

McHenry Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z25-0044

Hearing Date: May 13, 2025

Applicant: Phillip E. Davis, Owner of Record

Request: **Variation** within the **R-1 Single-Family Residential** district to allow for 1) a setback of one (1) foot six (6) inches from the required five (5) feet from the South lot line, 2) a setback of one (1) foot four (4) inches from the required five (5) feet from the North lot line, and 3) a combined side setback of nine (9) feet instead of the minimum fifteen (15) feet required. (*McHenry County Unified Development Ordinance Table 16.52-1: LN Overlay District Bulk & Setback Regulations*)

Location: The subject property consists of approximately one-quarter (.25) acre and is located approximately seven hundred thirty (730) feet south of the intersection of N. River Road and Mineral Springs Drive, in McHenry Township, Illinois.
Common Address: 505 Mineral Springs Drive, McHenry, Illinois.
PIN: 09-36-329-008

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: *VACANT* 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-1V Single-Family Residential/LN*
South: *R-1 Single-Family Residential/LN* West: *Fox River*

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

Improvements: The subject property is currently improved with a multi-story frame residence with enclosed porch and frame deck, asphalt drive, and stone patio, 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 L25-025-4686.

Flood Hazard Areas: No floodplain was found on site (*Note: Although County maps do identify flood hazard on site, Letters of Map Amendments (LOMA)s have been issued by FEMA, removing the property from the floodplain.*)

Flood-of-Record: An historic flood-of-record is identified on the western portion of the 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 applicants propose a substantial residential addition and new septic system on the parcel in question. The granting of this zoning variance would allow the landowners to apply for and obtain a building permit to construct the proposed 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.

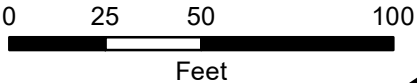
Aerial Photo

505 Mineral Springs 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

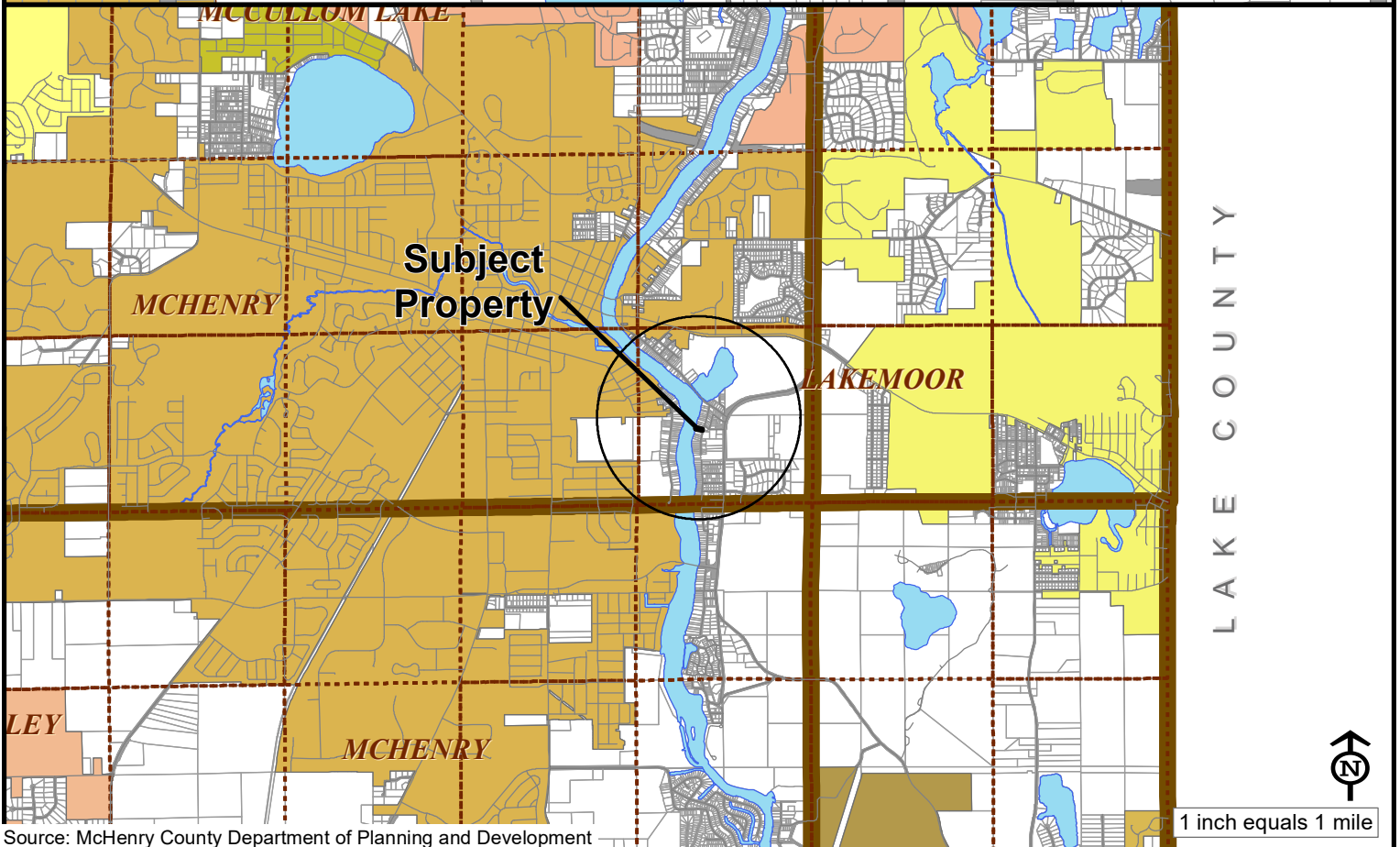
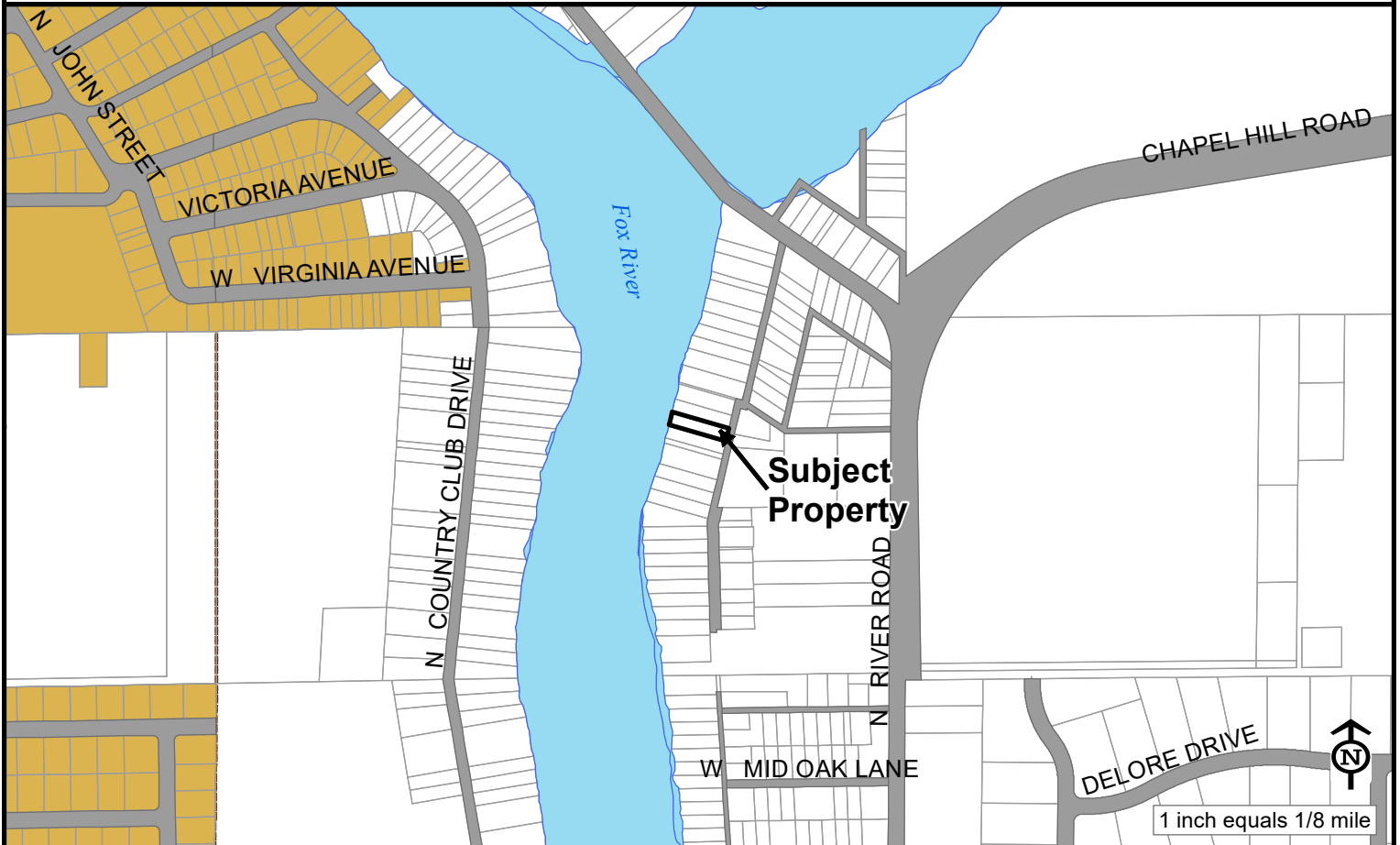


FEMA Flood Hazard Areas

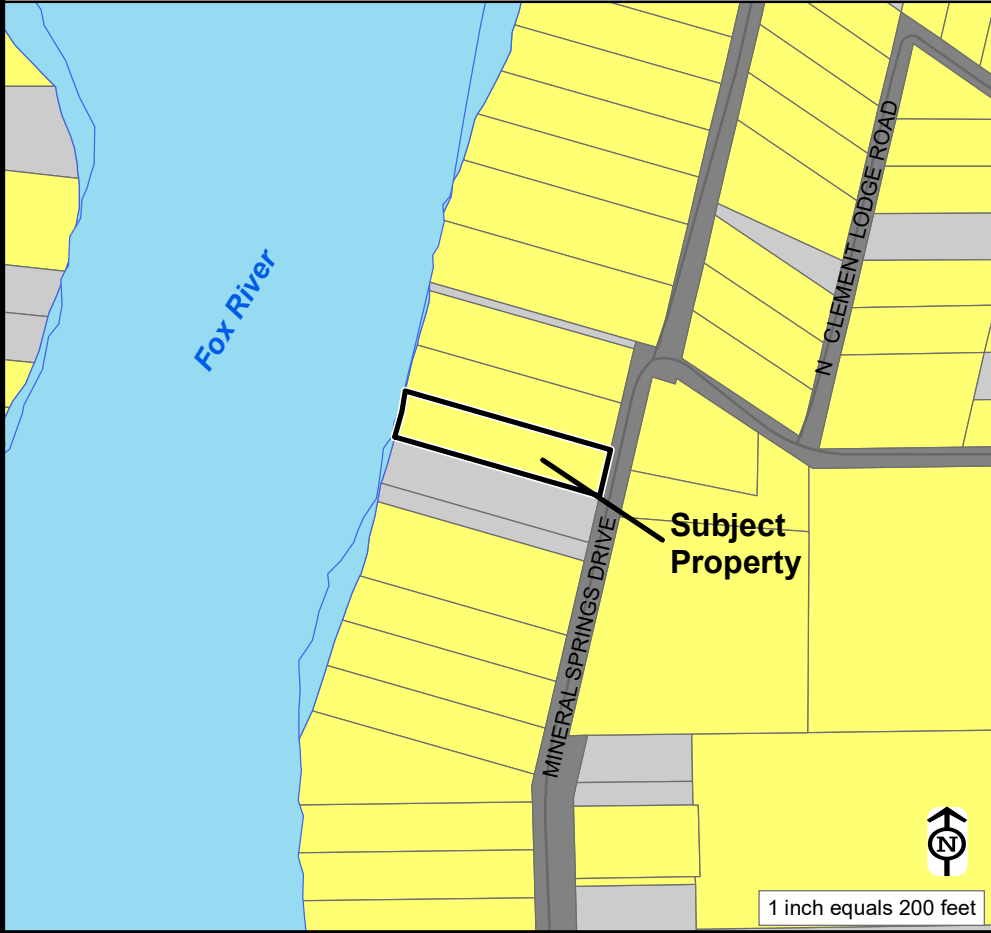
- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Prepared by the McHenry County
Department of Planning and Development





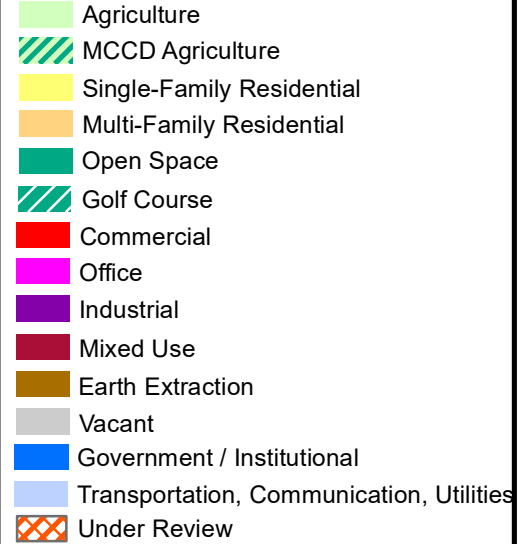
Current Land Use Map



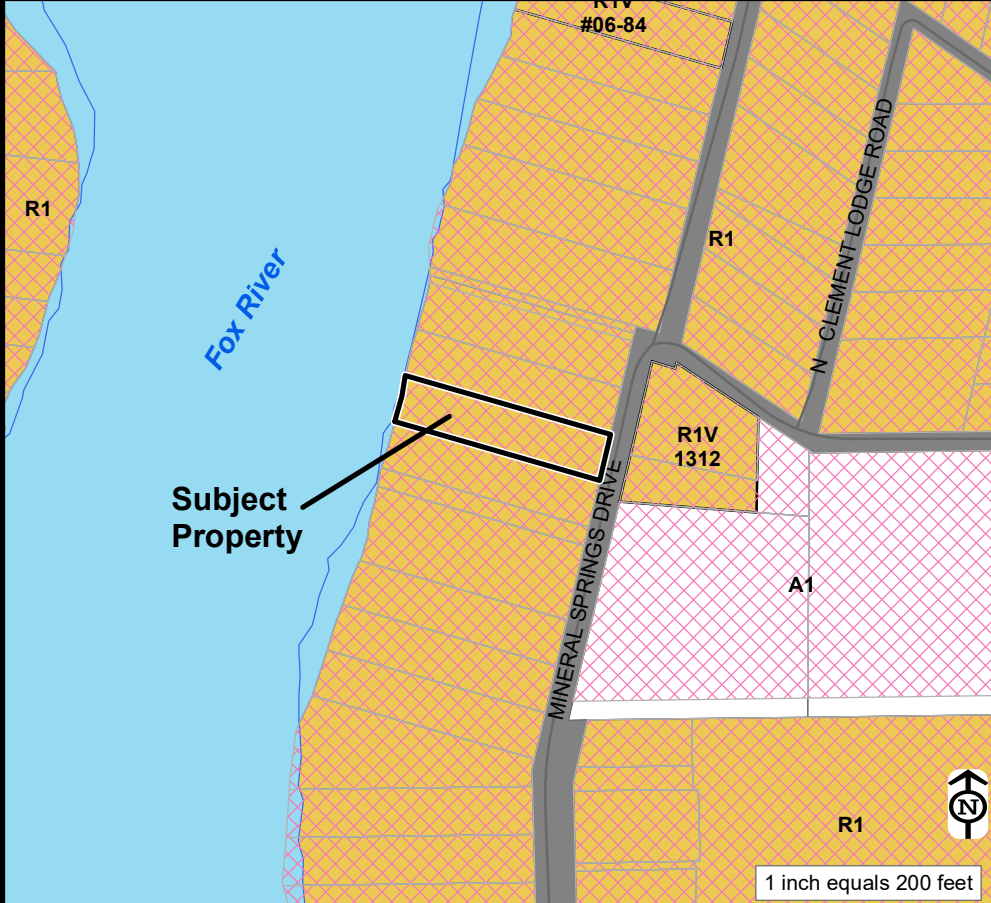
Current Land Use *Single-Family Residential*

Land Use Adjacent to the PIQ

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



Zoning Map

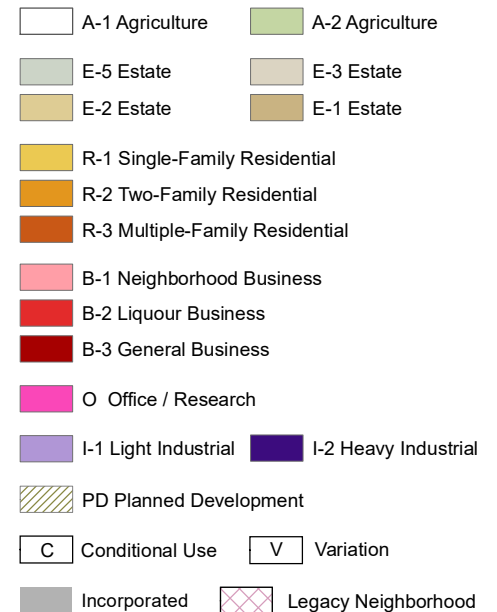


Current Zoning

R-1 Single-Family Residential/LN

Adjacent Zoning

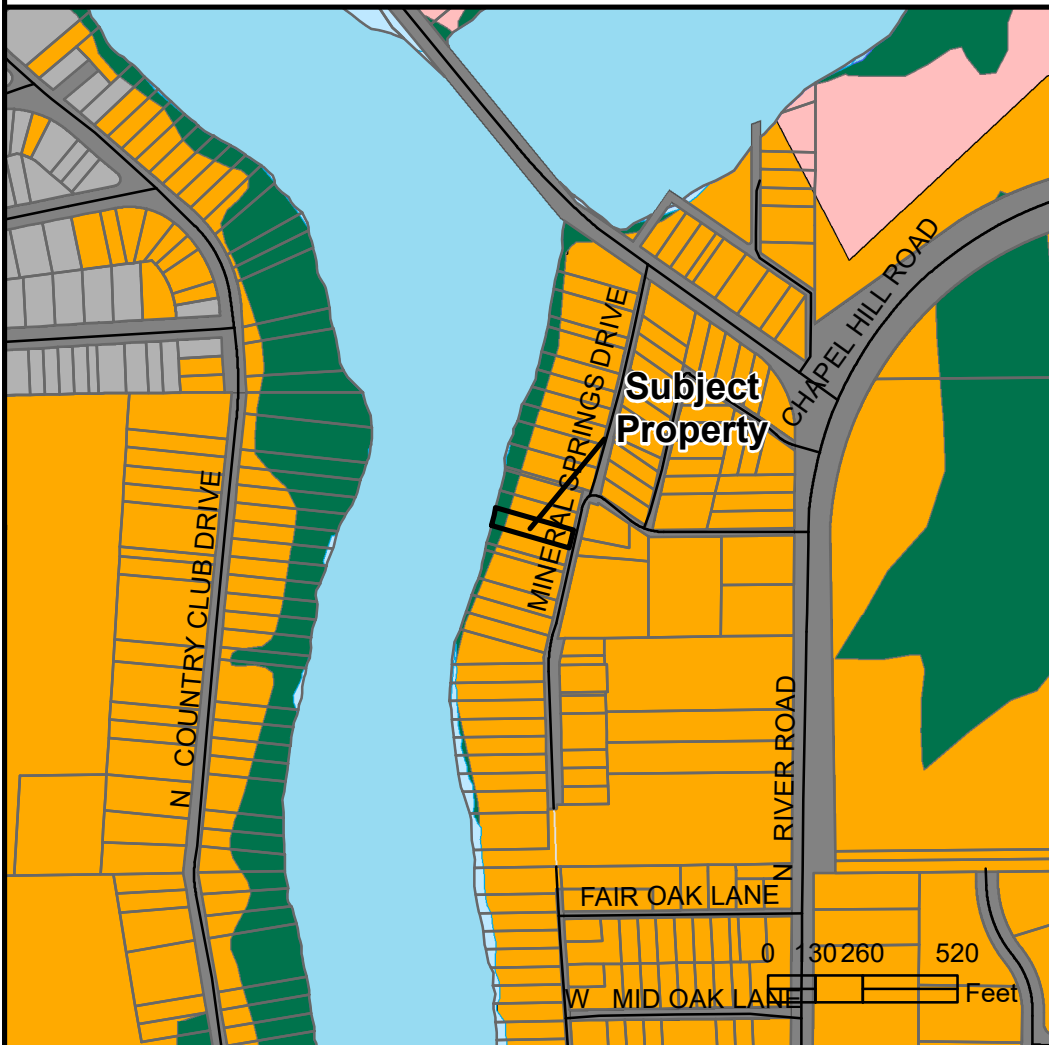
North: R-1 Single Family Residential/LN
 South: R-1 Single Family Residential/LN
 East: R-1V Single Family Residential/LN
 West: Fox River



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

McHenry Township: Residential

Lakemoor: Neighborhood Residential

McHenry: Walkable Residential Development

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

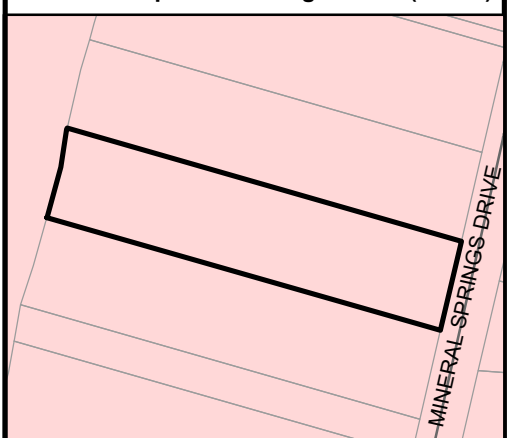
Residential - includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit.

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

April 14, 2025

Veronica Davis
1382 Greco Rd.
Schaumburg, IL 60193

Re: Parcel # 09-36-329-008
Common Location: 505 Mineral Springs Dr., McHenry, IL 60051
NRI# L25-025-4686
Zoning Change: Variance for Garage

Dear Ms. Davis:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Phillip & Veronica Davis property as applied for in Report #25-025-4686. 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.

No floodplain or wetlands were found on the site from office maps. 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