

McHenry Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z25-0046

Hearing Date: May 13, 2025

Applicant: Brandon Pankonin and Erin Pankonin, Owners of Record

Request: **Variation** within the **R-1 Single-Family Residential** district to allow for a setback of four and seventy-nine hundredths (4.79) feet from the required ten (10) feet from the North lot line for a detached accessory structure. (*McHenry County Unified Development Ordinance §16.56.050.A.2.c*)

Location: The subject property consists of approximately forty-four hundredths (.44) acres and is located approximately one hundred (100) feet south of the intersection of Crest Street and Kent Road.
Common Address: 602 N. Kent Road, McHenry, Illinois.
PIN: 10-31-181-002

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: *SINGLE-FAMILY RESIDENTIAL*

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

Adjacent Zoning: North: *R-1V Single-Family Residential* East: *Village of Lakemoor*
South: *R-1 Single-Family Residential* West: *R-1 Single-Family Residential*

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

Improvements: The subject property is currently improved with a one-story frame residence with wood deck, frame garage, shed, asphalt driveway, and concrete patios, 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 L25-026-4687.

Flood Hazard Areas: No floodplain was found on site.

Flood-of-Record: No floods-of-record were found on 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 applicants propose a new detached garage to replace the existing garage. While the proposed garage will be larger than the existing, the setback from the north lot line is proposed to remain the same. The granting of this zoning variance would allow the landowners to complete construction under open building permit #K-6283 to construct the proposed detached garage.
- 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

602 N. Kent Road, McHenry, Illinois

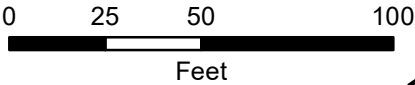


Photo: 2022

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



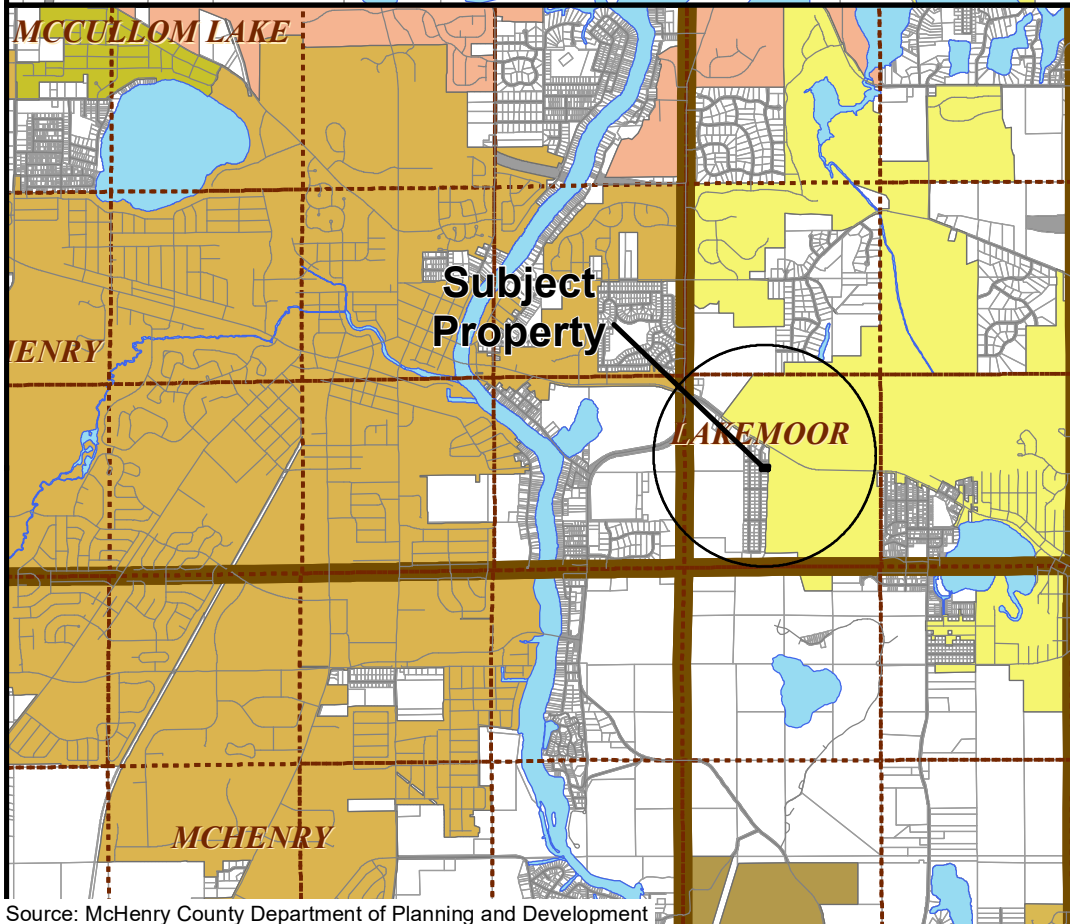
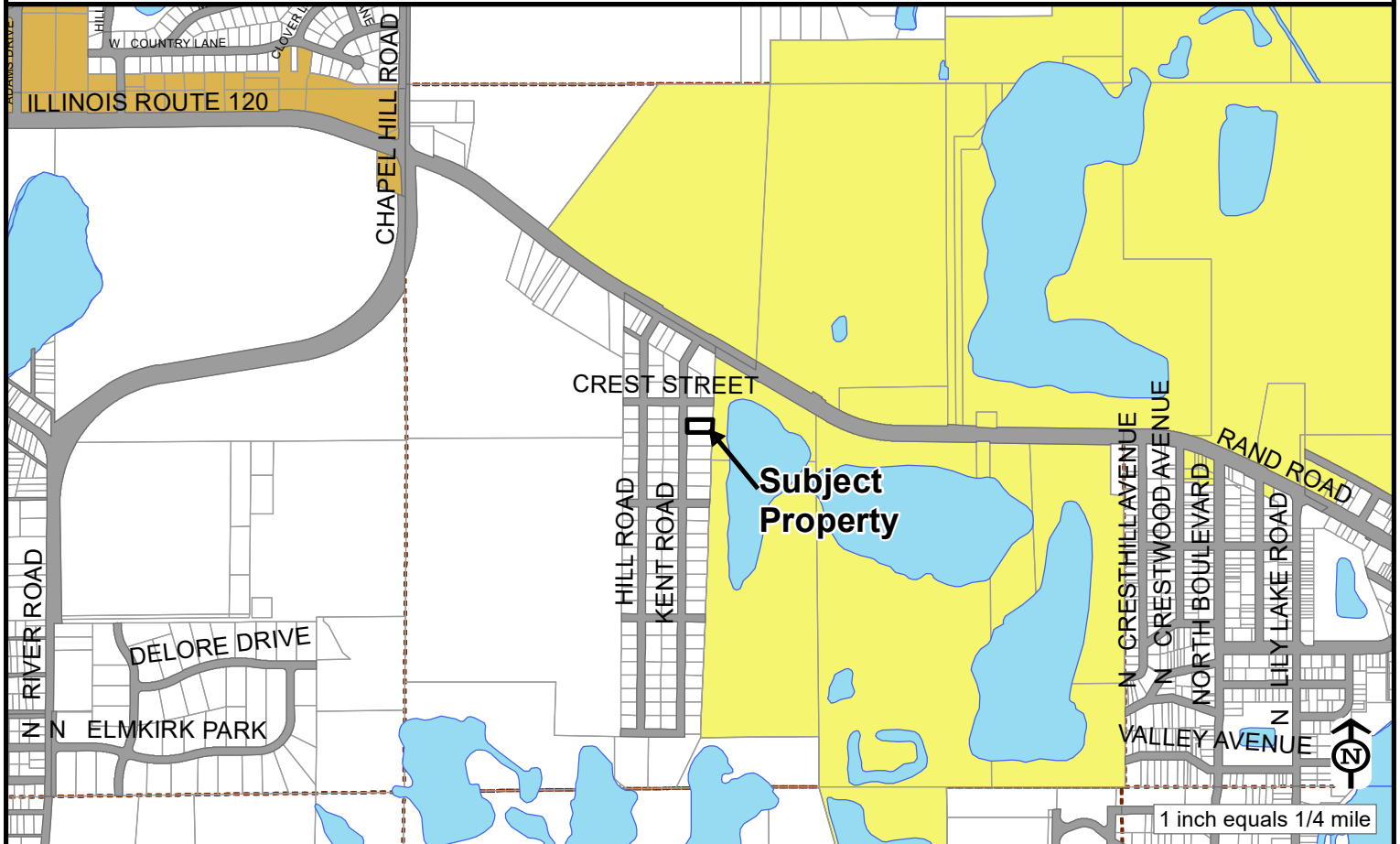
Prepared by the McHenry County
Department of Planning and Development



Location Map

602 N. Kent Road, McHenry, Illinois

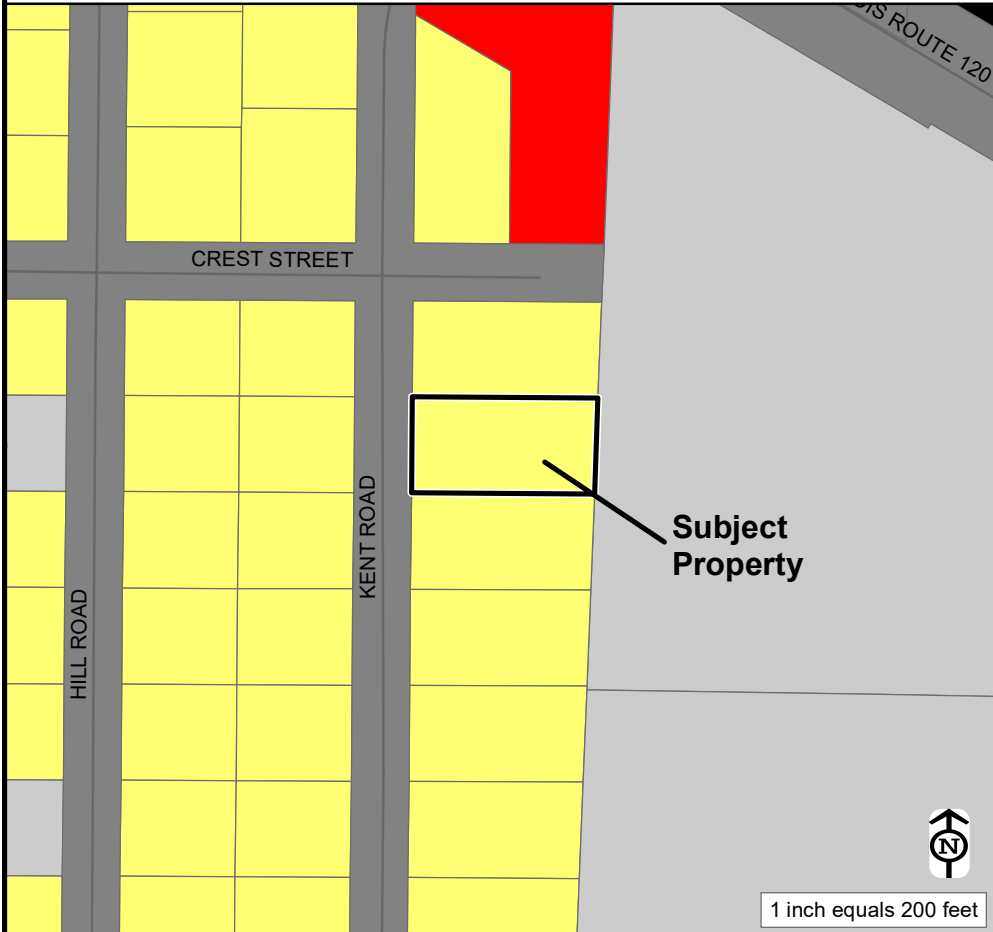
McHenry Township



Source: McHenry County Department of Planning and Development

1 inch equals 1 mile

Current Land Use Map



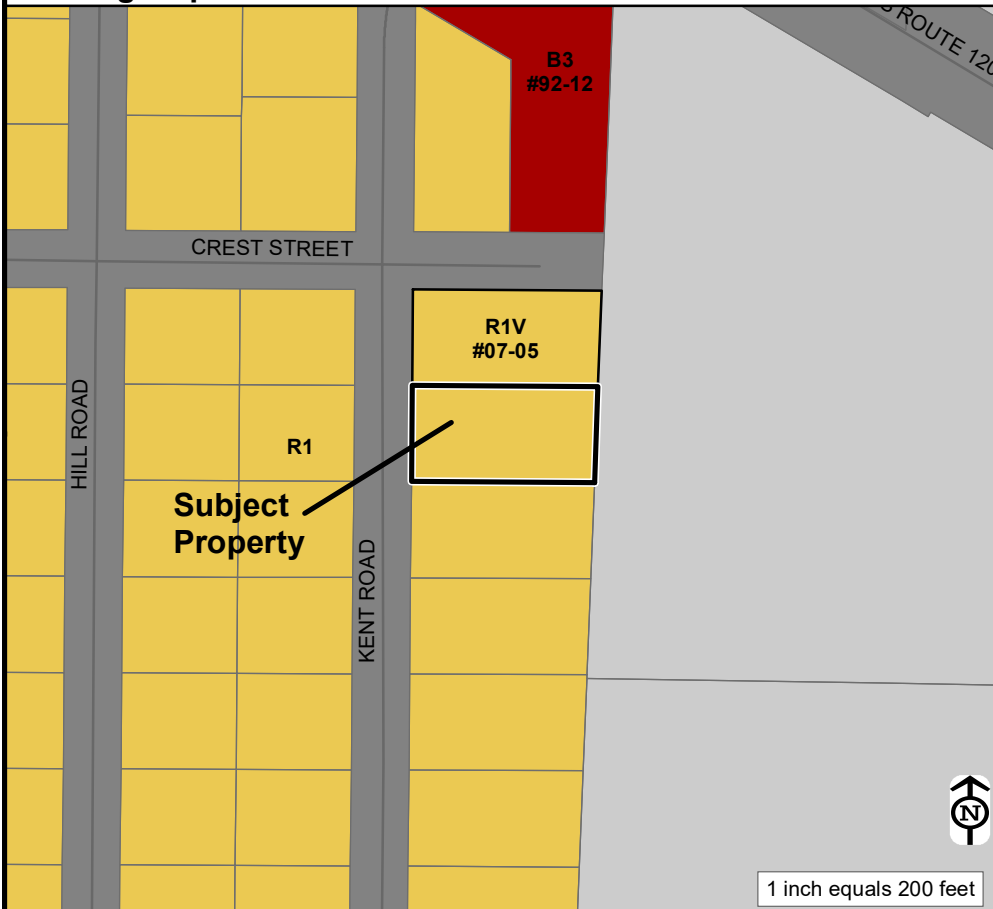
Current Land Use
Single-Family Residential

Land Use Adjacent to the PIQ

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

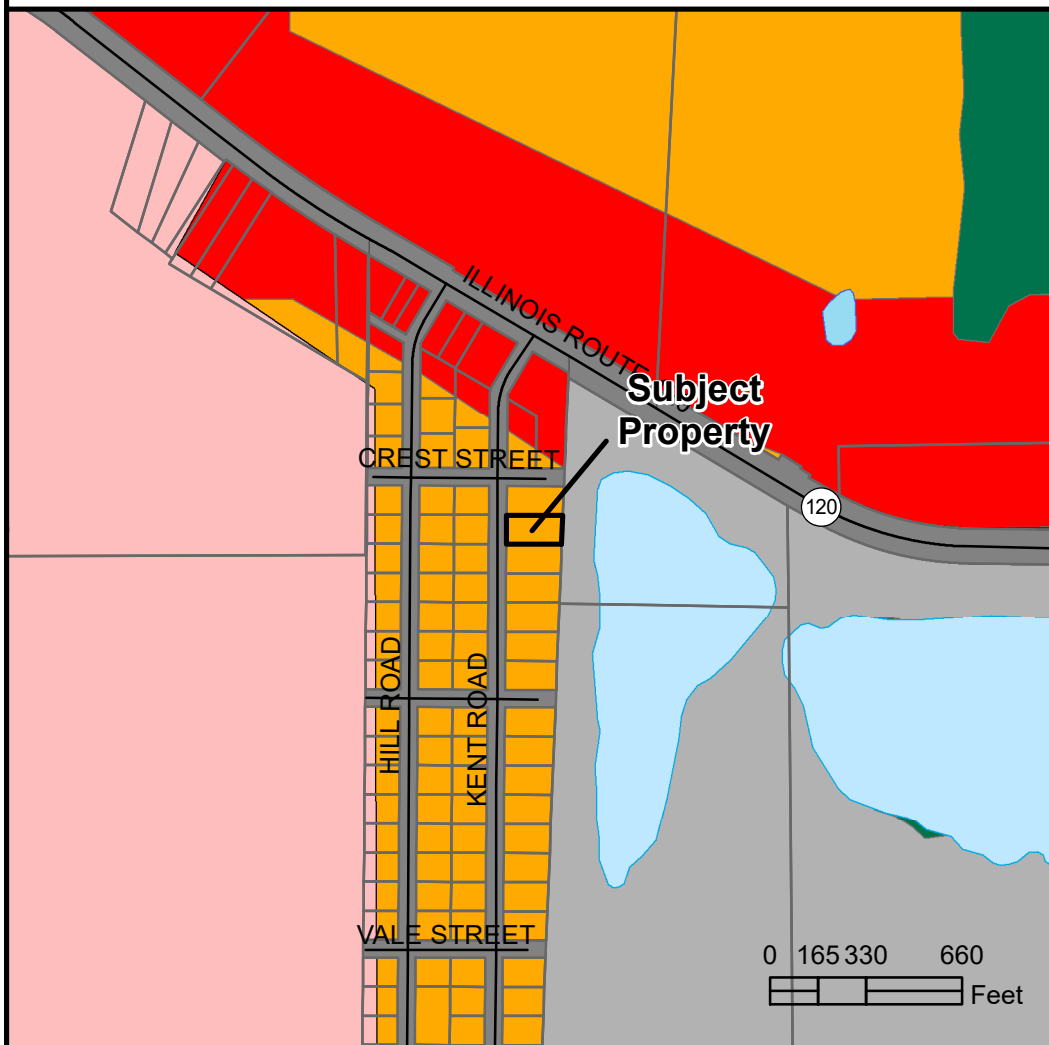
North: R-1V Single Family Residential
South: R-1 Single Family Residential
East: Village of Lakemoor
West: R-1 Single Family Residential

- 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 = 1/8 mile

Municipal/Township Plan Designations

McHenry Township: Residential

Lakemoor: Neighborhood Residential

McHenry: Walkable Residential Development

McHenry County 2030 Comprehensive Plan — Text Analysis

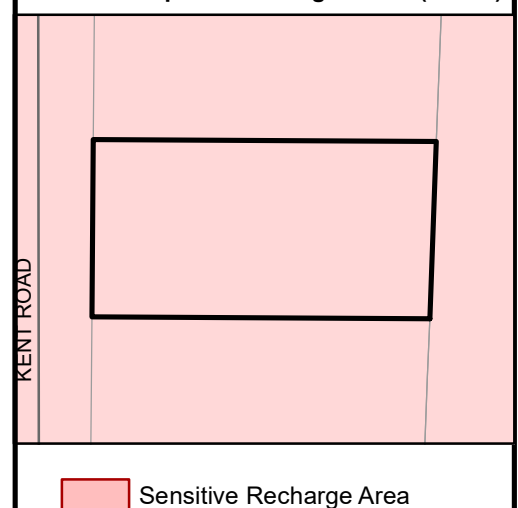
Land Use

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

Sensitive Aquifer Recharge Areas

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

Sensitive Aquifer Recharge Areas (SARA)



McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

April 22, 2025

Brandon Pankonin
602 N. Kent Rd.
McHenry, IL 60051
Email (lbpankin@gmail.com)

Re: Parcel # 10-31-181-002
Common Location: 602 N. Kent Rd., McHenry, IL
NRI# L125-026-4687
Zoning Change: Variance for Accessory Structure

Dear Mr. Pankonin:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Brandon Pnakonin property as applied for in Report #25-026-4687. 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