

Nunda Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z25-0025

Hearing Date: March 11, 2025

Applicant: Bradley D. Fuller, Owner of Record

Request: *Variation* within the **R-1 Single-Family Residential/LN** district to allow for a setback of two (2) feet from the required ten (10) feet from the North lot line. (*McHenry County Unified Development Ordinance §16.80.050.D.3*)

Location: The subject property consists of approximately thirty-two hundredths (.32) acres and is located at the northeast corner of the intersection of Burton Trail and Walnut Court.
Common address: 3912 Burton Trail, Crystal Lake, Illinois, Nunda Township.
PIN: 15-19-455-016

Current Land Use: The property is designated **SINGLE-FAMILY RESIDENTIAL** on the Current Land Use map.

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

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

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

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

Improvements: The subject property contains a one- and two-story frame residence, wood deck, wood fence, and brick patio, according to the Plat of Survey.

Natural Resources: No wetlands were found on the site. Due to the size of the parcel and minimal new construction, impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L25-004-4665.

Flood Hazard Areas: The FEMA Flood Insurance Rate Map indicates that the far eastern area of the parcel is within the 100-year floodplain.

Flood-of-Record: No floods-of-record were found on the 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:

- The applicant proposes a residential addition on the west side of his property. The granting of this Zoning Variance application would make it possible for the applicant to obtain a building permit for the proposed addition, once all other departmental requirements are met.
- 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.

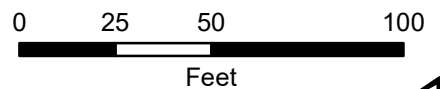
Aerial Photo

3912 Burton Trail, Crystal Lake, Illinois



Photo: 2022

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

Historic Flood Zone

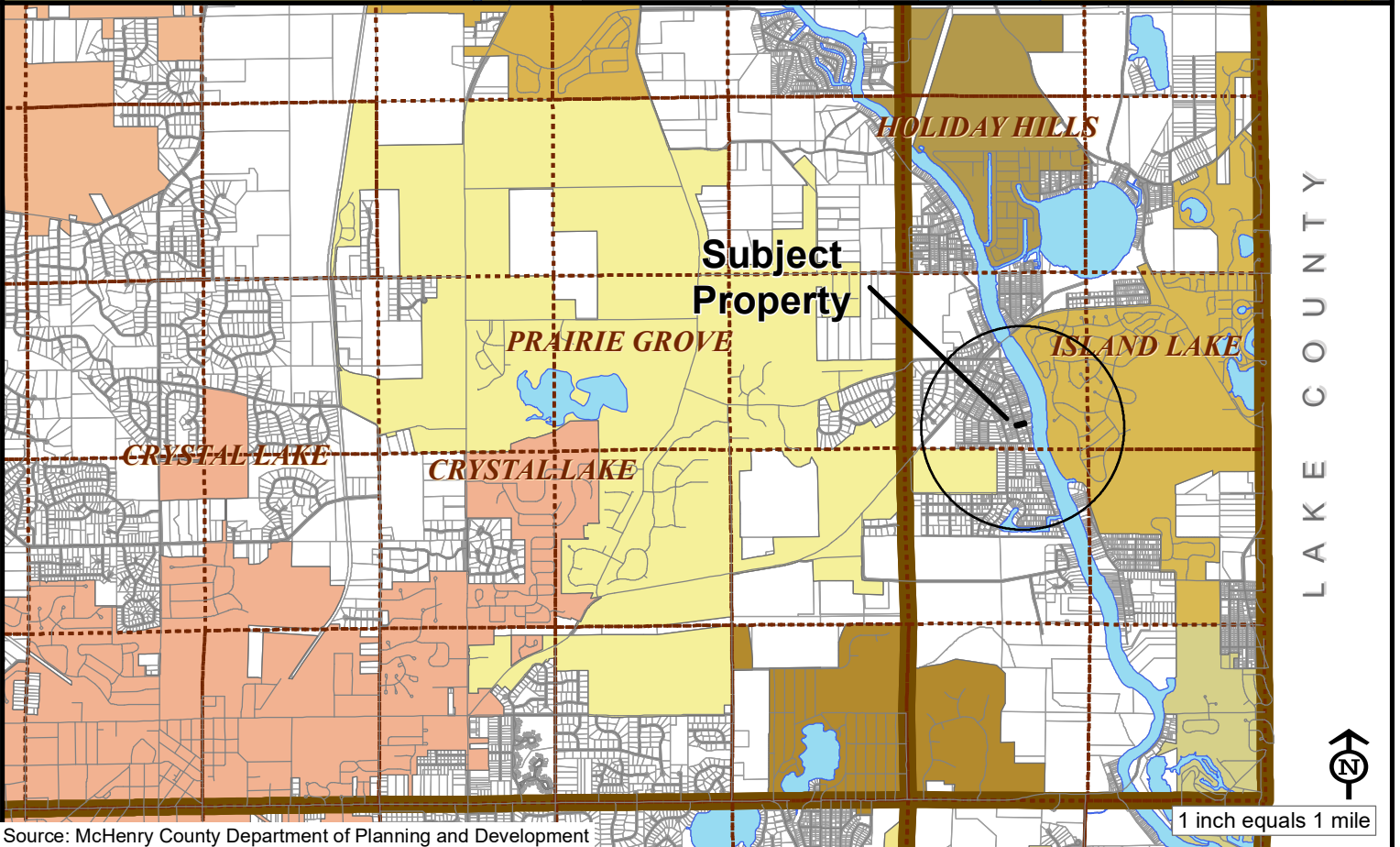
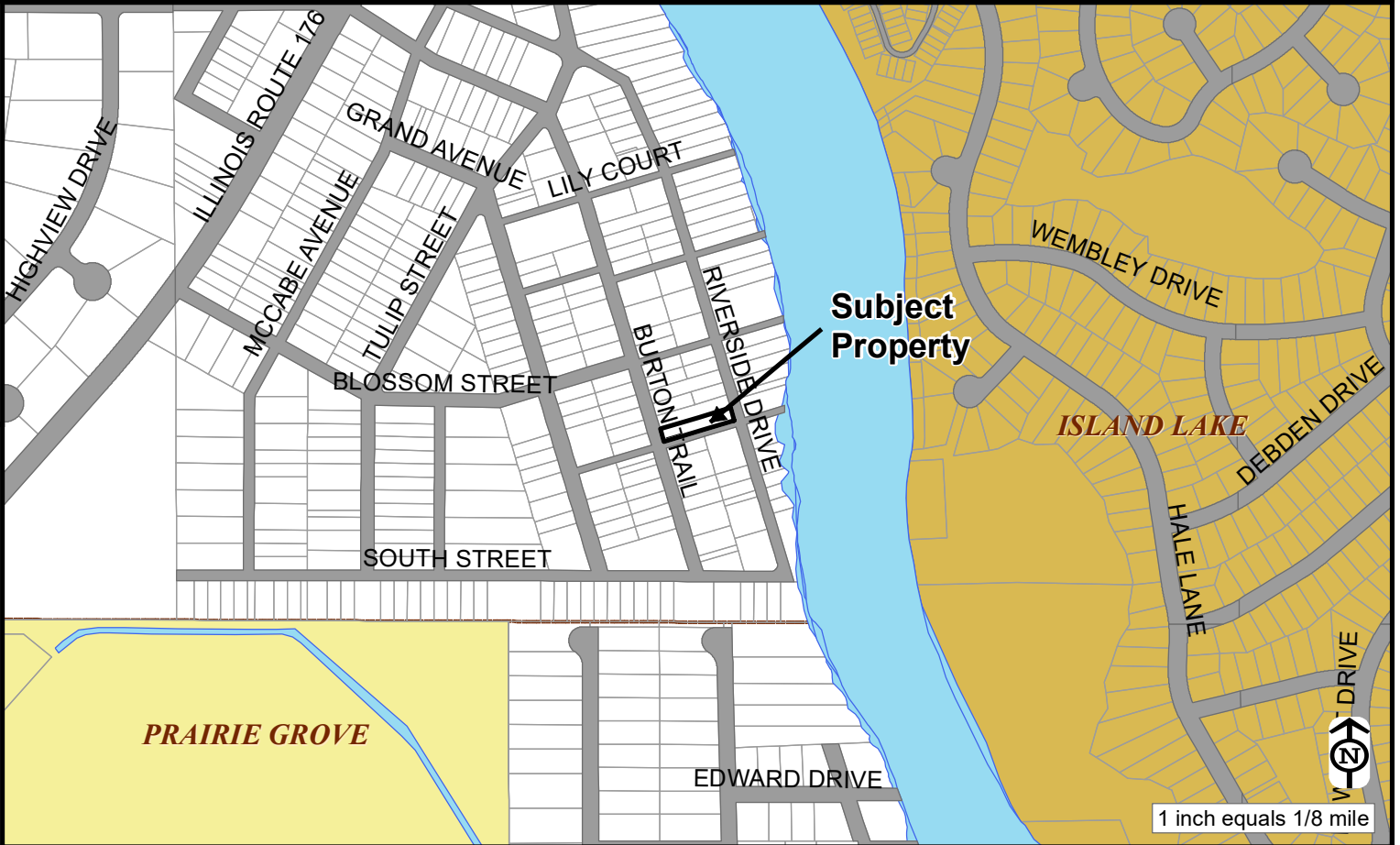


FEMA Flood Hazard Areas

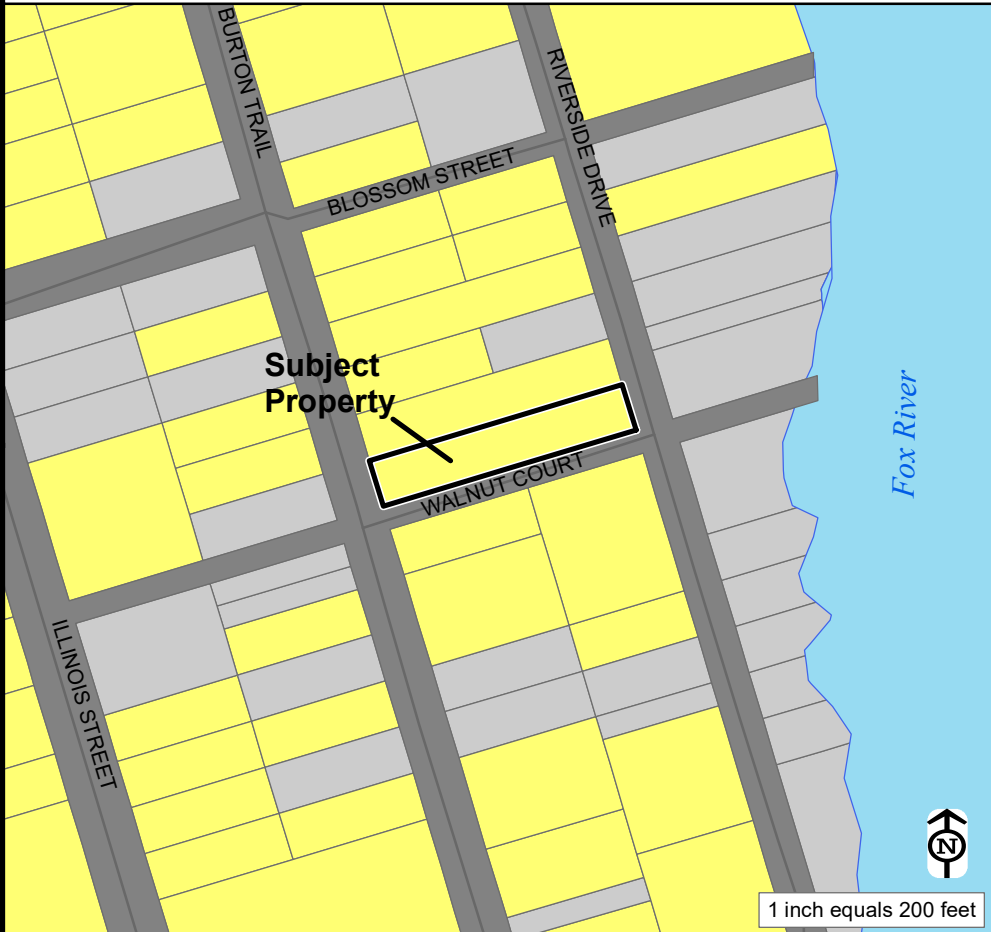
- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Prepared by the McHenry County
Department of Planning and Development





Current Land Use Map



Current Land Use

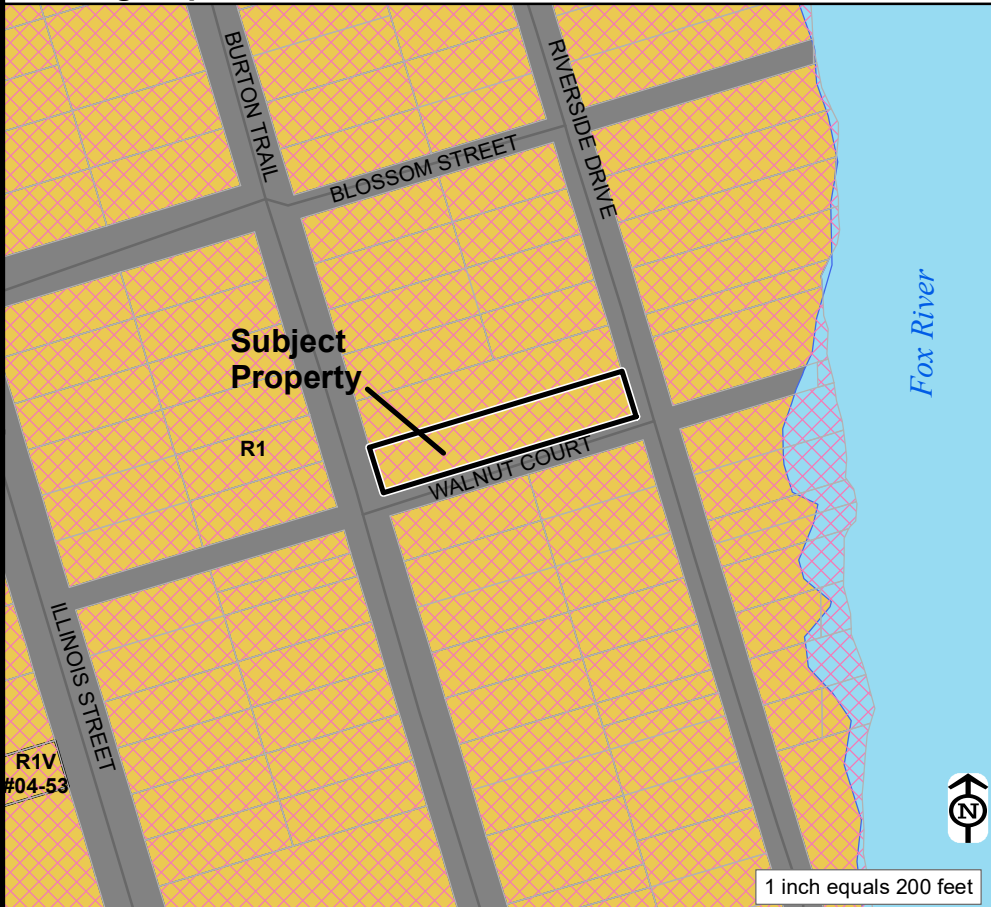
Single-Family Residential

Land Use Adjacent to the PIQ

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

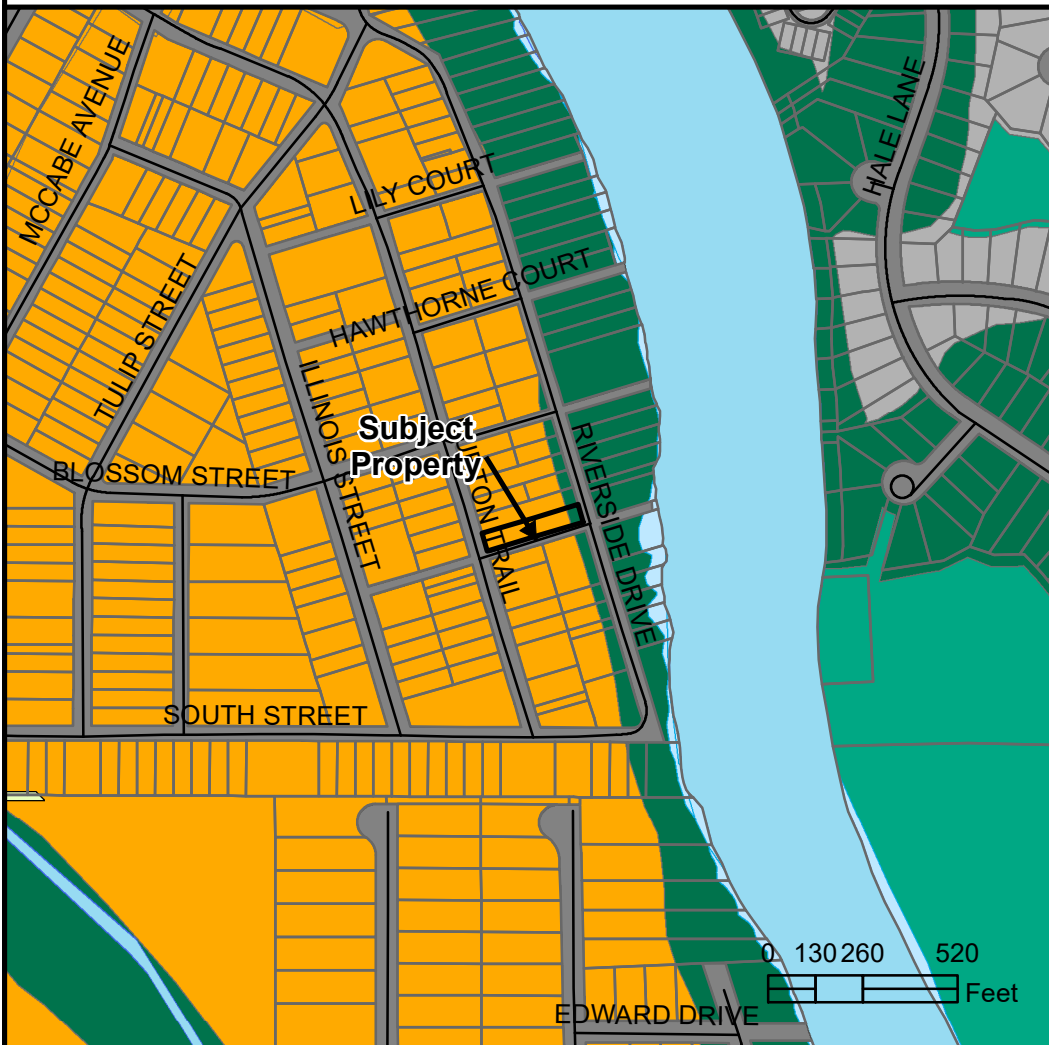
R-1 Single-Family Residential/LN

Adjacent Zoning

North: R-1 Single Family Residential/LN
 South: R-1 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 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

*Residential/
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
 - R TOD Existing Rail Station
 - R TOD Future Rail Station
 - X Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 1/10 mile



Municipal/Township Plan Designations

Nunda Township: Existing Development

Holiday Hills: No Designation

Island Lake: Existing Land Uses

Oakwood Hills: Single-Family

Port Barrington: No Designation

Prairie Grove: Single-Family Detached

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

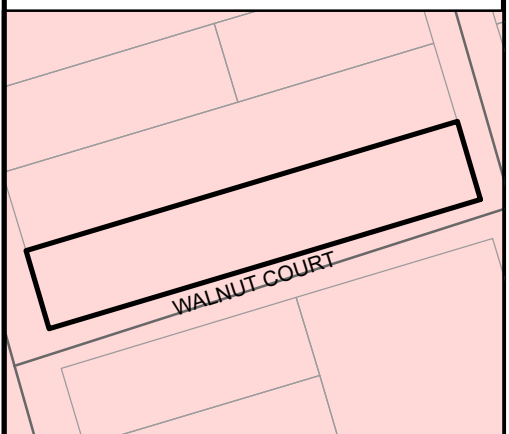
Residential - includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit.

Environmentally Sensitive – includes existing floodplains, floodways, wetlands 10 acres and larger from the Advanced Identification (ADID) inventory, and most McHenry County Natural Area Inventory (MCNAI) sites.

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



- Sensitive Recharge Area

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



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

January 28, 2025

Bradley Fuller
3912 Burton Trail
Crystal Lake, IL 60014

Re: Parcel # 15-19-455-016
Common Location: 3912 Burton Trail, Crystal Lake, IL 60014
NRI# L25-004-4665
Zoning Change: R1 to R1 Variance

Dear Mr. Fuller:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Bradley Fuller property as applied for in Report #L25-004-4665. Due to size of parcel being rezoned and minimal or no new construction 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 the property.

Office maps indicate the presence of hydric soils in adjacent to the parcel to the east (see attached Hydric Soil Locations Map). 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.

Additionally, the FEMA Flood Insurance Rate Map (Panel 17111C0238J) indicates Zone AE, 100-year floodplain with a base flood elevation of 738 feet in the eastern area of the parcel (see attached FEMA 100 yr. Floodplain Map). If additional construction is to occur it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

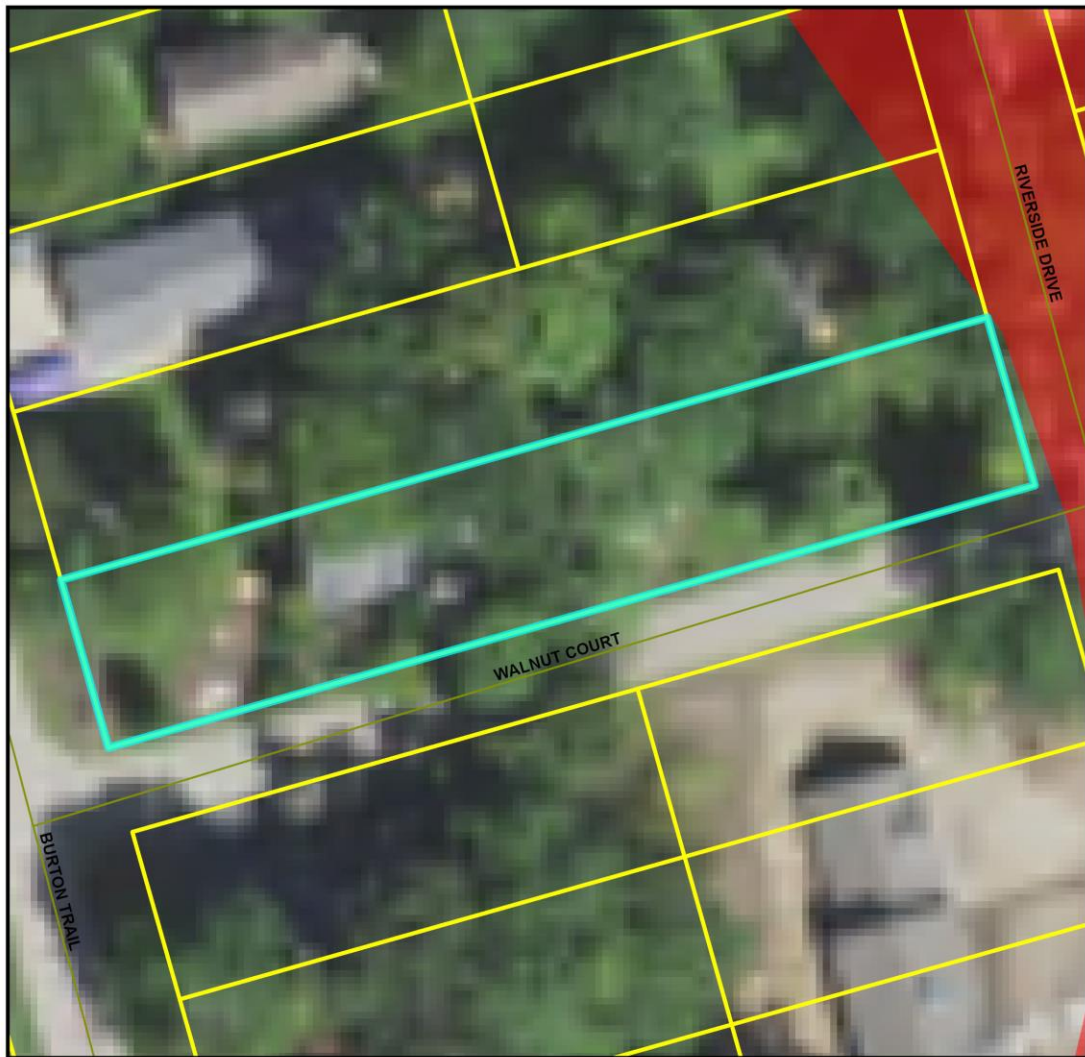
This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel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

Sincerely,

Ryan Bieber
Urban Conservation Specialist

Cc: Kim Charlow, McHenry County Department of Planning and Development,
KBScharlow@mchenrycountyil.gov

Hydric Soil Locations



0 12.5 25 50 75 100 Feet

2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District



Legend

 Hydric Soil

Hydric Soil Locations



2019 Aerial Photograph
 Produced By: McHenry-Lake County Soil & Water Conservation District



Legend

- | | |
|------------------------------------|--|
| FEMA Floodplain | 100 yr with base flood elevations determined |
| Flood Zone | 100 yr with 1-3 ft. flood depths |
| 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | 100 yr usually sheet flow |
| 100 yr | |

Resources for the Future