

Nunda Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z25-0038

Hearing Date: May 13, 2025

Applicant: Pat Kalamatas, as owner of FGLJ Properties (Owner of Record)

Request: **Variation** within the **R-1 Single-Family Residential/LN** district to allow for a setback of three and six tenths (3.6) feet from the required five (5) feet from the north lot line for a detached accessory structure. (*McHenry County Unified Development Ordinance Table 16.52-1*)

Location: The subject property consists of approximately thirty-two hundredths (.32) acres and is located approximately one hundred forty-five (145) feet from the intersection of Colby Drive and Colby Point Road.
Common address: 2216 Colby Drive, McHenry, Illinois, Nunda Township.
PIN: 14-13-227-024

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

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

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

Adjacent Zoning: North: *Fox River* East: *R-1 Single-Family Residential/LN*
South: *R-1 Single-Family Residential/LN* West: *R-1 Single-Family Residential/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 frame residence with wood porch, asphalt pavement, chain link fence, and frame garage, according to the Plat of Survey.

Natural Resources: No wetlands were found on the site. Due to the amount of previously disturbed soils on the site, impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L25-021-4682.

Flood Hazard Areas: No floodplain was found in the proposed garage extension area.

Flood-of-Record: No floods-of-record were found in the proposed garage extension area.

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 an addition to the rear of an existing detached garage. The granting of this Zoning Variance application would make it possible for the applicant to complete their building permit application #BP-25-0095.
- Violation Case #RFS-25-0055 is currently open for construction of the garage addition without a building permit.
- 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.

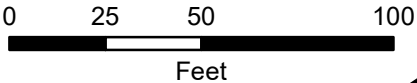
Aerial Photo

2216 Colby Drive, McHenry, 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

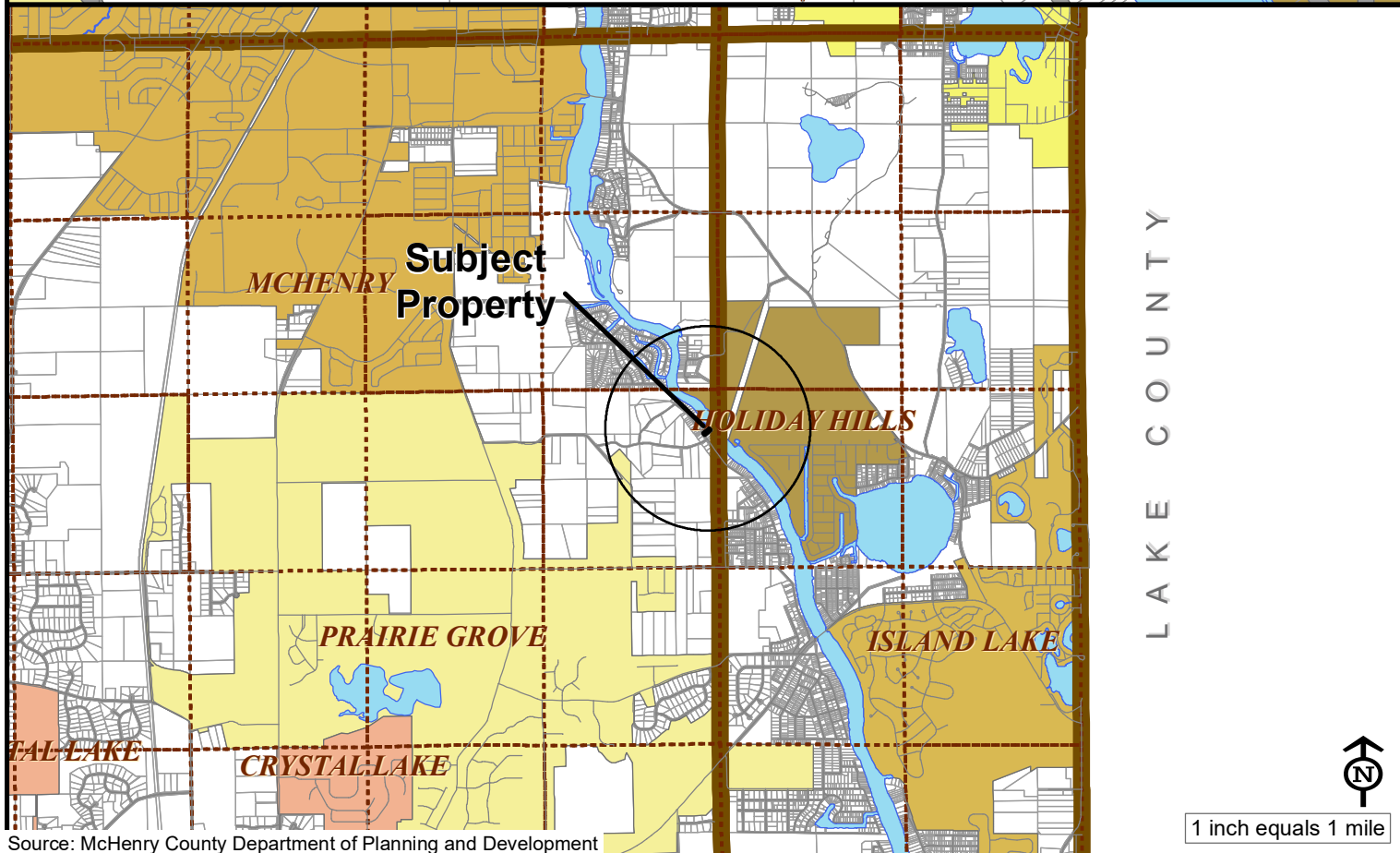
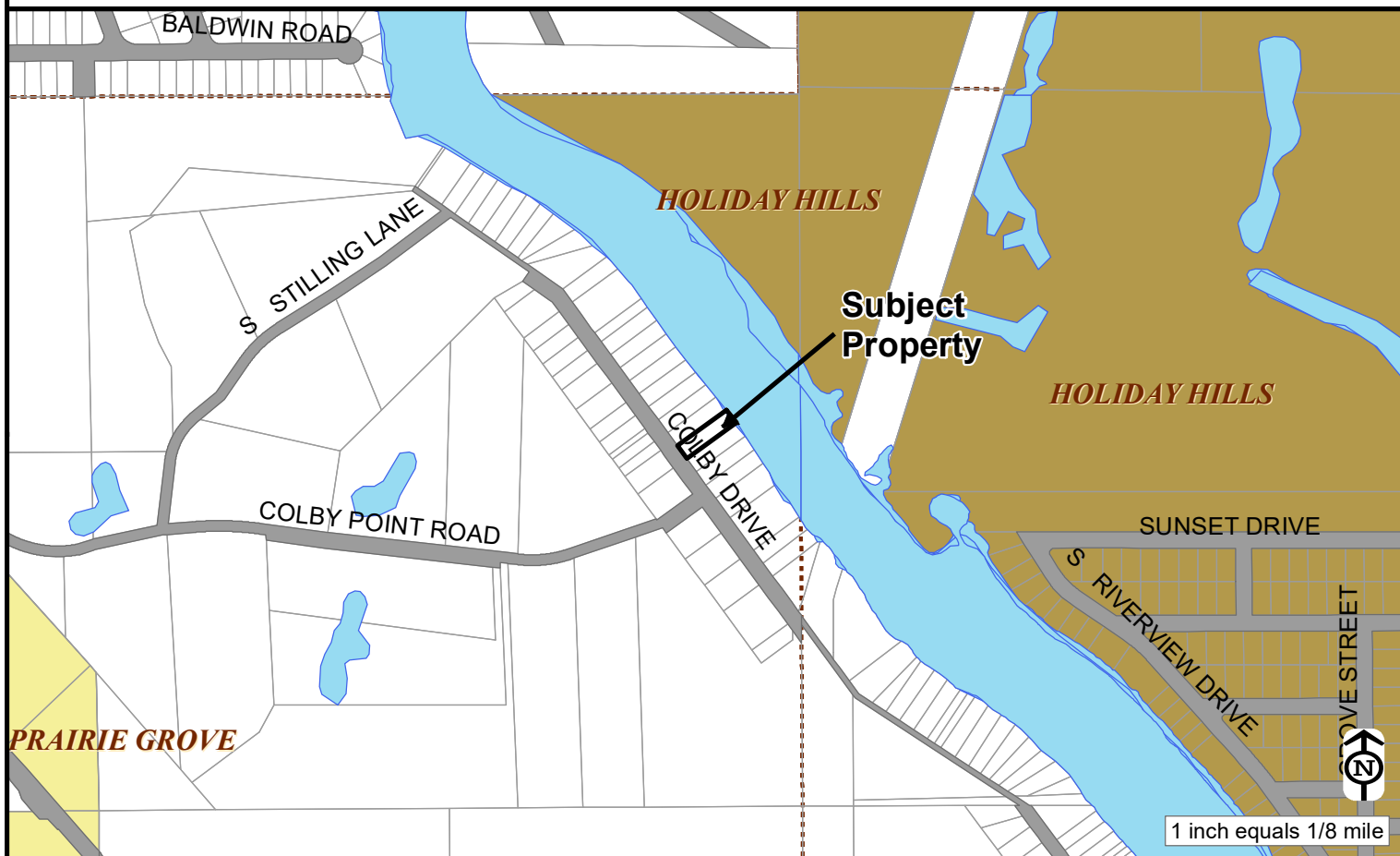


FEMA Flood Hazard Areas

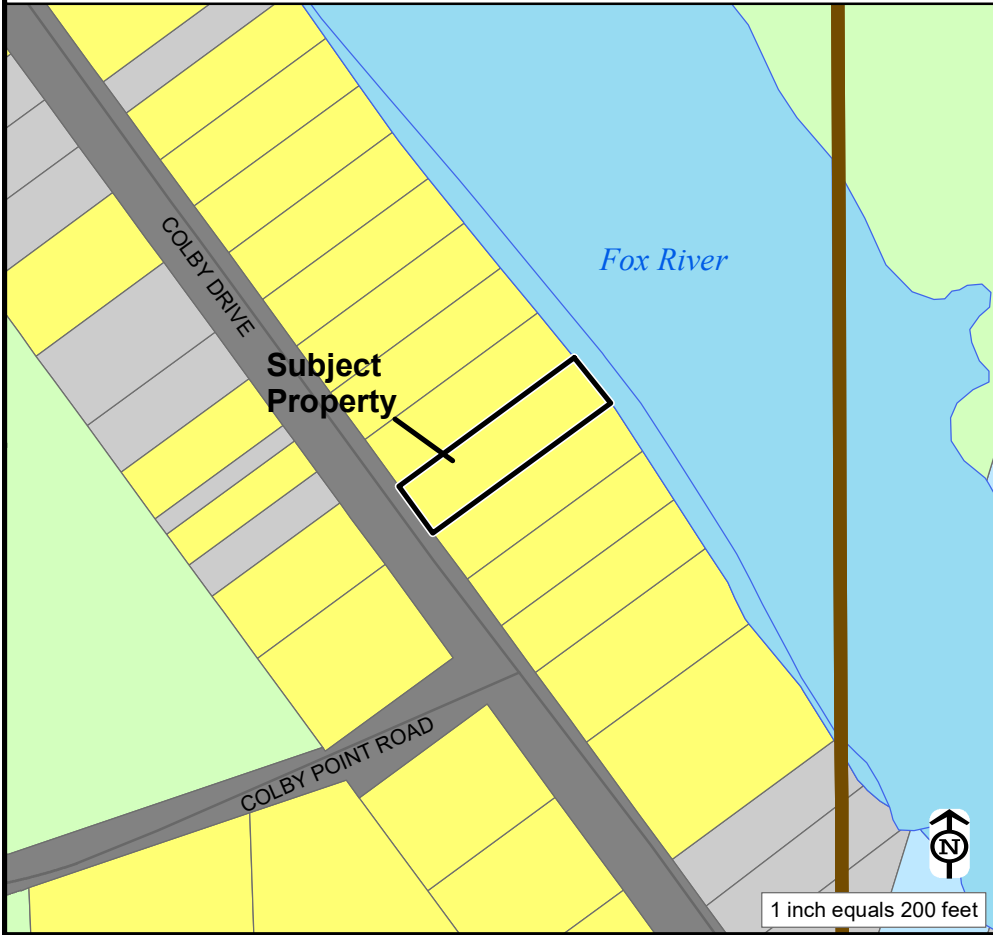
- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Prepared by the McHenry County
Department of Planning and Development





Current Land Use Map



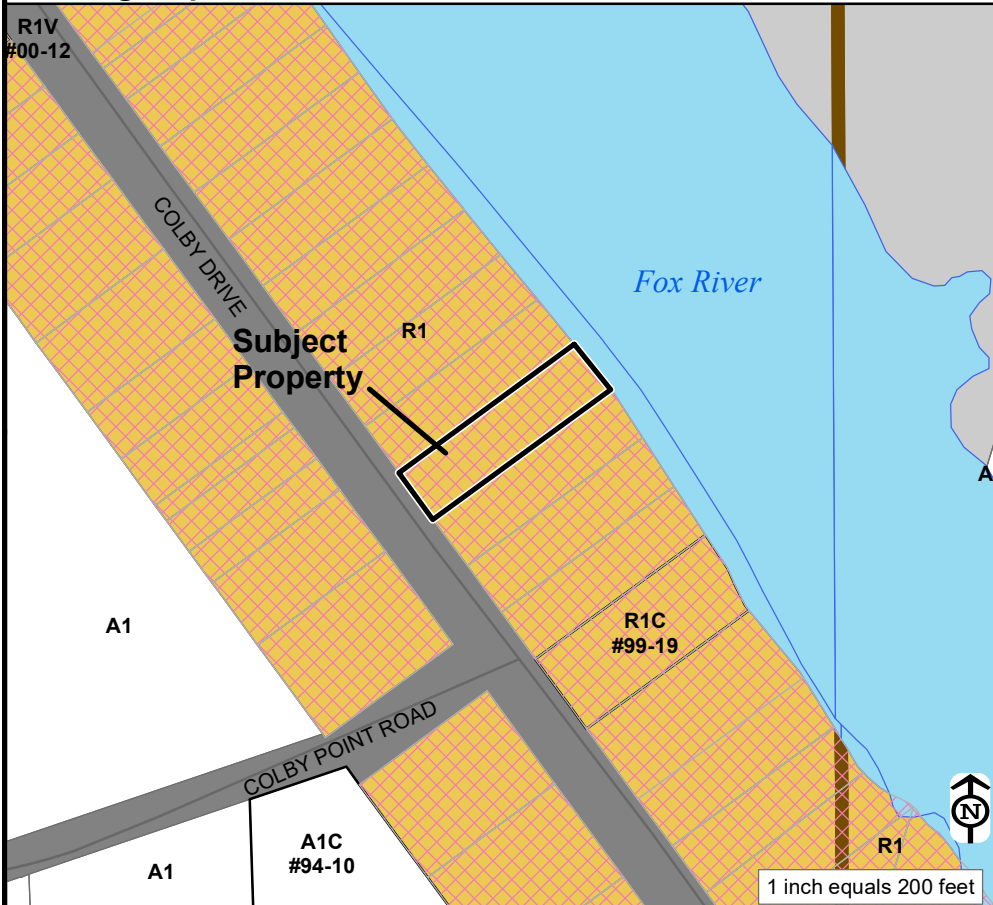
Current Land Use *Single-Family Residential*

Land Use Adjacent to the PIQ

North: *Fox River*
South: *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

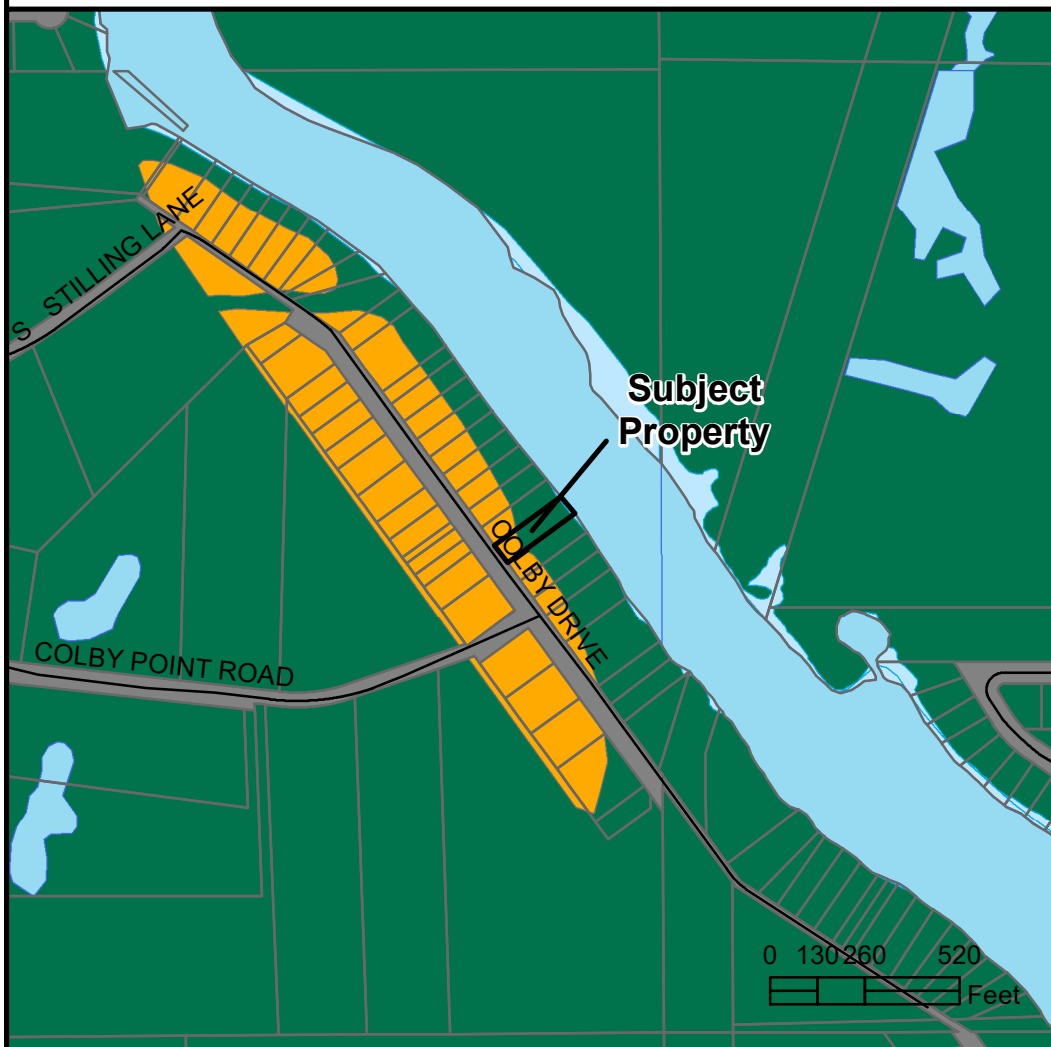
R-1 Single-Family Residential/LN

Adjacent Zoning

North: *Fox River*
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
 - TOD Existing Rail Station
 - TOD Future Rail Station
 - Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 1/10 mile

Municipal/Township Plan Designations

Nunda Township: Environmentally Sensitive Natural Area

Holiday Hills: No Designation

Island Lake: Existing Land Uses

McHenry: Conservation Residential Development

Prairie Grove: Single-Family Detached

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

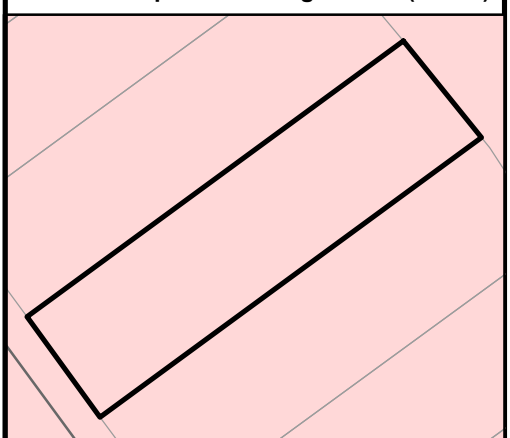
Residential - includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit.

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

septic (rear) and well (opposite side of service walk) are not near garage

Our garage is more than 5' from neighbor's garage

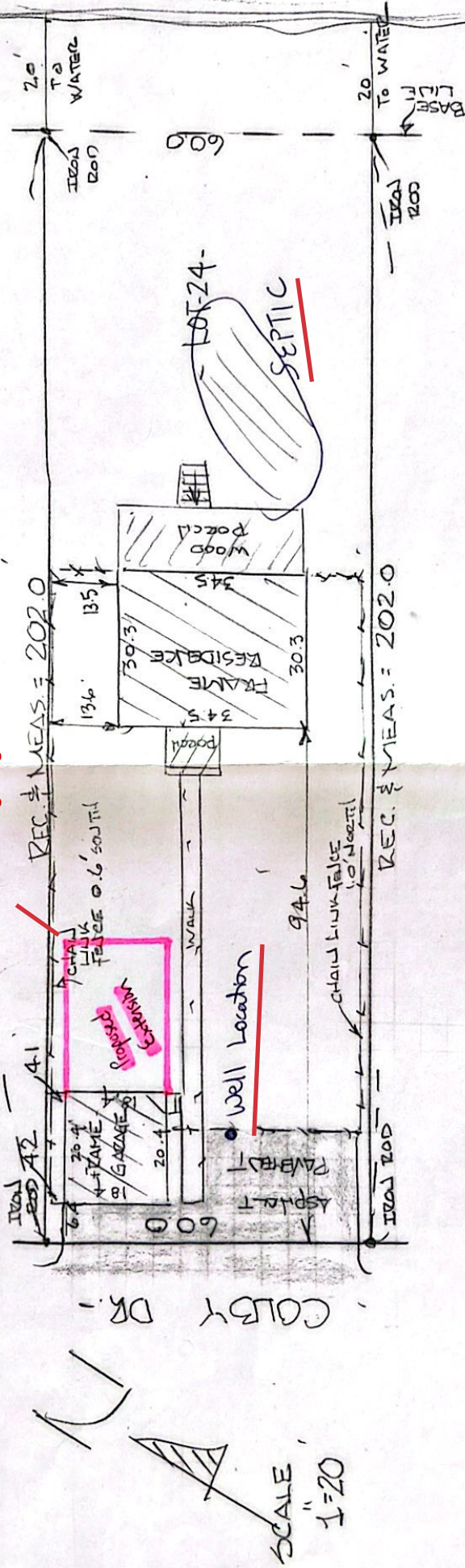
PLAT OF SURVEY

OF

LOT 24 IN COLBY POINT SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1920 AS DOCUMENT NO. 49274, IN BOOK 4 OF PLATS, PAGE 24, IN MCHEMRY COUNTY, ILLINOIS.

Commonly known as: 2216 Colby Drive, McHenry, Illinois.

Rear of garage is 4' from fence



I, PATRICK MCKERNAN, A REGISTERED ILLINOIS LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE MENTIONED PARCEL OF LAND AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY, DATED THIS 21st DAY OF AUGUST, 2023.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LICENSE EXPIRES: November 30, 2024
ORDERED BY: Attorney John McAndrews
FIELD WORK DONE: 8/21/2023

PATRICK MCKERNAN #2131
680 SADDLE RIDGE
CRYSTAL LAKE, IL 60012
815-477-8255



McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

April 3, 2025

Pat Kalamatas
2216 Colby Dr.
McHenry, IL 60050
Email: patrick@103realty.com

Re: Parcel # 14-13-227-024
Common Location: 2216 Colby Dr., McHenry, IL 60050
NRI# L25-021-4682
Zoning Change: Variance for Garage

Dear Mr. Kalamatas:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Pat Kalamatas property as applied for in Report #25-021-4682. 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.

According to our office maps, no floodplain or wetlands were found in the proposed garage extension area. Our wetland inventories are 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

cc. McHenry County Department of Planning and Development