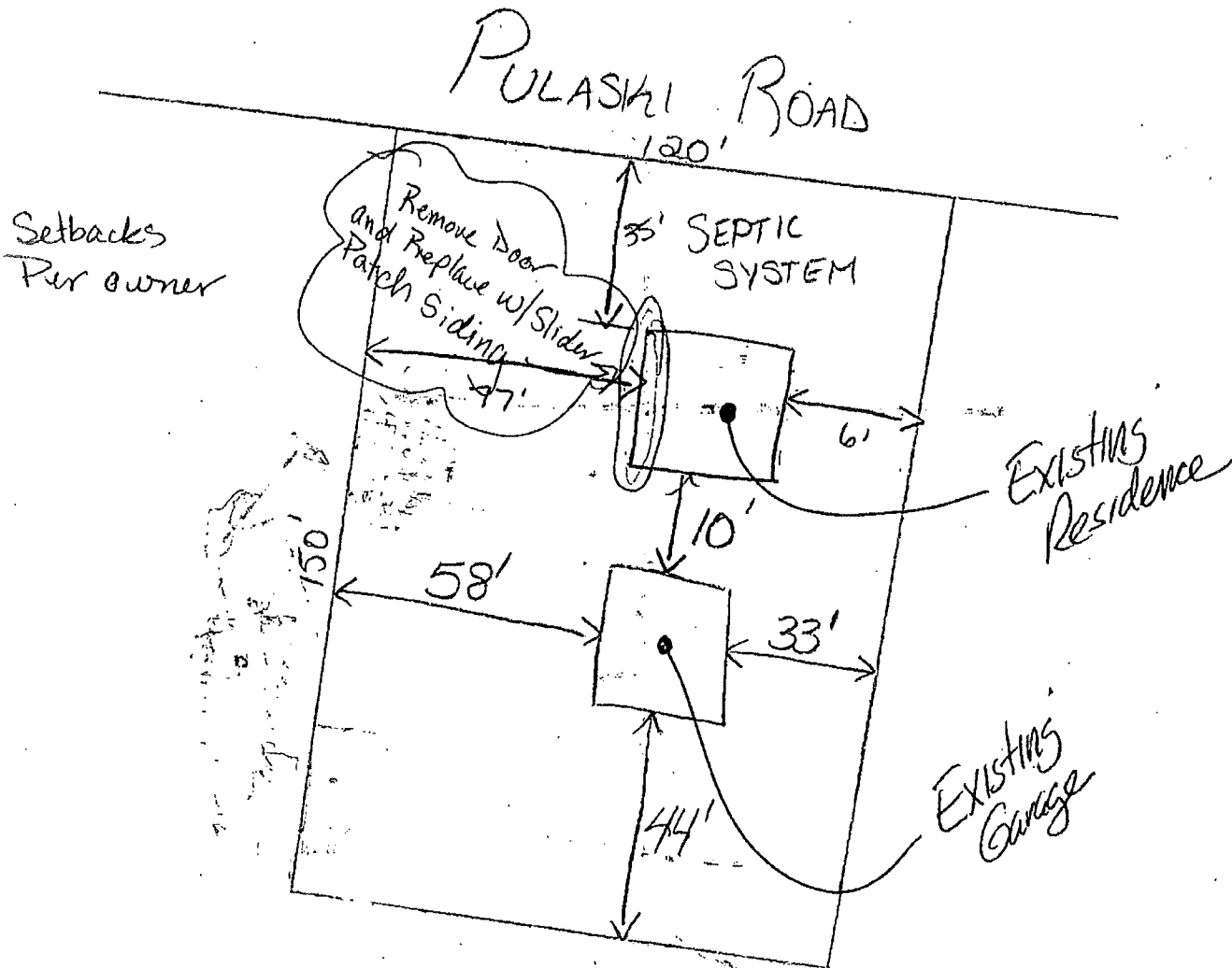
# SITE PLAN

- Parcel stakes *must* be visible
- Show *all* structures existing on parcel at present time (incl. well & septic)
- Note if your facility is *existing* or *proposed*
- Note parcel size and building location
- Indicate *north* direction
- Indicate *all* adjacent roads/streets (both improved & unimproved)



**ALL SETBACKS ARE MEASURED FROM THE OVERHANG TO THE PROPERTY LINE!**

SKETCH YOUR SITE PLAN BELOW - SUPPLY COMPLETE INFORMATION  
LOCATE BUILDINGS ON PARCEL BY DIMENSIONS TO PARCEL LINES - NOTE ABOVE SKETCH



**NOTE:** FRAUDULANT MISREPRESENTATIONS ON THE SITE PLAN MAY RESULT IN FORFEITURE OF ANY PERMIT ISSUED BY MCHENRY COUNTY PURSUANT TO A REVIEW OF THE APPLICATION.

**NO INSPECTIONS UNTIL CULVERT IS INSTALLED AND ACCESS TO SITE IS AVAILABLE**

P.I.N. # \_\_\_\_\_ PERMIT # \_\_\_\_\_ DATE ISSUED \_\_\_\_\_

LOT/S # \_\_\_\_\_ BLOCK # \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ UNIT # \_\_\_\_\_

ADDRESS \_\_\_\_\_

**McHenry County Department of Planning & Development**  
McHenry County Government Center - Administrative Building  
2200 North Seminary Avenue  
Woodstock, IL 60098  
815-334-4560 fax 815-337-3720

Date 5/24/05

Received of (Name and Address) Celia & Jose Gomez  
5207 W Pulaski Rd  
McHenry, IL

Owner (Name and Address) 5207 W Pulaski Rd  
McHenry, IL

Check # 11672

Cash 121.00  
Check Amount

Description Residential Alteration

Permit # T-4944 Parcel # 09-21-477-008

**ABOVE AMOUNT INCLUDES:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Building Fee | <input type="checkbox"/> Publication     |
| <input type="checkbox"/> Review Fee              | <input type="checkbox"/> Motel License   |
| <input type="checkbox"/> Added Fee               | <input type="checkbox"/> Motel Insp. Fee |
| <input type="checkbox"/> Re-Inspection Fee       | <input type="checkbox"/> Gravel Pit Fee  |
| <input type="checkbox"/> Flood Plain             | <input type="checkbox"/> Sign Permit     |
| <input checked="" type="checkbox"/> Red Tag      | <input type="checkbox"/> Admin. Variance |
| <input type="checkbox"/> Postage                 | <input type="checkbox"/> Copies          |
| <input type="checkbox"/> Site Evaluation         | <input type="checkbox"/> Miscellaneous   |
| <input type="checkbox"/> ZBA Fee                 | <input type="checkbox"/> Subdivision Fee |

**04538**

By: [Signature]

Permit Date  
5/24/2005

McHenry County Planning and Development Building Permit  
(815) 334-4560

I4944

Owner: JOSE AND ~~OLIVIA~~ GOMEZ  
Phone: (815) 344-9968  
ALSO 09-21-477-009 SPOJNIA COURT NO 6 RESUB BLK 6  
LOTS 3 AND 4

Parcel Number 09-21-477-008  
Prop Address 5207 W PULASKI RD  
MCHENRY 60056  
434 - RESIDENTIAL (ADDITIONS AND ALTERATIONS)

1. Footing Inspection	
2. Backfill Inspection	
3. Service Inspection	
4. Slab Plumbing Inspection	
5. Rough Plumbing Inspection	
6. Rough Framing Inspection	OK DS 7-14-05 7-14-05 ABM
7. Rough Electric Inspection	
8. Rough HVAC Inspection	
9. Final Inspection.	OK DS 7-24-07. 7-24-07
Septic System Inspection	
Well Inspection	
Culvert Requirements	

Please contact the Health Department  
for all septic and well inspections.  
815-334-4582

Culvert Approved: \_\_\_\_\_

Name of Owner JOSE GOMEZ Permit No. IA9944

Lot \_\_\_ Block \_\_\_ Unit \_\_\_ Subdivision 5207 W PULASKI, McHENRY 60050

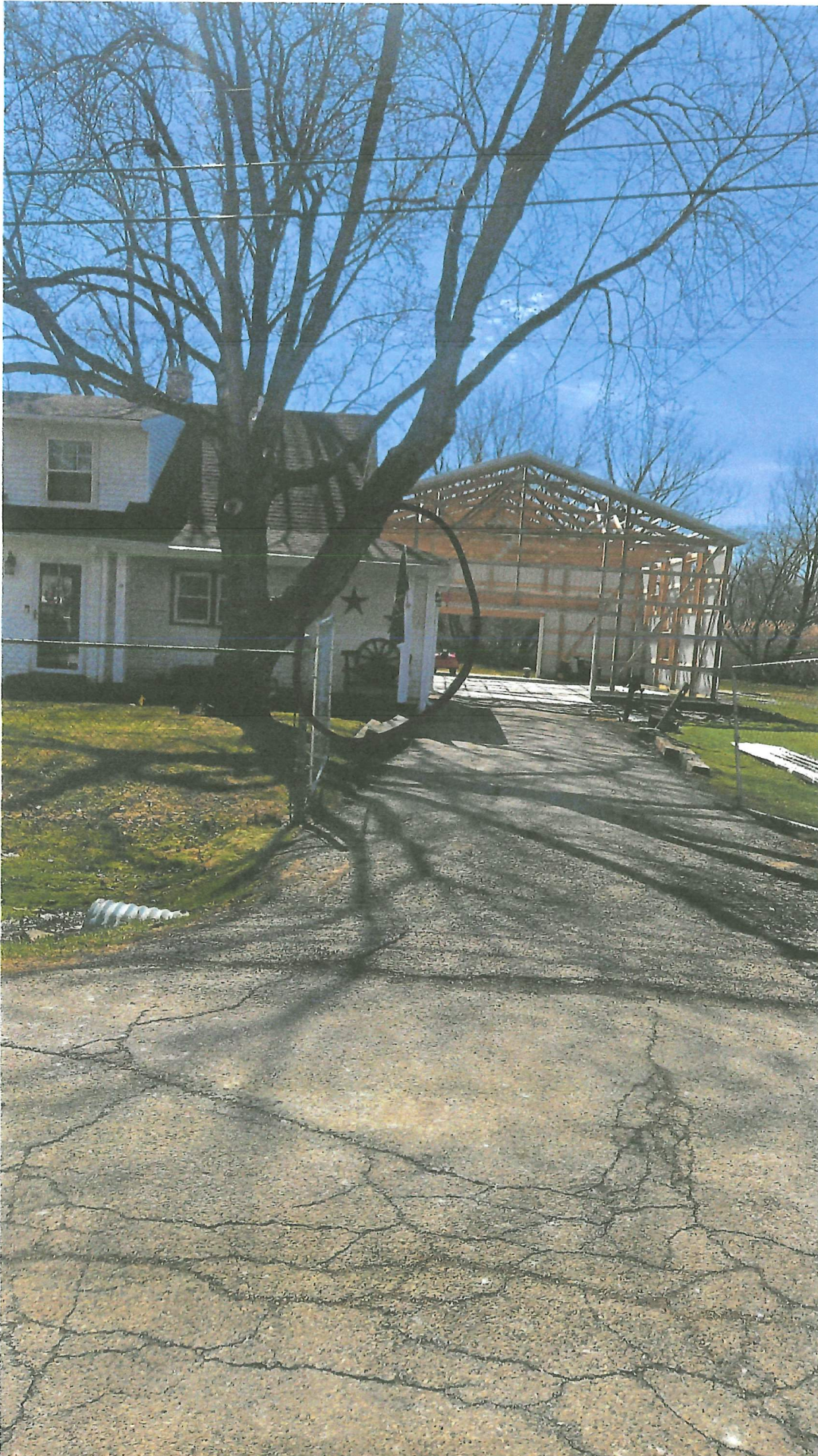
09-21-477-008

**CERTIFICATE OF OCCUPANCY**  
COUNTY OF McHENRY  
DEPARTMENT OF PLANNING & DEVELOPMENT  
Division of Permitting, Inspection & Enforcement

This is to certify that the building and use thereof, located as shown on Permit No. above has been inspected and found to comply with the ordinances of McHenry County, relating to Building and Zoning. RESIDENTIAL ALT  
Used for \_\_\_\_\_

Date 7-24-07 19\_\_ By [Signature] Enforcement Officer Deputy

NOTE: A new certificate is required if the USE of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate of prior date.









Richmond Township  
PLAN REVIEW REPORT  
VARIATION REQUEST APPLICATION #Z26-0015

Hearing Date: April 21, 2026

**Applicant:** Patricia O'Neill, Owner of Record

**Request:** **Variation** within the **E-1 Estate District and A-1 Agriculture District** to allow for a maximum of three (3) persons that are not members of the household residing on the subject property instead of the maximum one (1) allowed to be working on site at any one time, under a Home Occupation, per Section 16.56.050.I.4 of the McHenry County Unified Development Ordinance.

**Location:** The subject property consists of approximately 5.185 acres and is located adjacent to Foxboro Court and West Hillshire Drive, with a common address of 9903 W. Hillshire Drive, Richmond, Illinois, in Richmond Township.  
PIN: 04-15-153-035

**Current Land Use:** The property is designated **Single-Family Residential** on the Current Land Use map.

**Adjacent Land Use:** North: *SINGLE-FAMILY RESIDENTIAL* East: *SINGLE-FAMILY RESIDENTIAL*  
South: *SINGLE-FAMILY RESIDENTIAL* West: *SINGLE-FAMILY RESIDENTIAL/VACANT*

**Current Zoning:** The property is currently zoned **E-1 Estate and A-1 Agriculture**

**Adjacent Zoning:** North: *E-1 Estate* East: *E-1 Estate*  
South: *E-1 Estate* West: *E-1 Estate and A-1 Agriculture*

**2030 Plan:** The property is designated **ESTATE/ENVIRONMENTALLY SENSITIVE AREA** on the *McHenry County Land Use Plan Map*.

**Improvements:** The property currently contains a single-family residence and asphalt driveway.

**Natural Resources:** ADID wetlands are identified on site. Due to the nature of the request and lack of proposed disturbance, the impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L26-021-4804.

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

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

**SARA:** The site IS NOT located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

**Comments/ Conclusion:**

- A previous violation was opened under RFS-25-0160 for operation of a Home Occupation with more than one (1) employee, other than a resident of the home. The violation was closed when the additional employees completed their seasonal work. The granting of this variation would allow for the interns to return to work on the site.
- 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

9903 W. Hillshire Drive, Richmond, Illinois

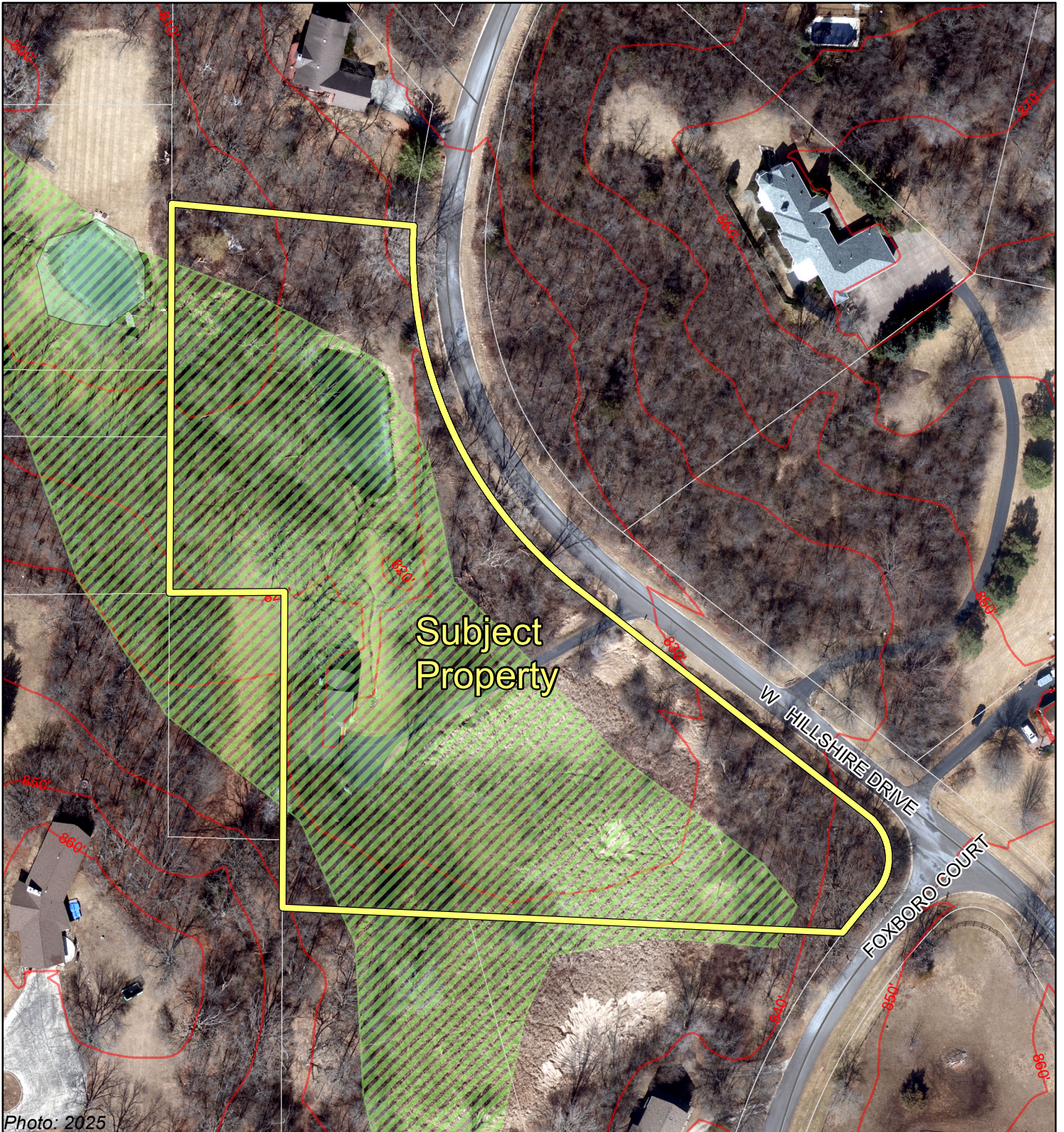






Photo: 2025

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

### ADID Wetland Map 2005

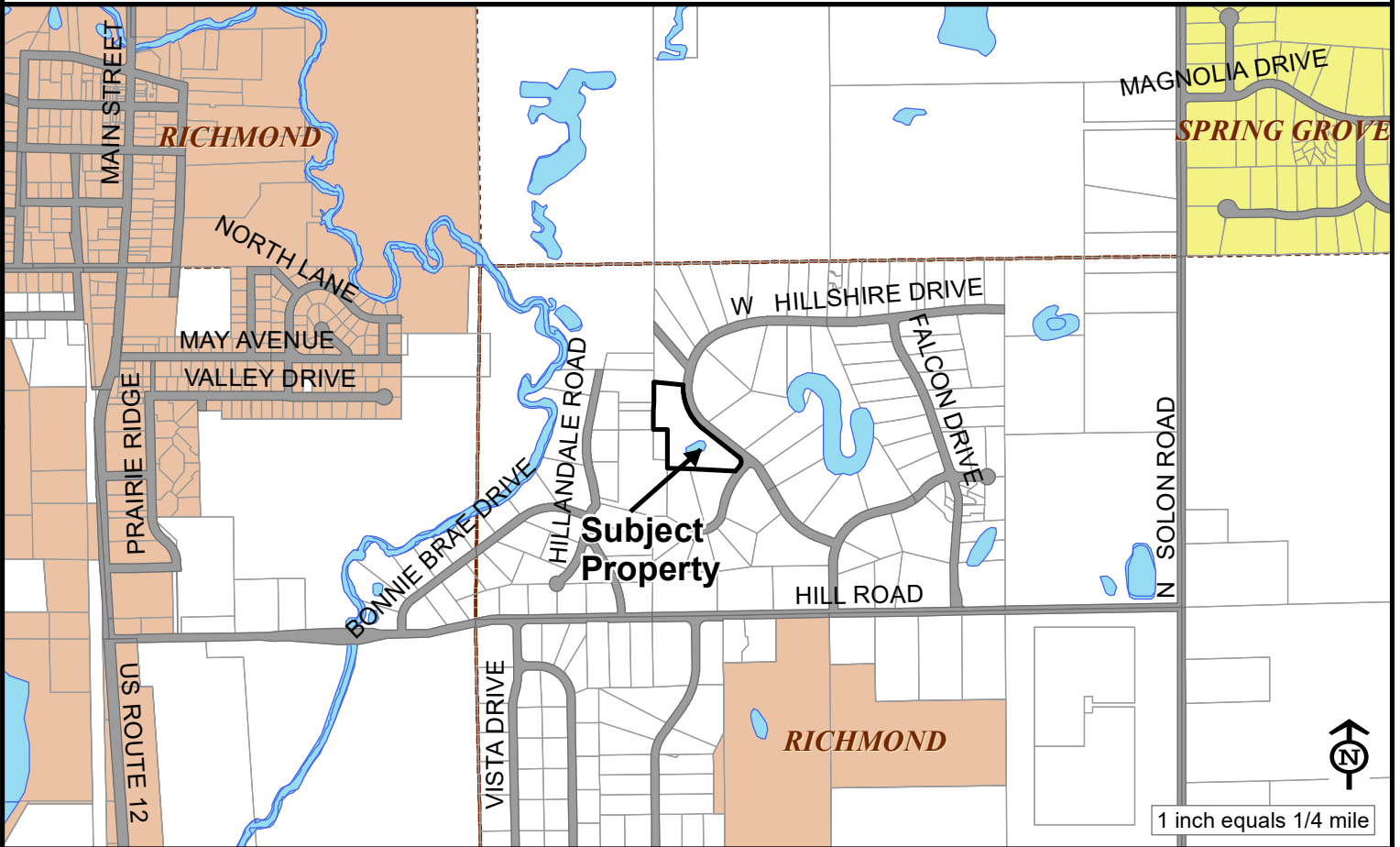
-  High Functional Value Wetland (hfw)
-  High Quality Wetland (hqw)
-  Wetland (w)
-  Farmed Wetland (fw)

0 65 130 260

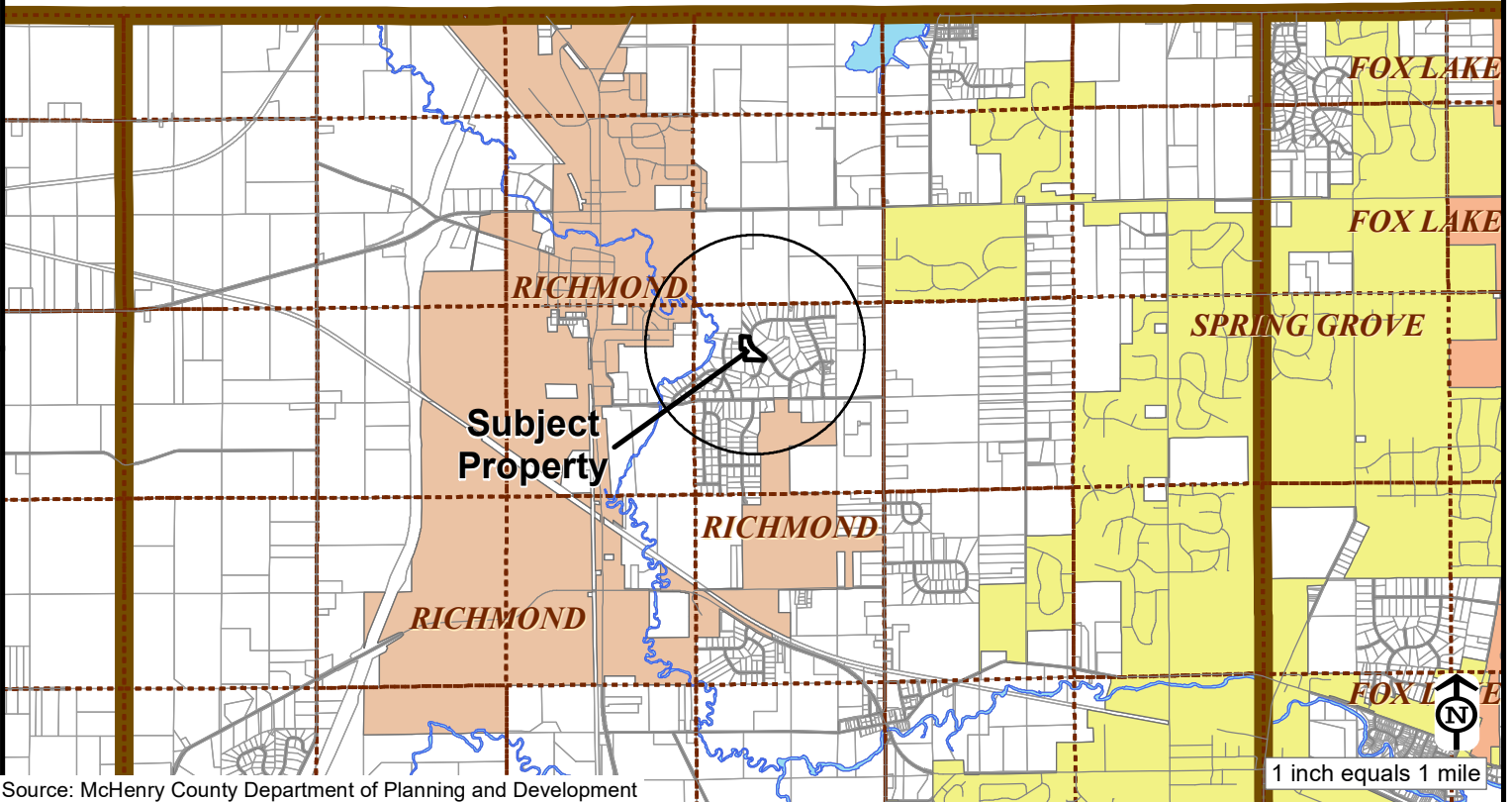
Feet

Prepared by the McHenry County  
Department of Planning and Development



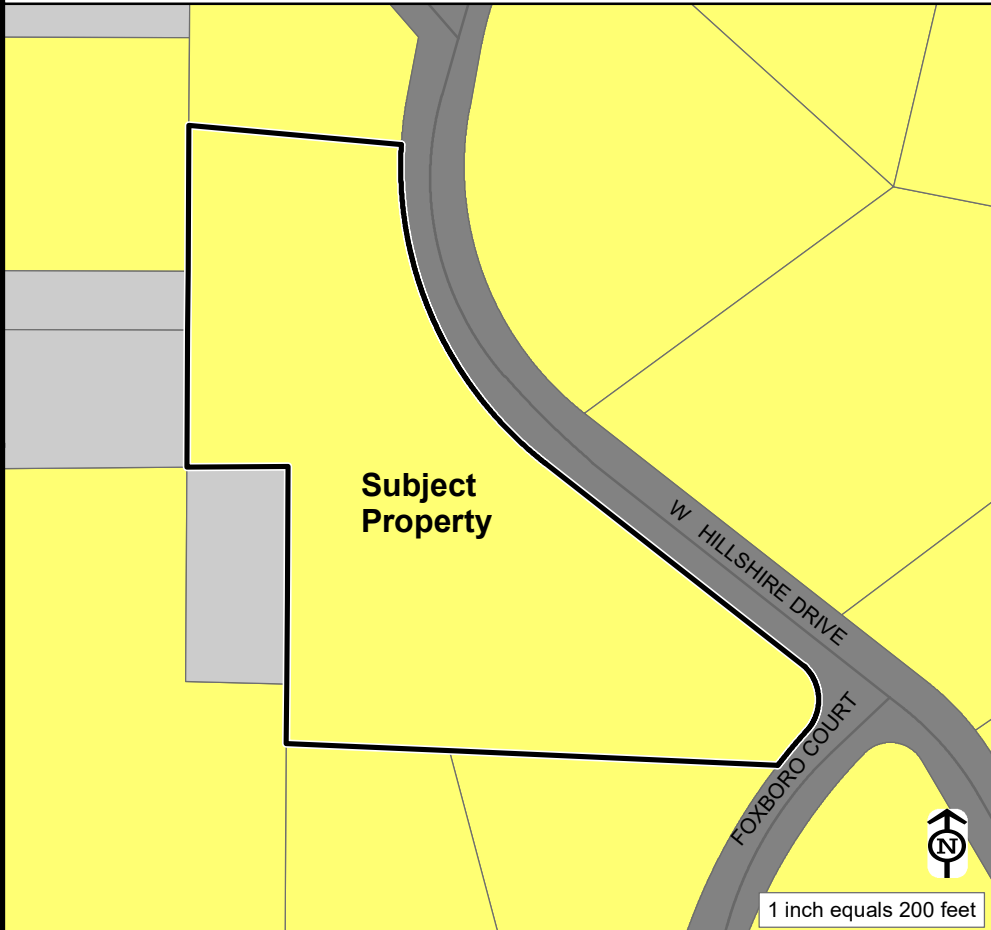


W I S C O N S I N



Source: McHenry County Department of Planning and Development

**Current Land Use Map**

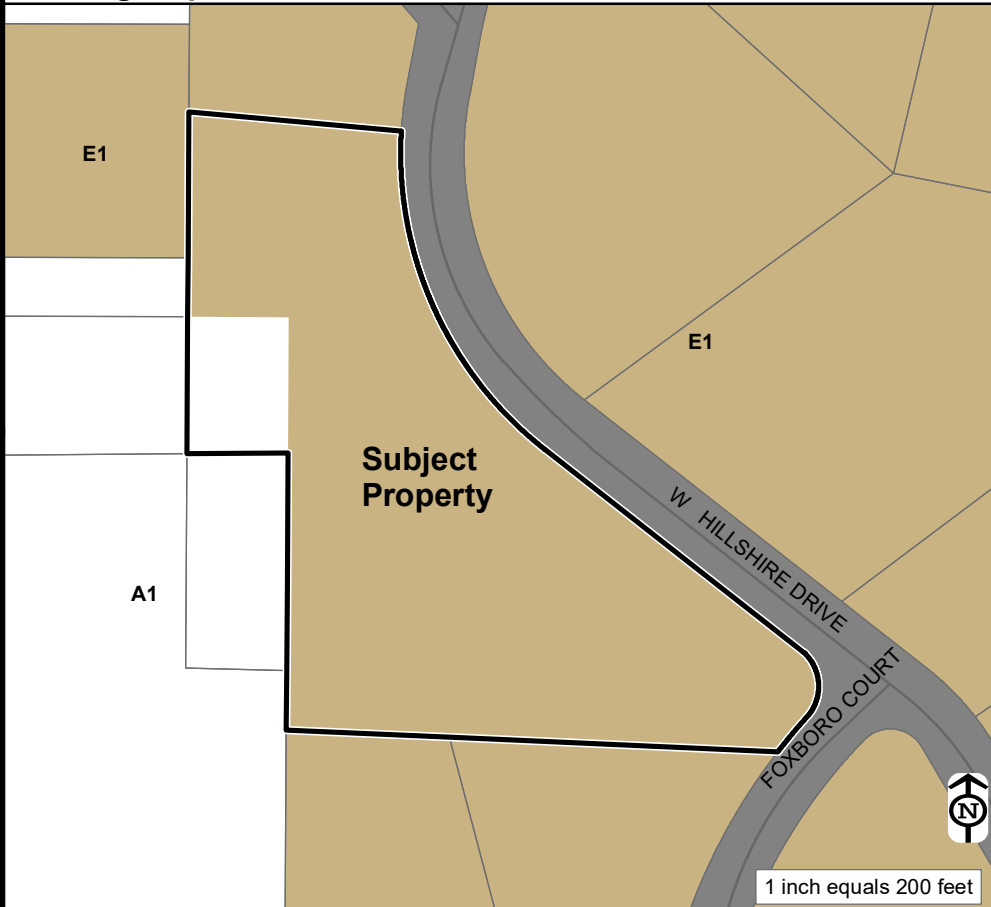


**Current Land Use**  
Single-Family Residential

**Land Use Adjacent to the PIQ**  
North: Single-Family Residential  
South: Single-Family Residential  
East: Single-Family Residential  
West: Single-Family Residential/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**

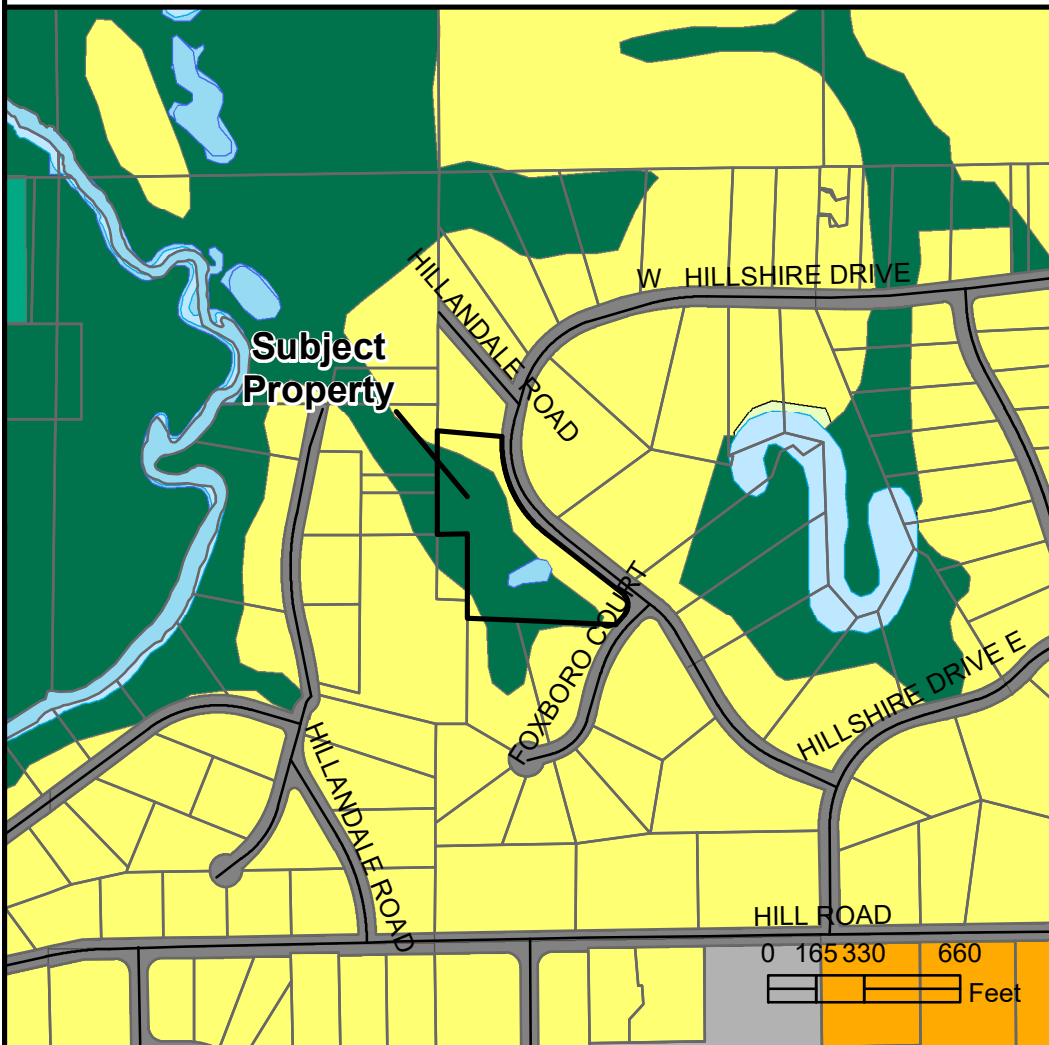


**Current Zoning**  
E-1 Estate/A-1 Agriculture

**Adjacent Zoning**  
North: E-1 Estate  
South: E-1 Estate  
East: E-1 Estate  
West: E-1 Estate/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 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

*Estate/  
Environmentally Sensitive Area*

- 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 = 1/8 mile

### Municipal/Township Plan Designations

Richmond Township: Estate/Environmentally Sensitive Area  
 Richmond: Estate      Spring Grove: No Designation

### McHenry County 2030 Comprehensive Plan — Text Analysis

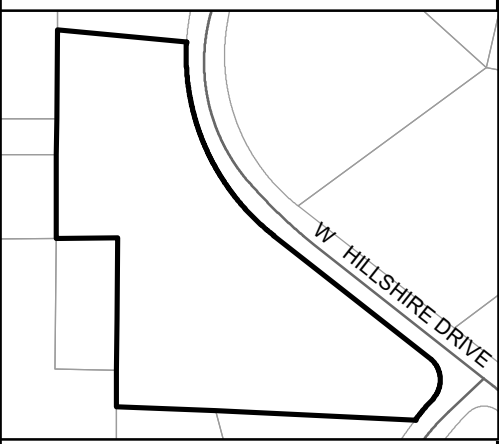
#### Land Use

Estate includes existing and proposed areas for single-family residential uses at gross densities of one to five acres per dwelling unit. Estate land use is generally designated in areas that are not projected to have access to public sewer and water. Where appropriate, conservation design is encouraged in order to cluster lots and maintain open space within estate developments. Increased estate densities are encouraged where appropriate; however, estate development in close proximity to a municipality should take into consideration that municipality's densities (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

Copyright County of McHenry 2026.  
All information is provided 'as-is' with no  
guarantee of accuracy, completeness, or currency.



1 in = 94 ft  
0 0.0075 0.015 0.03 mi

March 5, 2026

**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)

March 2, 2026

James P. Kelly  
1301 Pyott Rd., Ste 200  
Lake in the Hills, IL 60156  
Email: [sherri@fkmalaw.com](mailto:sherri@fkmalaw.com)

Re: Parcel # 04-15-153-035  
Common Location: 9903 W. Hillshire Dr., Richmond, IL  
NRI# L26-021-4804  
Zoning Change: Variance for Home Office

Dear Mr. Kelly:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Patricia O'Neill property as applied for in Report #26-021-4804. Due to the nature of the request and the lack of proposed disturbance, 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.

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

## Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?

The home owner suffers a hardship based upon the zoning classification of the property zoned E-1 and A-1. The property is approximately 5.19 acres with a single residence home. The Richmond Township Assessor allows 2-3 part time employees come to the property to work with her on her township duties. She would experience a hardship in performing her assessment duties if her employees could not work with her from the property. The property owner suffers no hardship based upon the surroundings, shape, or topographic conditions of the property.

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

The hardship suffered is unique in that the surrounding properties do not have a governmental officer performing duties from her home. The allowance of 2-3 part time employees to work from the property would be invisible due to the limited number of individuals on coming to the property.

3. Other than increased monetary gain, what is the purpose of the variation?

The property owner is the Richmond Township Assessor. The purpose of the variation is to allow 2-3 part-time employees of the Richmond Township Assessor to meet with the Assessor and perform work from her home. There is no monetary gain which will result from this variance.

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

The property owner did not create the hardship, from which she is seeking relief. The Assessor has insufficient space to work from at her official office and needs to work from home.

5. Will the variation be detrimental to the public welfare or injurious to other property owners' improvements in the neighborhood?

The variation will not be detrimental to the public welfare or injurious to other properties in the neighborhood. There will be no improvements made as the result of this variation. This variation will be invisible to neighbors, as only 1-3 cars may be parked daily, on a seasonal basis, in the property owners driveway. The area where vehicles will be parked is approximately 225 feet from the street, and is partially screened by vegetation. Furthermore, this variation will terminate upon the Assessor leaving office.

6. Will the variation: impair an adequate supply of light and air to adjoining property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

The variation will not in any manner impair the light or air on adjoining property, increase congestion on the public streets, increase the risk of fire or to adjacent properties. The variation will not diminish or impair property values within the neighborhood. This variance will be invisible in the neighborhood.

7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

This variation will not confer a special privilege to the property owner that is denied to other owners within the same zoning district.

## Narrative

### Variance from Home Occupation Ordinance Section 16.56.050(i)

Petitioner: Patricia O'Neill  
Address: 9903 W. Hillshire Dr., Richmond, IL  
PIN: 04-15-153-035

Petitioner is Patricia O'Neill, the duly elected Assessor of Richmond Township. The Assessor performs her assessment duties from her residence located at 9903 W. Hillshire Dr., Richmond, Illinois, which is located in unincorporated McHenry County. The property consists of 225,860.46 square feet and is zoned estate. The Assessor performs her statutory duties as Township Assessor from this residence as there is no space in the Township Hall for her office or for her part-time employees. The Assessor employs 1 – 3 part-time employees principally during the spring through early fall of each year. These employees conduct field work and then will be returning to her residence for several hours per day to prepare and upload their reports. The Assessor's property is set back more than 270 feet from Hillshire Drive. Further the property is screened by vegetation along Hillshire Drive. The employees are scheduled to ensure that no more than two employees will be on the property at one time. Occasionally all three employees will be at the residence.

The Petitioner is seeking a variance from 16.56.050(i) of the UDO which permits home occupations with no more than one person other than a member of the household residing on the property to work onsite. In this case 1 – 3 employees will be working intermittently from the property and the employees will most likely work 2 – 4 hours per day, several days a week from the property.

This will have no impact on the surrounding properties, the traffic, the road and will not be visible to the surrounding, neighboring properties.

The parking area for the residence is 270(+) feet from the street and is screened by the side of the house and trees from three sides. No more than three employee cars will be parked in the parking area at one time.

**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)

March 2, 2026

James P. Kelly  
1301 Pyott Rd., Ste 200  
Lake in the Hills, IL 60156  
Email: [sherri@fkmalaw.com](mailto:sherri@fkmalaw.com)

Re: Parcel # 04-15-153-035  
Common Location: 9903 W. Hillshire Dr., Richmond, IL  
NRI# L26-021-4804  
Zoning Change: Variance for Home Office

Dear Mr. Kelly:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Patricia O'Neill property as applied for in Report #26-021-4804. Due to the nature of the request and the lack of proposed disturbance, 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.

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

PLAT OF SURVEY

PAGE 1 OF 2

SEE PAGE 2 FOR LEGAL DESCRIPTIONS



N  
SCALE: 1" = 30'

DATE OF SURVEY 5-17-03  
STATE OF ILLINOIS  
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCR OACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amelise MY LICENSE EXPIRES: 11-30-2004  
C.T. AMELISE, ILLINOIS PROFESSIONAL LAND SURVAYOR NO. 352143

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ORDERED BY: <u>LACOUR</u>
Job No. _____
LUCO CONSTRUCTION, INC. P.O. Box 222 ALGONQUIN, IL 60102 847-658-8537 FAX: 847-458-0714

PLAT OF SURVEY PAGE 2 OF 2

LEGAL DESCRIPTION:

PARCEL 04-15-153-017

ALL THAT PART OF THE WEST 105 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE FOLLOWING PARCELS: ALL OF CANTERBURY HEIGHTS 6TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1977 AS DOCUMENT NO. 695119, AND RE-RECORDED JUNE 8, 1977 AS DOCUMENT NO. 697156; THE SOUTH 330.0 FEET OF THE WEST 485.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTED IS THAT PART OF THE NORTHWEST QUARTER, DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF LOT 8 IN CANTERBURY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1958 AS DOCUMENT NO. 346641, IN BOOK 14 OF PLATS, PAGE 9; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER SECTION, 698.05 FEET; THENCE EAST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE, 558.62 FEET OF THE EAST LINE OF THE WEST 105.0 FEET OF THE NORTH 2074.3 FEET OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 105.0 FEET OF THE NORTH 2074.3 FEET OF SAID EAST HALF OF SAID NORTHWEST QUARTER, 825.68 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE THEREOF, 105.0 FEET OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 111.1 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

PARCEL: LOT 20 14-15-153-020
PARCEL: LOT 21 14-15-153-024

LOT 21 AND THAT PART OF LOT 20 WHICH LIES SOUTHWESTERLY OF HILLSHIRE DRIVE IN CANTERBURY HEIGHTS 6TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1977 AS DOCUMENT NO. 695119, AND RE-RECORDED JUNE 8, 1977 AS DOCUMENT NO. 697156, IN MCHENRY COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

PARCEL 04-15-102-013

THE NORTH 141.44 FEET OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN CANTERBURY HEIGHTS 4TH ADDITION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13 AND RECORDED IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS ON JUNE 26, 1973 AS DOCUMENT NUMBER 597194, THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 412.81 FEET TO THE NORTHWEST CORNER THEREOF, THENCE NORTHWESTERLY ON THE EAST LINE OF HILLDALE ROAD AS SHOWN ON THE PLAT OF SAID CANTERBURY HEIGHTS 4TH ADDITION FOR A DISTANCE OF 42.42 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID CANTERBURY HEIGHTS 4TH ADDITION, THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 145.70 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH ON THE LINE OF LOTS 2, 3, AND 4 IN CANTERBURY HEIGHTS 4TH ADDITION FOR A DISTANCE OF 691.08 FEET TO A POINT, SAID POINT BEING 62 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 5 IN SAID CANTERBURY HEIGHTS 4TH ADDITION, THENCE EAST ON A LINE 62 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE OF 265 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH ON SAID EAST LINE FOR A DISTANCE OF 794.03 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

N
SCALE: 1" =

DATE OF SURVEY 5-17-03

STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCR OACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C. T. Amelise MY LICENSE EXPIRES: 11-30-2004
C.T. AMELISE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

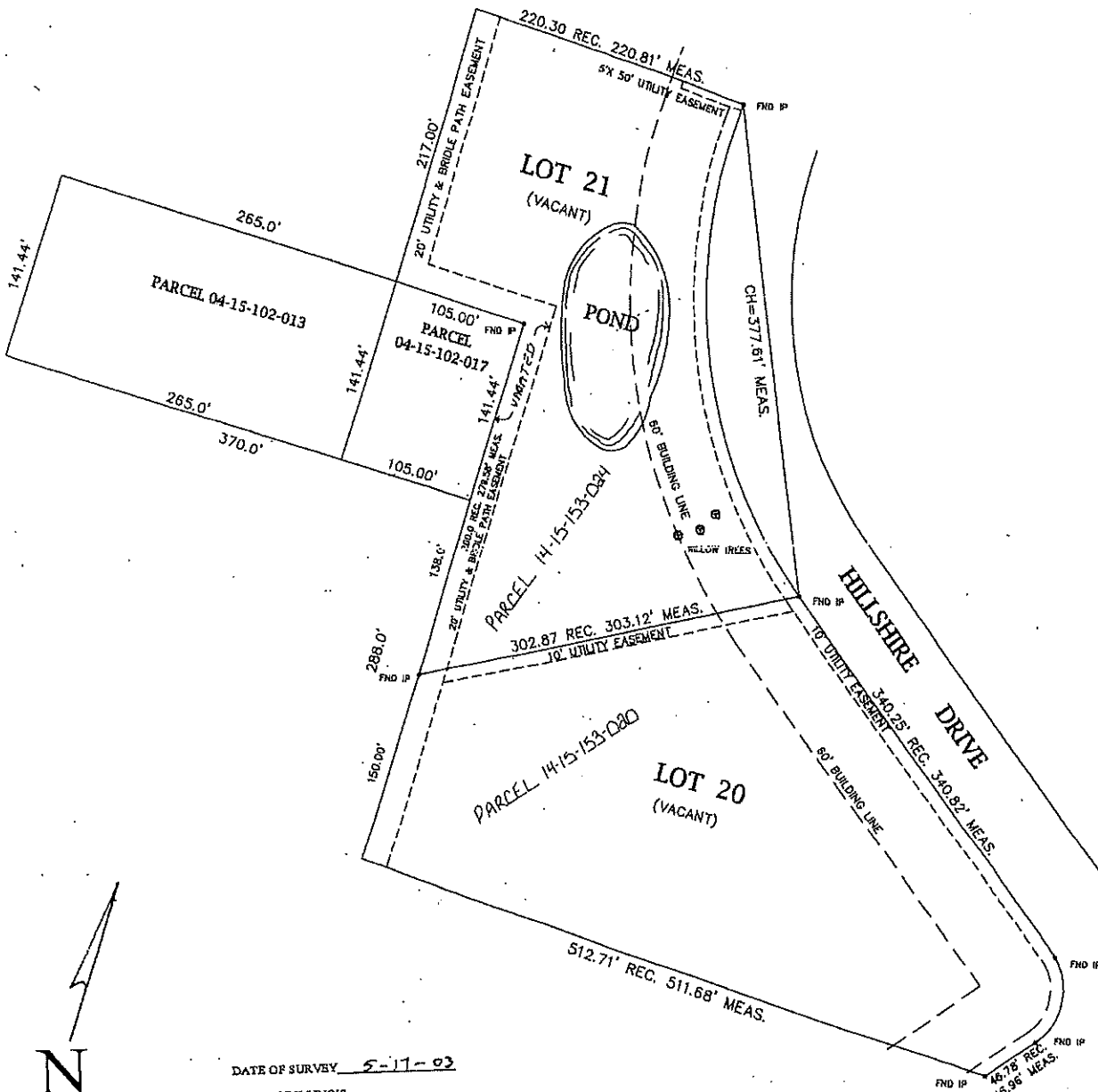
COMPARE THE DESCRIPTION OF THIS PLAT WITH DEEDS. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENT ARE NOT SHOWN HEREON. UNDEGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ORDERED BY: LACOUR
JOB NO.
LUCO CONSTRUCTION, INC.
P.O. BOX 222
ALGONQUIN, IL 60102
847-658-8537
FAX: 847-458-0714

PLAT OF SURVEY

PAGE 1 OF 2

SEE PAGE 2 FOR LEGAL DESCRIPTIONS



N  
 SCALE: 1" = 20'

DATE OF SURVEY 5-17-03  
 STATE OF ILLINOIS  
 COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCR OACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

C.T. Amelise MY LICENSE EXPIRES: 11-30-2004  
 C.T. AMELISE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ORDERED BY: <u>LACOUR</u>
JOB NO. _____
LUCO CONSTRUCTION, INC. P.O. Box 222 ALGONQUIN, IL 80102 847-858-8537 FAX: 847-458-0714



1 in = 94 ft  
0 0.0075 0.015 0.03 mi

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guarantee of accuracy, completeness, or currency

February 19, 2026

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guarantee of accuracy, completeness, or currency.



1 in = 94 ft  
0 0.0075 0.015 0.03 mi

March 5, 2026

IN THE MATTER OF THE APPLICATION OF  
**PATRICIA O'NEILL, OWNER OF RECORD,**  
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT  
ORDINANCE OF MCHENRY COUNTY, ILLINOIS FOR A  
**VARIATION**

)  
)  
) LEGAL NOTICE OF PUBLIC HEARING  
) Z26-0015  
)  
)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Hearing Officer**, in connection with this Ordinance, which would result in a **VARIATION** for the following described real estate:

**PARCEL 1:**

**ALL THAT PART OF THE WEST 105 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE FOLLOWING PARCELS: ALL OF CANTERBURY HEIGHTS 6TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1977 AS DOCUMENT NO. 695119, AND RE-RECORDED JUNE 8, 1977 AS DOCUMENT NO. 697156; THE SOUTH 330.0 FEET OF THE WEST 485.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTED IS THAT PART OF THE NORTHWEST QUARTER, DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID POINT BEING THE NORTHEAST CORNER OF LOT 8 IN CANTERBURY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1958 AS DOCUMENT NO. 346641, IN BOOK 14 OF PLATS, PAGE 9; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER SECTION, 698.05 FEET; THENCE EAST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE, 558.62 FEET OF THE EAST LINE OF THE WEST 105.0 FEET OF THE NORTH 2074.3 FEET OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 105.0 FEET OF THE NORTH 2074.3 FEET OF SAID EAST HALF OF SAID NORTHWEST QUARTER, 825.68 FEET, MORE OR LESS. TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE THEREOF, 105.0 FEET OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, 11.1 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.**

**PARCEL 2:**

**LOT 21 AND THAT PART OF LOT 20 WHICH LIES SOUTHWESTERLY OF HILLSHIRE DRIVE IN CANTERBURY HEIGHTS 6TH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1977 AS DOCUMENT NO. 695119, AND RE-RECORDED JUNE 8, 1977 AS DOCUMENT NO. 697156, IN MCHENRY COUNTY, ILLINOIS.**

**PIN 04-15-153-035**

The subject property is located adjacent to Foxboro Court and West Hillshire Drive **with a common address of 9903 W Hillshire Drive, Richmond, Illinois in Richmond Township.**

The subject property is presently zoned **“E-1” Estate and “A-1” Agriculture and consists of approximately 5.185 acres with “E-1” Estate zoning to the North, East, South and West and “A-1” Agriculture zoning to the West.**

The Applicant is requesting a **VARIATION of the subject property to allow for a maximum of three (3) persons that are not members of the household residing on the subject property instead of the maximum one (1) allowed to be working on site at any one time, under a home occupation per section 16.56.050.I.4.**

The Owner and Applicant, Patricia O’Neill, can be reached at **9903 West Hillshire Drive, Richmond, Illinois.**

A hearing on this Zoning Application will be held on the 21<sup>st</sup> day of April 2026 at 11:00 A.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 23<sup>RD</sup> DAY OF MARCH 2026.

By: Michael McNerney, MCHO  
McHenry County Hearing Officer  
2200 N. Seminary Avenue  
Woodstock, IL 60098

*Petitions for all Zoning hearings can be accessed at the following link:*  
[www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the “Agenda” link for the specific meeting date.

*Live audio streams of all Zoning hearings can be accessed at the following link:*  
[www.mchenrycountyil.gov/county-government/new-meeting-portal](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the “Video” link for the specific meeting date.

