

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0029

PIN: 14-17-480-021

Address: 3004 Walkup Road, Crystal Lake

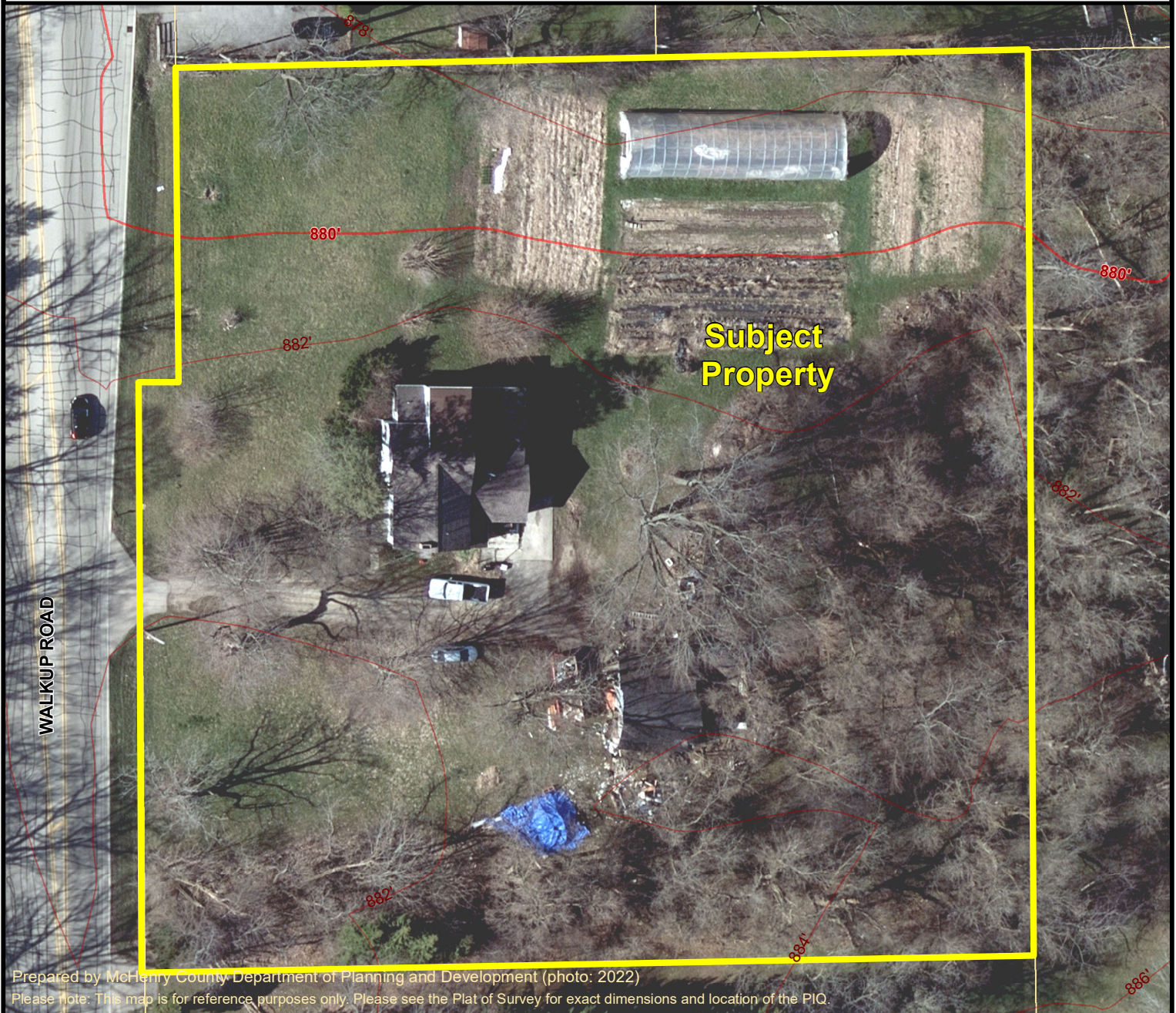
Request: A-1 Agriculture District to R-1 Residential District

Hearing: April 3, 2025

Applicant: Prairieview Investments LLC

Location: The subject property is just over two (2) acres and is located on the east side of Walkup Road, approximately two hundred ten (210) feet south of running Iron Drive, in Nunda Townships.

Aerial Map



Elevation


(feet above sea level)

— 10-foot contours


— 2-foot contours

ADID Wetland Map 2005

 High Functional Value Wetland (hfw)

 High Quality Wetland (hqw)

 Wetland (w)


 Farmed Wetland (fw)

FEMA Flood Hazard Areas

 0.2 % Annual Chance of Flood

1% Annual Chance of Flood

 Floodway

Feet 
20 10 0 20 40
1 inch equals 48.5 feet



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STAFF COMMENTS

The following comments and conclusions are based upon staff analysis and review prior to this hearing and are to be considered viable unless evidence is established to the contrary. Staff may have additional comments based upon the testimony presented during the public hearing.

BACKGROUND & REQUEST SUMMARY

The applicant is requesting a map amendment from the A-1 Agriculture District to the R-1 Residential District on a two (2) acre parcel. According to the plat of survey, the subject property contains: a foundation from a frame single-family residence, a detached garage and a greenhouse.

MCHENRY COUNTY UNIFIED DEVELOPMENT ORDINANCE

- The Applicant must meet the Approval Standards for Map Amendment, listed in §16.20.010.E.1 of the *McHenry County Unified Development Ordinance*.

STAFF ANALYSIS

Current Land Use & Zoning

The property is currently zoned A-1 Agriculture and has been used as a Single-Family Residence. Properties to the west and northeast of the subject property are zoned R-1 Residential. The property to the south is zoned E-1 Estate and the property to the east is zoned E-3 Estate. Other than the property to the east (which is vacant) the properties in the immediate vicinity are used for single-family residences.

2030 Comprehensive Plan Future Land Use map

The proposed reclassification is consistent with the future land use designation of **Residential**

2030 Comprehensive Plan & 2030 and Beyond Analysis

The 2030 Comprehensive Plan and 2030 and Beyond Plan support the reclassification to the R-1 Residential District. There is minimal impact to the agricultural, natural, and water resources on the site (*See comments below*).

McHenry County 2030 and Beyond, Adopted October 18, 2016—

Big Idea #1 Let's make our communities healthy, active, and green

"We can make it happen by promoting development that is compact, contiguous to, or located within municipalities in order to preserve rural landscapes while providing greater mobility choices for all residents." (p.12)

- The subject property is located within one and a half (1.5) miles of three (3) municipalities – Bull Valley, Crystal Lake and Island Lake. The predominate use within one-quarter (0.25) miles of the subject property is residential.

Big Idea #2 Let's build on our strengths

"We can make it happen by preserving our wide array of housing choices and lot sizes – from rural to urban." (p. 14)

- The proposed reclassification is a mechanism which could allow for slightly increased density on this parcel.

Big Idea #3 Let's grow smarter

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

- While the subject property has had some agricultural usage (as indicated by the presence of the greenhouse), the area has developed residentially. The reclassification to R-1 Residential District would be consistent with this trend.

Big Idea #4 Let's expand our economy

No applicable text.

Community Character & Housing

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

- As noted previously, the subject property is located within one and a half (1.5) miles from three (3) municipalities and the area within a quarter mile has developed with residential uses.

Agricultural Resources

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

- While the property has had some agricultural use, given the size of the property and the proximity to residential developments it is unlikely that it would be classified as "most productive agricultural lands".

Greenways, Open Space & Natural Resources

Objective: *"Promote land uses that minimize the impact on land, water, energy, and other natural resources" ...* (p. 43)

- The McHenry-Lake County Soil and Water Conservation District *Natural Resources Inventory* was received. The letter indicates that a full report isn't necessary as no wetlands, floodplain or hydric soils were identified as being located on this parcel. Please refer to attached NRI Letter #L25-009-4670 for details.

Water Resources

Objective: *"Preserve, improve, and replenish the quality and quantity of existing groundwater resources."* (p. 63)

- The proposed reclassification does not include any new improvements that would increase impervious surface area.

Economic Development

No applicable text.

Infrastructure

No applicable text.

STAFF ASSESSMENT

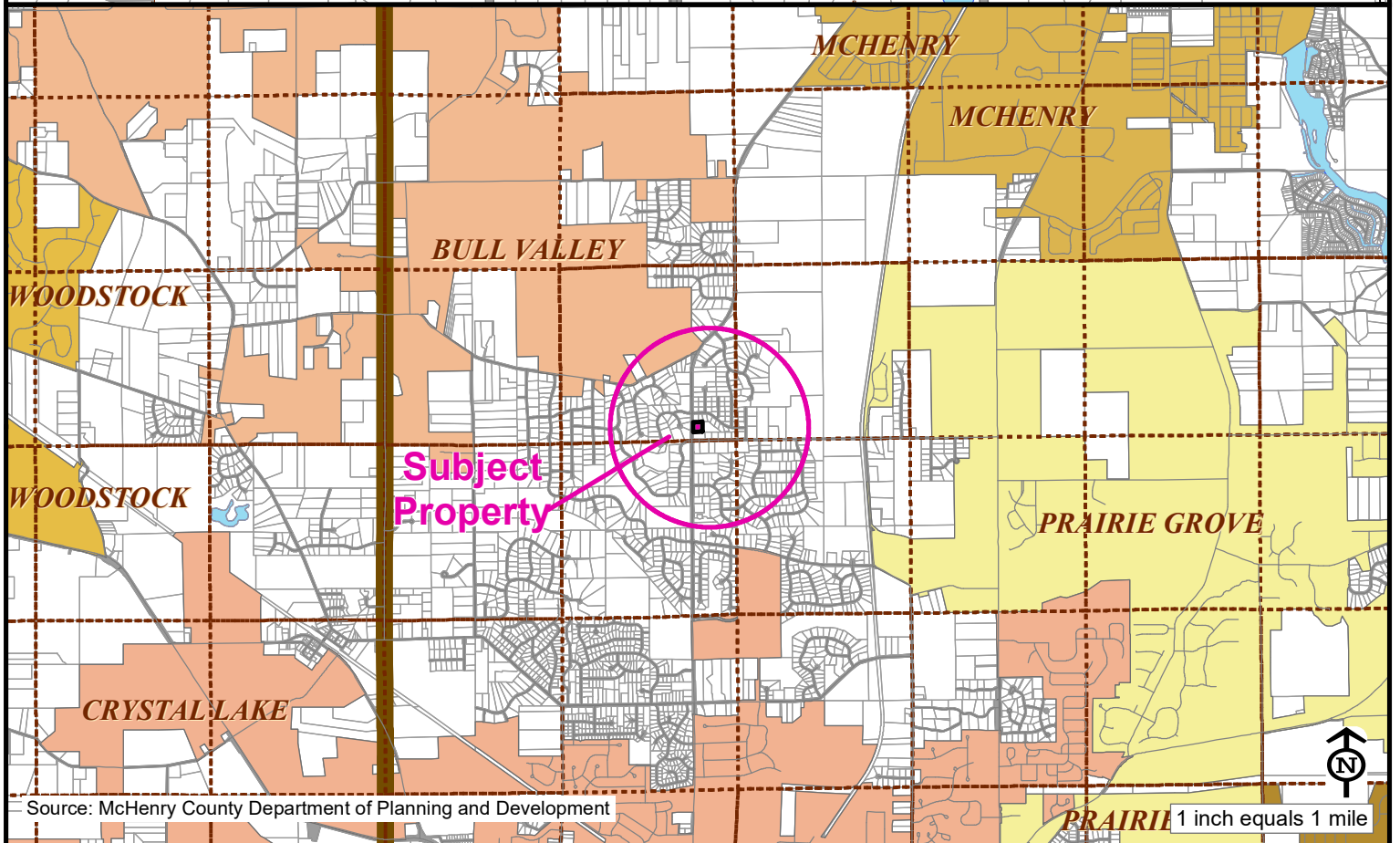
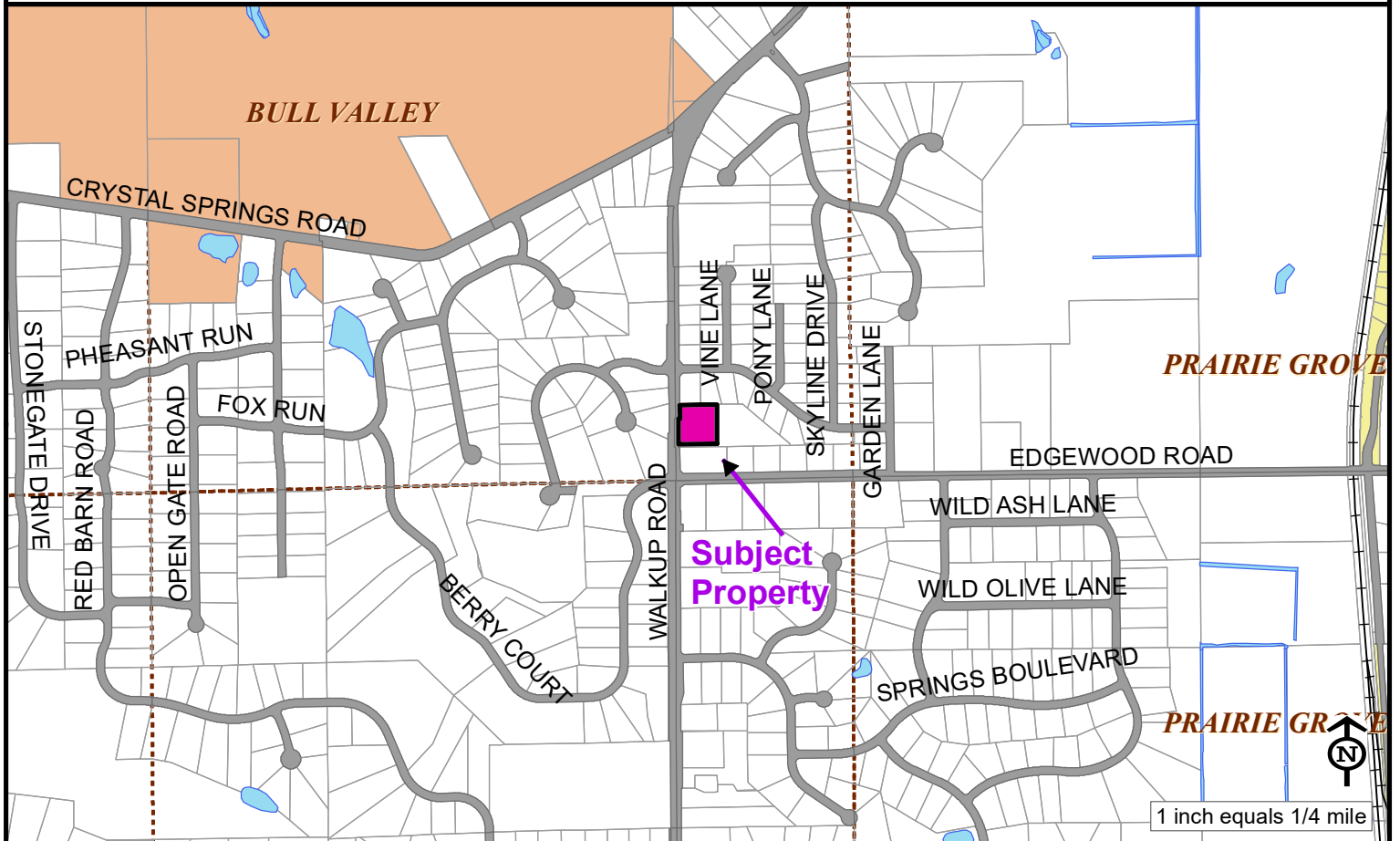
The applicant is requesting a map amendment from the A-1 Agriculture District to the R-1 Residential District on two (2) acres. The request is consistent with the existing Single-Family Residential land uses of the area. The request is also consistent with the recommendations provided in the 2030 and Beyond Plan and the 2030 Comprehensive Plan text. The reclassification is consistent with the future land use map designations of **Residential**. The subject property is not located in a sensitive aquifer recharge area (SARA). Staff has no objection to the applicant's request for reclassification.

Section 16.20.010.E.1 of the McHenry County Unified Development Ordinance

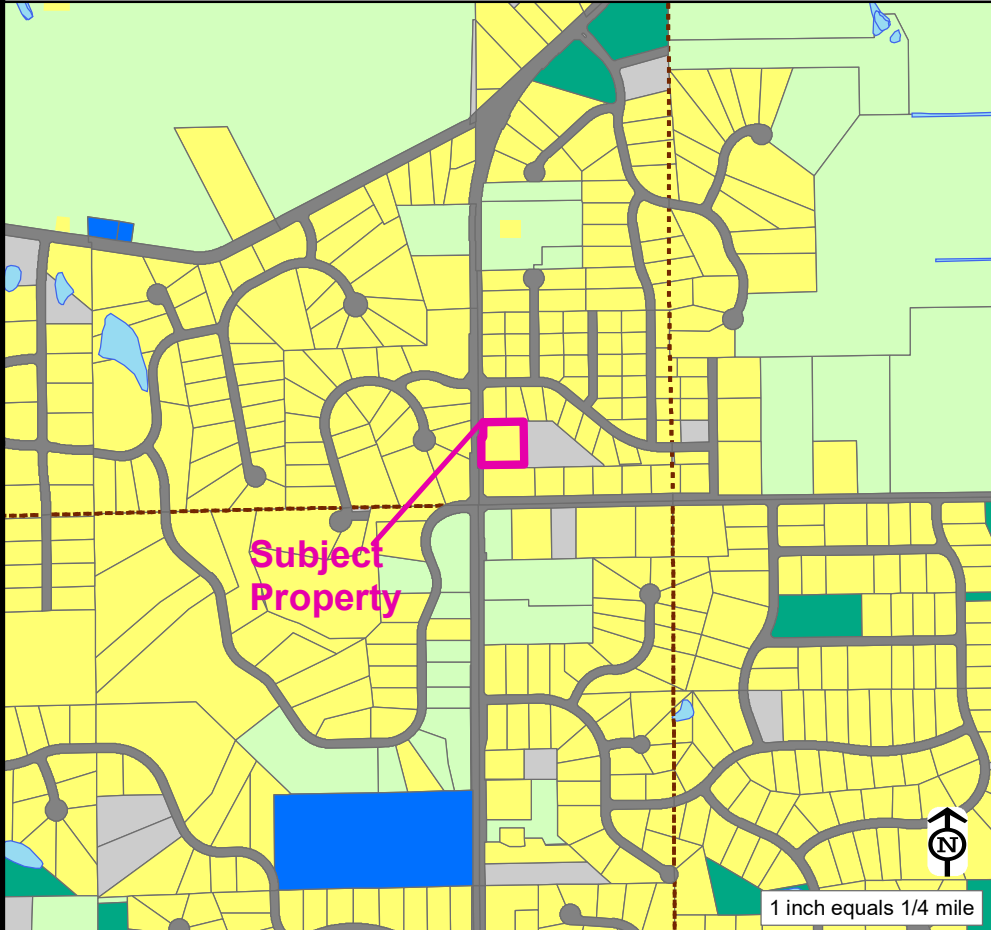
Approval Standards for Zoning Amendments. The Zoning Board of Appeals recommendation and the County Board decision shall consider the following standards. However, the Zoning Board of Appeals' recommendation and the County Board's decision on any zoning text or map amendment is not controlled by any one factor under the following standards, but rather the approval of amendments is based on a balancing of the factors under each standard.

1. Approval Standards for Map Amendments.

- a. The compatibility of the proposed zoning with the existing use and zoning of nearby property.
- b. The extent to which property values of the subject property are diminished by the existing zoning.
- c. The extent to which the public health, safety, and welfare of the public are promoted by the existing zoning.
- d. The relative gain to the public, as compared to the hardship imposed upon the applicant, if the proposed zoning is denied.
- e. The suitability of the property for the purposes for which it is presently zoned.
- f. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.
- g. The community need for the proposed use.
- h. The consistency of the proposed amendment with the adopted comprehensive plan and the appropriateness of the comprehensive plan to the subject property.



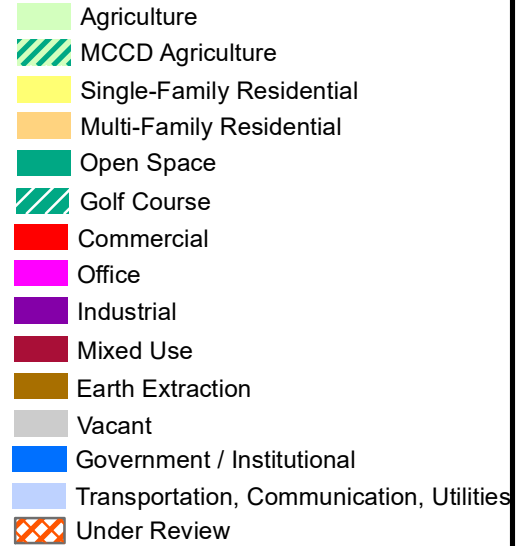
Current Land Use Map



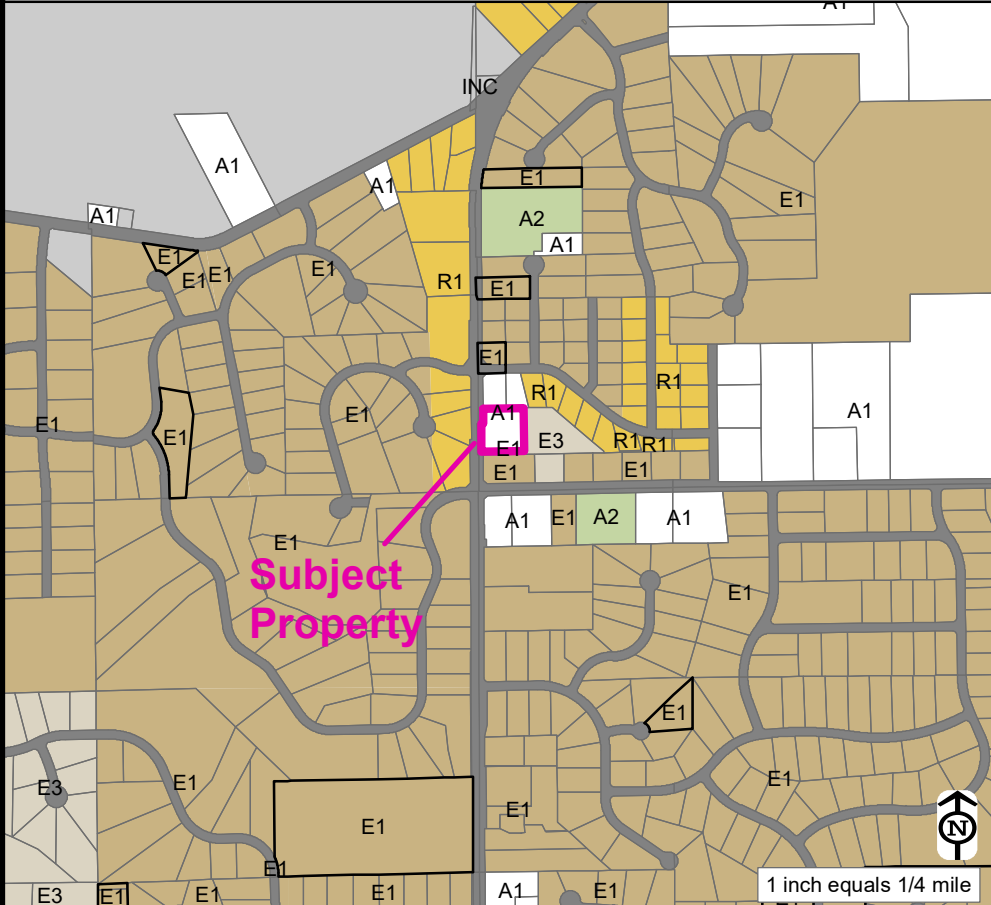
Current Land Use
Single-Family Residential

Adjacent Land Use(s)

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



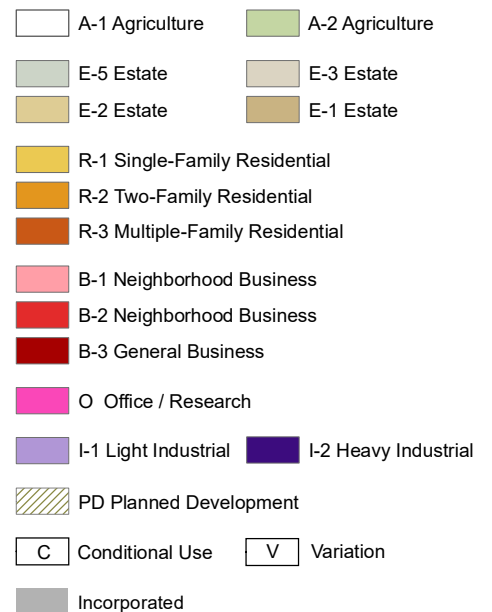
Zoning Map



Current Zoning
A-1 Agriculture

Adjacent Zoning

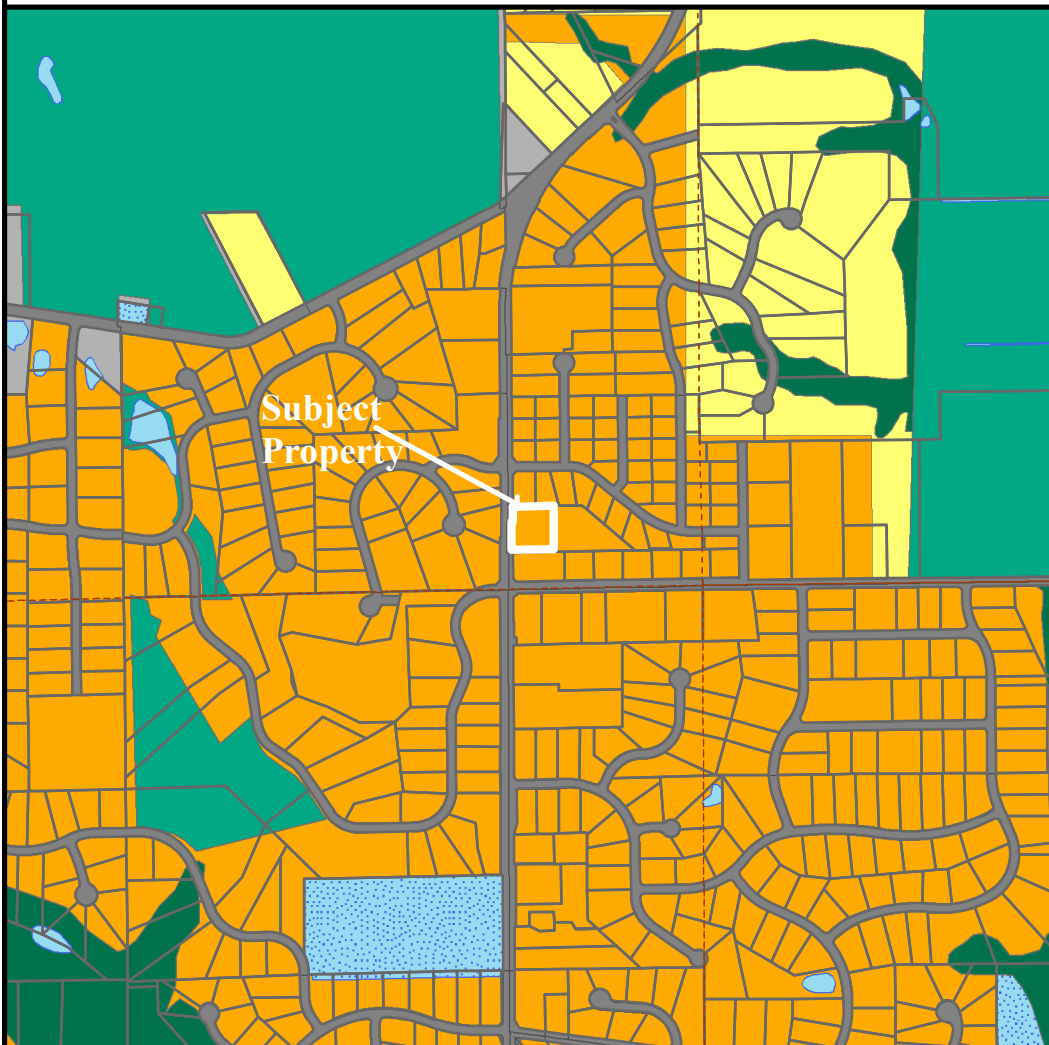
North: A-1 Agriculture
South: E-1 Estate
East: E-3 Estate
West: R-1 Residential



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 = 1/4 mile



Municipal / Township Plan Designations

<u>Nunda Township:</u>	Existing Development	
<u>Bull Valley:</u>	2 to 2.99 Acres	<u>Crystal Lake:</u> Estate Residential
<u>Island Lake:</u>	N/A	

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. Within the Residential district, development densities should consider nearby land uses and zoning, and the availability of transportation, infrastructure, water supply, and other public services, environmental limitations, and other factors required by County ordinances, state statutes, and case law.

Sensitive Aquifer Recharge Areas

The site IS NOT located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area