

McHenry Township  
PLAN REVIEW REPORT  
VARIATION REQUEST APPLICATION #Z25-0043

Hearing Date: May 13, 2025

**Applicant:** Deborah A. Hoffmann and Julius R. Hoffmann, Owners of Record

**Request:** **Variation** within the **R-1V Single-Family Residential** district to allow for a setback of twenty-two (22) feet from the required fifty (50) feet from the north lot line for a detached accessory structure in the effective street yard. (*McHenry County Unified Development Ordinance §16.56.050.A.2.d*)

**Location:** The subject property consists of approximately six hundred forty-six thousandths (.646) acres and is located approximately one hundred (100) feet west of the intersection of Glenwood Lane and Eastwood Lane, in McHenry Township, Illinois. The property is directly west of, and associated to, 1311 N. Eastwood Lane, McHenry, Illinois.  
PIN: 09-25-451-035

**Current Land Use:** The property is designated **VACANT** on the Current Land Use map.

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

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

**Adjacent Zoning:** North: *R-1 Single-Family Residential* East: *R-1V Single-Family Residential*  
South: *R-1 Single-Family Residential* West: *R-1 Single-Family Residential (lake)*

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

**Improvements:** The subject property is currently vacant, according to the Plat of Survey. The adjacent property to the east contains the applicants' current residence, access drive and septic system.

**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 L25-020-4681.

**Flood Hazard Areas:** No floodplain was found in the proposed shed area.

**Flood-of-Record:** No floods-of-record were found in the proposed shed 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 applicants propose a 12' x 12' shed on the vacant lot to the west of their current residence. A building permit is not required for this building, as it is less than one hundred fifty (150) square feet. The granting of this variance would allow the landowners to construct the shed in the proposed location. It should be noted that a Deed Restriction must be recorded with the Recorder of Deeds Office to 'tie' the two lots together. In the event the owners should want to sell the lots separately, the shed would need to first be removed.
- An aboveground pool and deck were previously located on the vacant lot, in the general location of the proposed shed. A zoning variance, granted under application #92-19, was approved for these structures. The pool and deck have since been removed.
- 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.



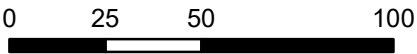
# Aerial Photo

Glenwood Lane, 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.



Feet

**Elevation** (feet above sea level)    **Historic Flood Zone**

— Contours



Prepared by the McHenry County  
Department of Planning and Development

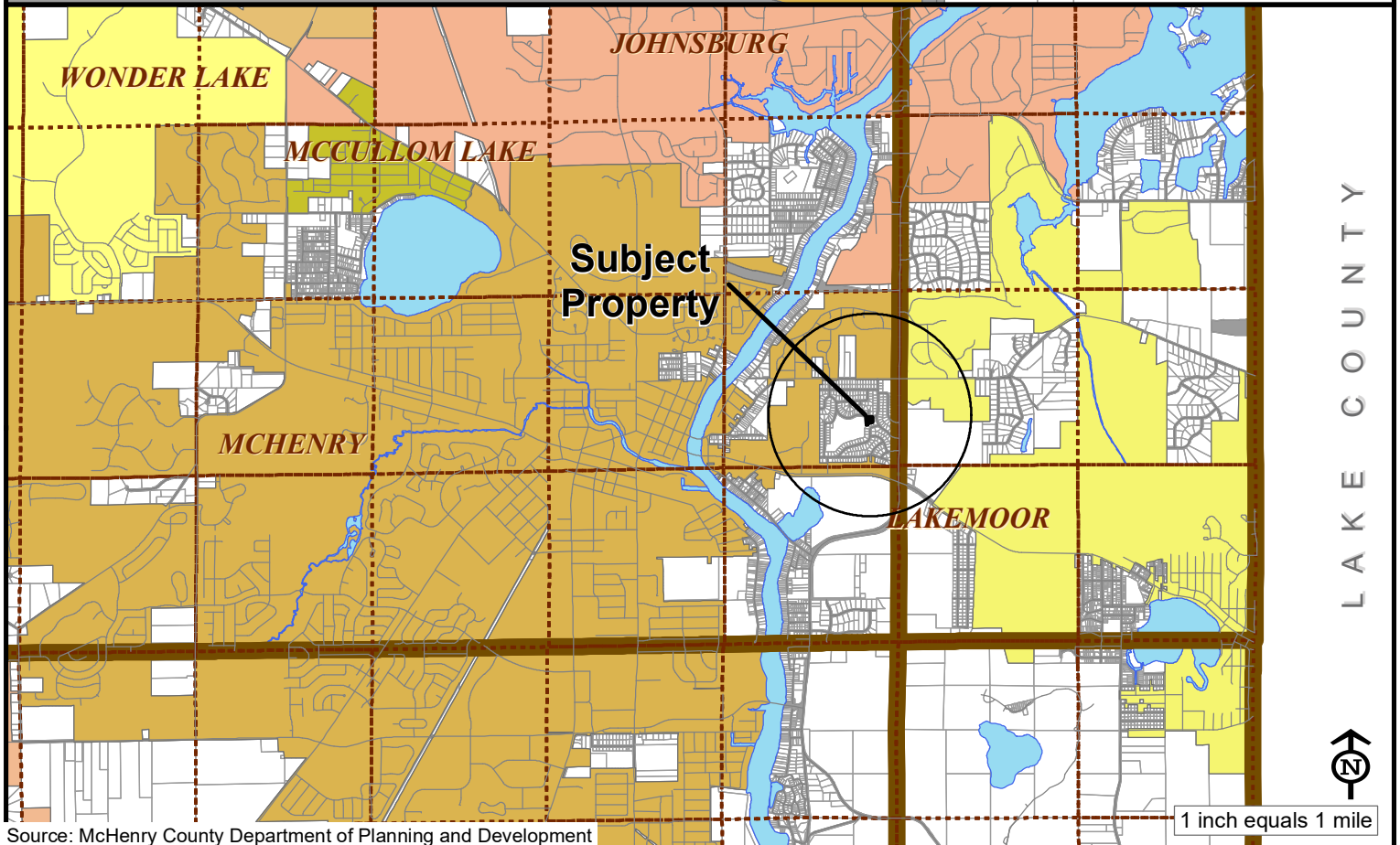
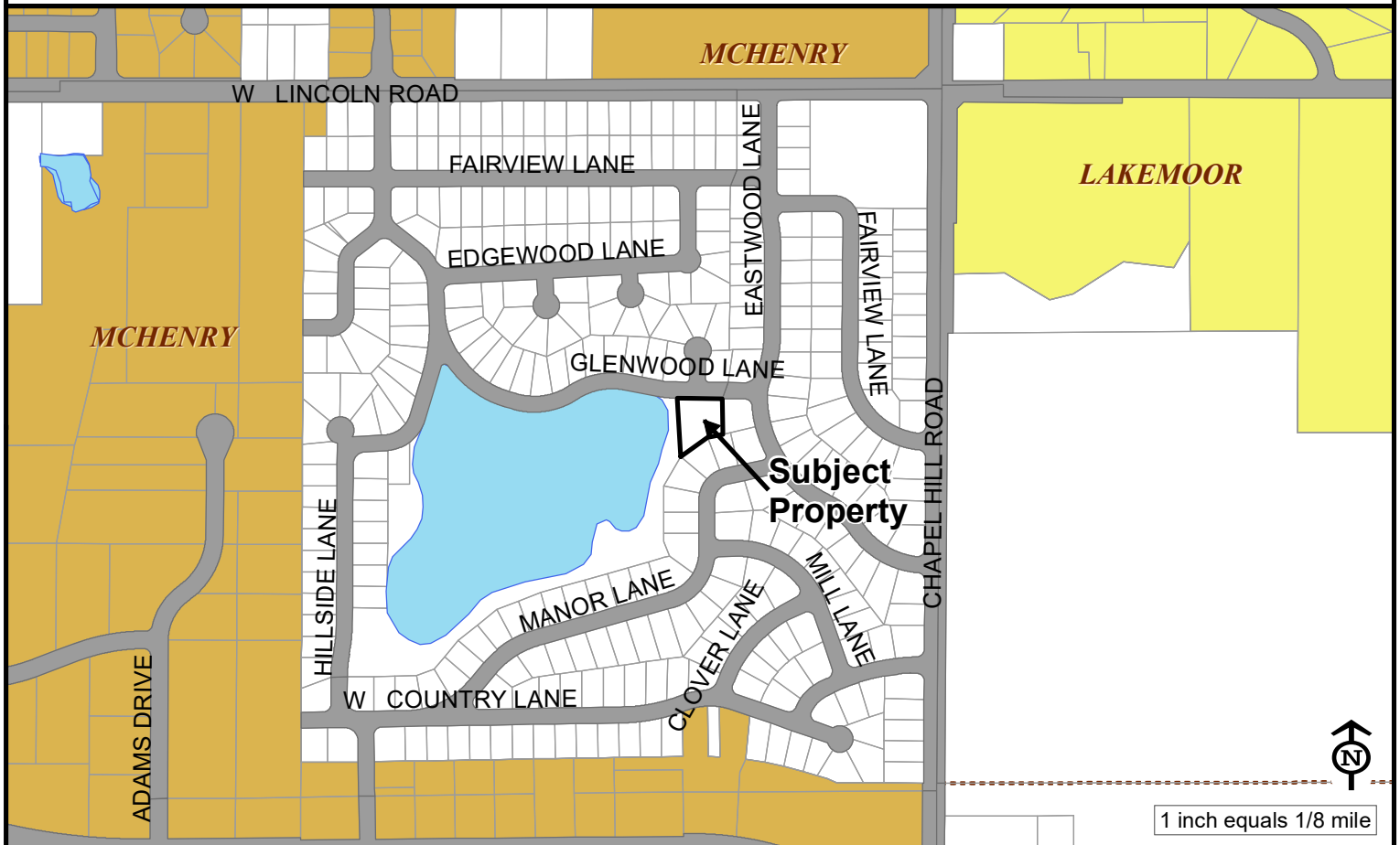




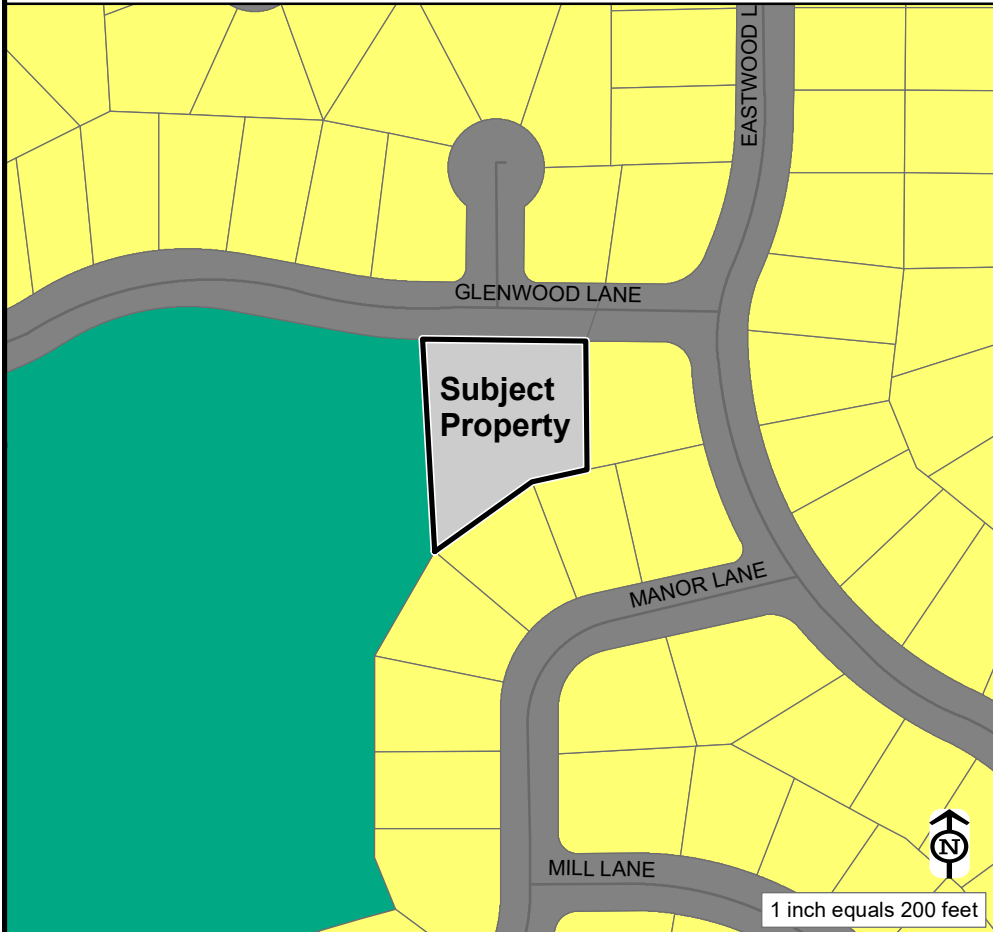
Location Map

Glenwood Lane, McHenry, Illinois

McHenry Township



## Current Land Use Map



### Current Land Use

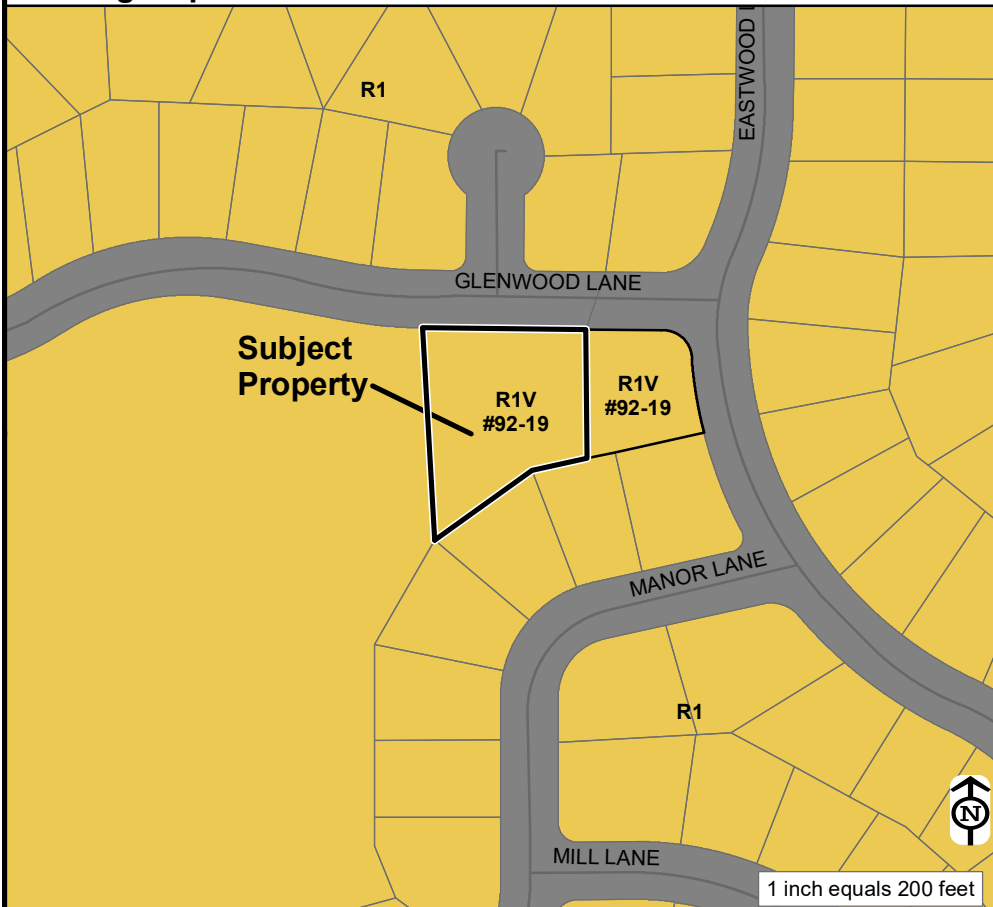
Vacant

### Land Use Adjacent to the PIQ

North: *Single-Family Residential*  
 South: *Single-Family Residential*  
 East: *Single-Family Residential*  
 West: *Open Space*

- 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

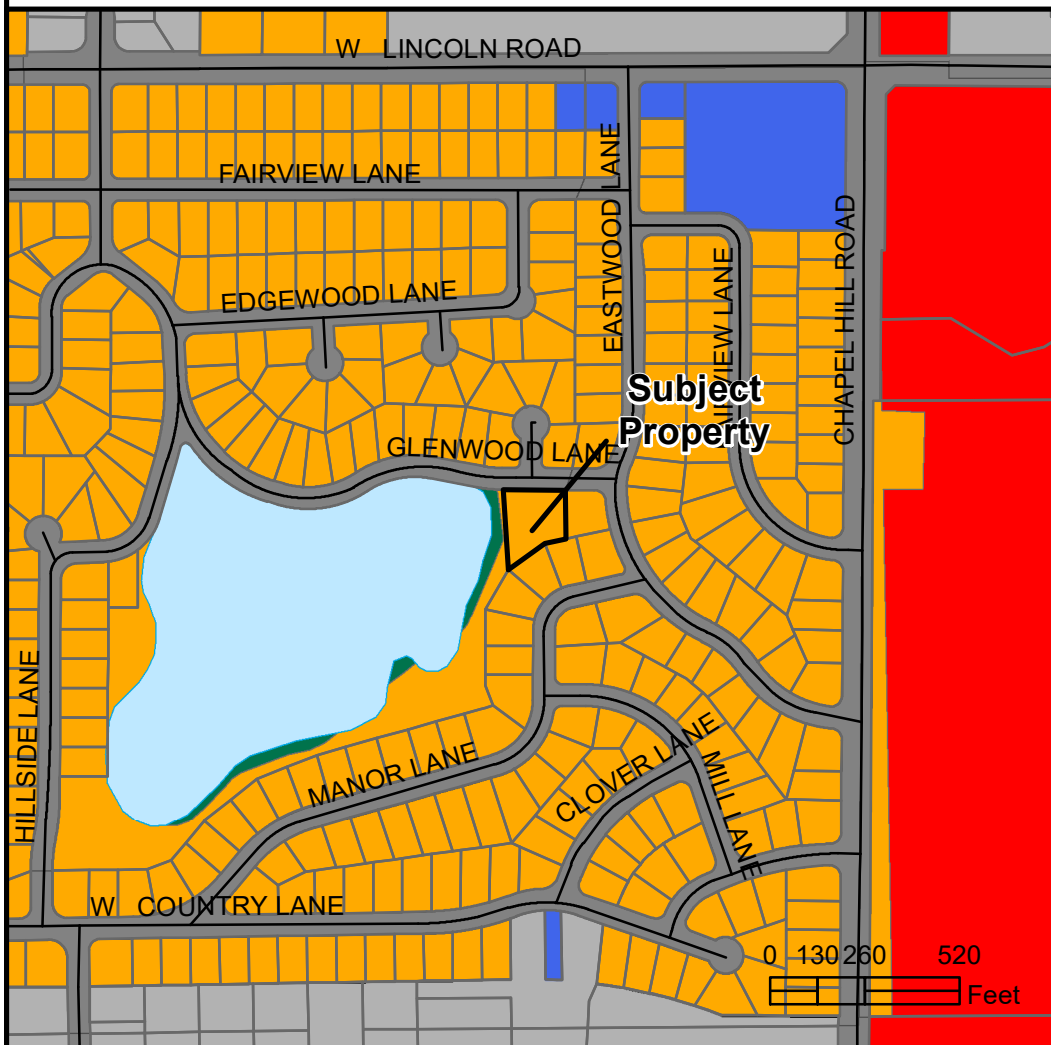
**R-1V Single-Family Residential**

### Adjacent Zoning

North: R-1 Single Family Residential  
 South: R-1 Single Family Residential  
 East: R-1V Single Family Residential  
 West: R-1 Single Family Residential (lake)

- 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*

- 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

McHenry Township: Residential

Johnsburg: No Designation

Lakemoor: Neighborhood Residential

McHenry: Walkable Residential Development

## McHenry County 2030 Comprehensive Plan — Text Analysis

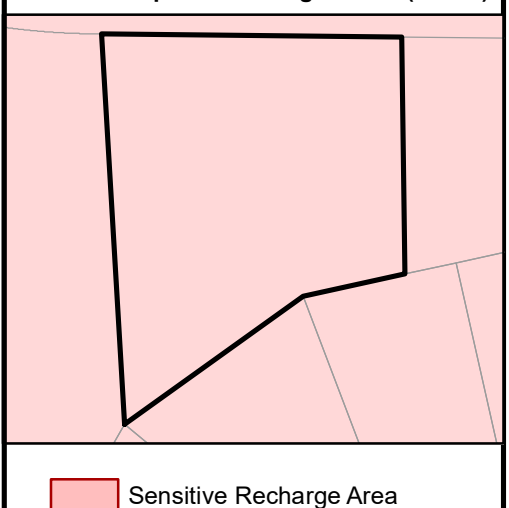
### Land Use

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.

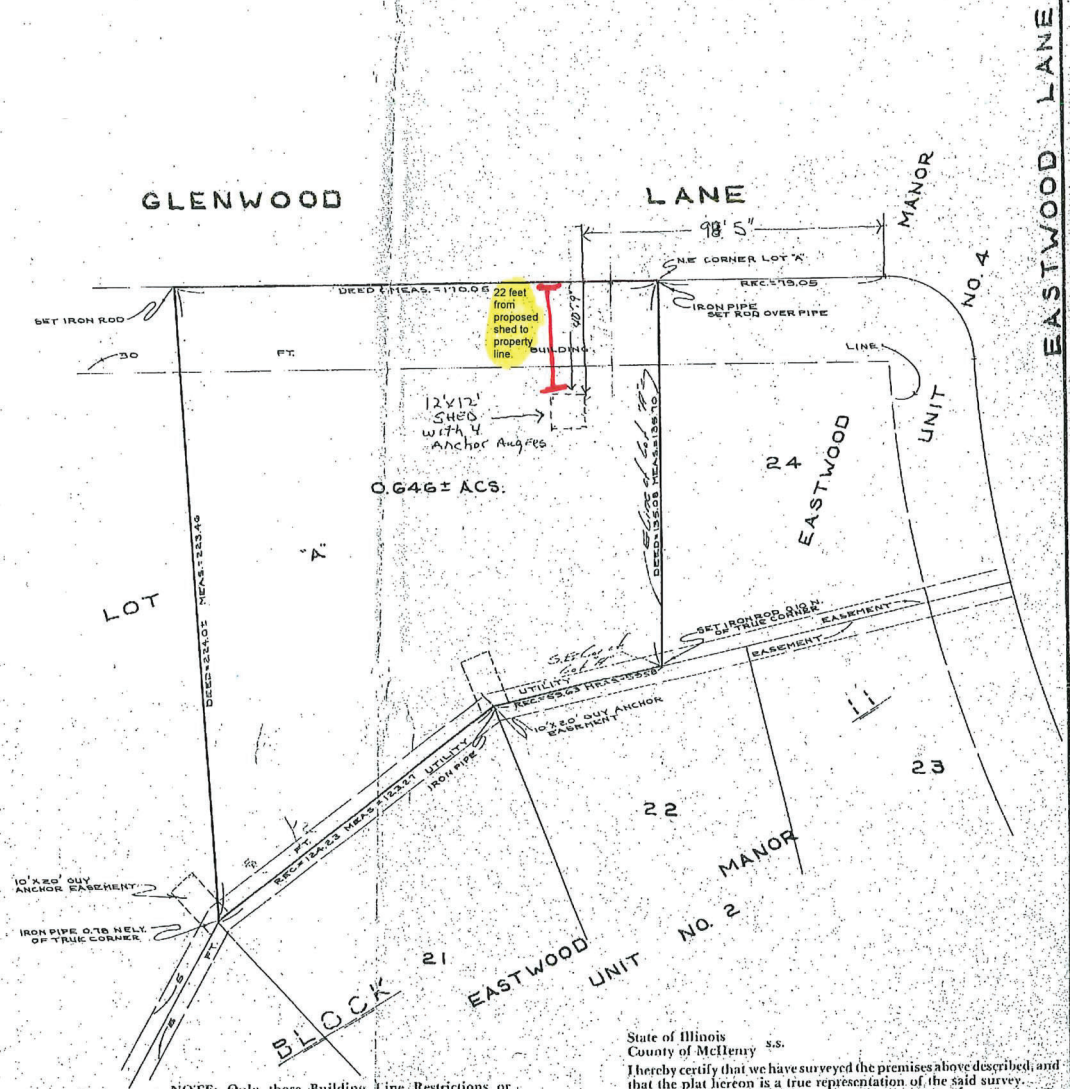
## Sensitive Aquifer Recharge Areas (SARA)





# PLAT OF SURVEY

PART OF LOT "A", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "A"; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 170.05 FEET; THENCE SOUTH, 224 FEET MORE OR LESS, TO THE NORTHWESTERLY CORNER OF LOT 21 IN BLOCK 11 IN EASTWOOD MANOR UNIT No. 2, RECORDED AUGUST 17, 1956, AS DOCUMENT NO. 311477; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF LOTS 21 AND 22 IN BLOCK 11 IN EASTWOOD MANOR UNIT No. 2, TO THE SOUTHEASTERLY CORNER OF SAID LOT "A"; THENCE NORTH 135.8 FEET TO THE PLACE OF BEGINNING, IN EASTWOOD MANOR UNIT No. 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1960 AS DOCUMENT NO. 376558, IN BOOK 14 OF PLATS, PAGE 63, IN McHENRY COUNTY, ILLINOIS.



All distances shown in feet and decimal parts thereof corrected to 68°F.  
Scale: 1" = 30'  
Owner: \_\_\_\_\_  
Ordered by: **D. HOFFMAN**  
Job No.: **79-427**

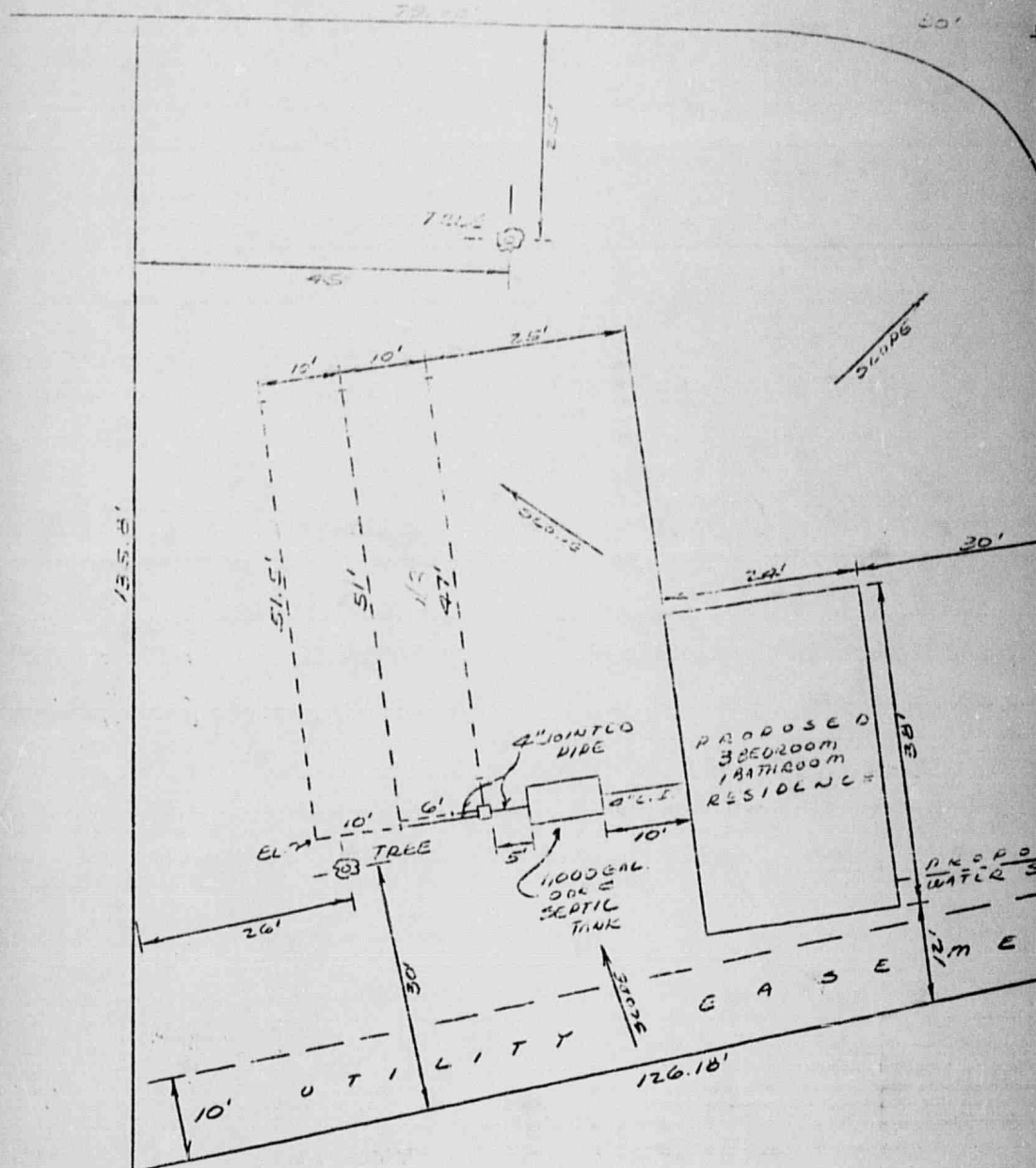
NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.  
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

State of Illinois s.s.  
County of McHenry  
I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey.  
Date at Woodstock, McHenry County, Illinois **3/24 A.D. 1979**  
McHenry County Surveying Co.  
By: **[Signature]**  
Registered Illinois Land Surveyor

The distance from the proposed shed to the property line is 22 feet.

Signature **John R Hoff**

GLENWOOD LANE



# 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 1, 2025

Julius R. Hoffmann  
1311 N. Eastwood Ln.  
McHenry, IL 60051-4673  
Email: [debandroy@att.net](mailto:debandroy@att.net)

Re: Parcel # 09-25-451-035  
Common Location: Undefined  
NRI# L25-020-4681  
Zoning Change: Variance for Shed

Dear Mr. Hoffmann:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Julius R. Hoffmann property as applied for in Report #25-020-4681. 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 shed 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