

Staff Report for the McHenry County Zoning Board of Appeals

Application: #Z25-0050

PIN: 07-36-100-013

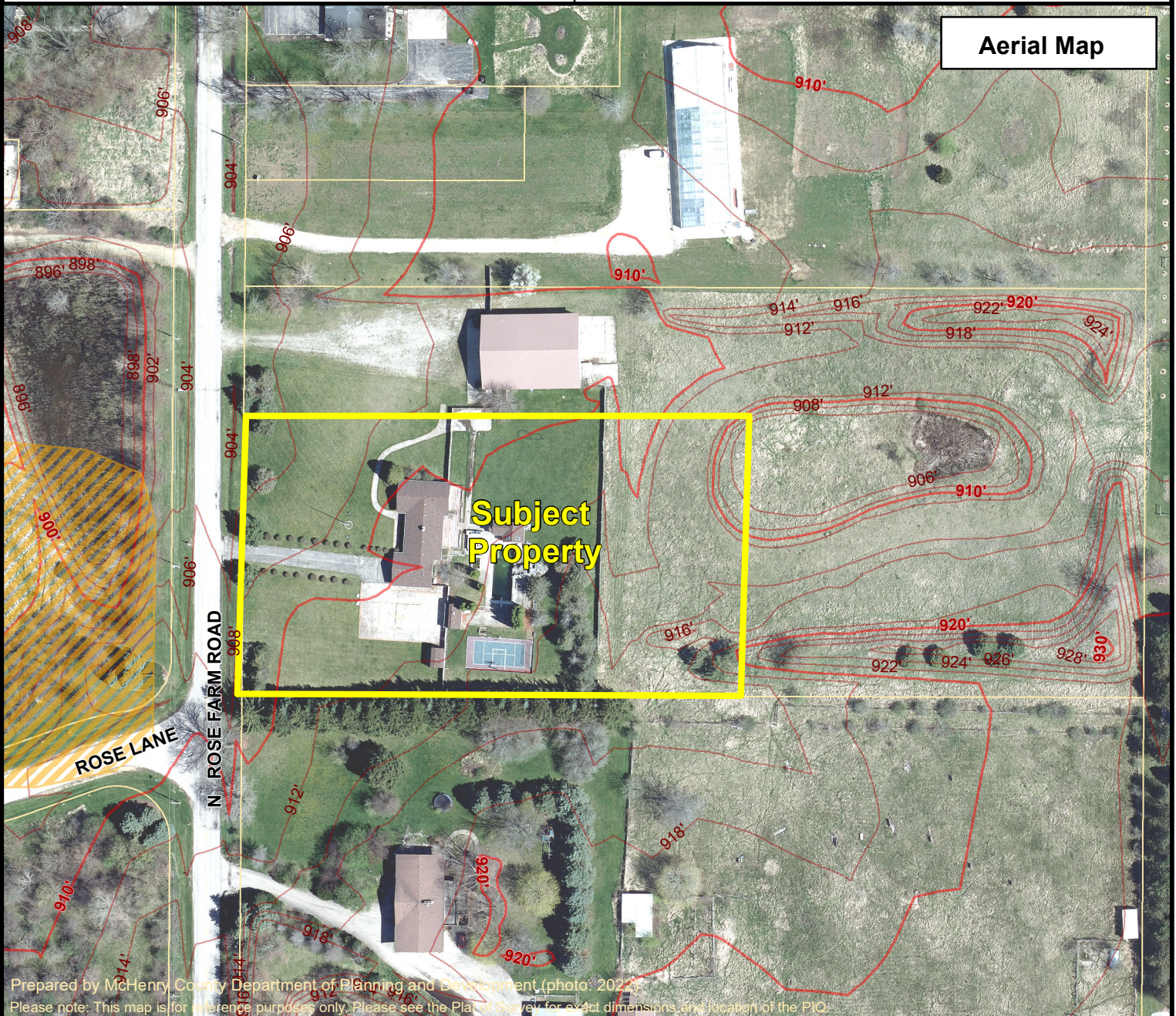
Address: 704 N Rose Farm Road, Woodstock

Applicant: Ryan and Michaleen Nikolich

Request: Reclassify A-1 Agriculture District to E-2 Estate District.

Hearing: July 10, 2025

Location: The two point three (2.3) subject property is located on the east side of North Rose Farm Road, approximately six hundred ninety (690) feet south of U.S. Route 14, in Hartland Township.



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
60 30 0 60 120
1 inch equals 125 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 E-2 Estate District on a two point three (2.3) acre parcel. According to the plat of survey, the subject property contains: a single-family residence, several detached accessory structures, an inground pool, a hot tub, a basketball court and several impervious surface areas.

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 subject property is currently zoned A-1 Agriculture and has been used as a Single-Family Residence. The property to the west is zoned E-2 Estate and is owned by the Homeowers Association to be used for stormwater management. The properties to the north, east and south are zoned A-1 Agriculture and are used for single-family residential purposes.

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 E-2 Estate 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 approximately a tenth (0.10) of a mile from the City of Woodstock.

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 will not change the density of the area. The reclassification would allow the single-family residence to remain and make the remainder of the parent parcel unbuildable under it's current designation of A-1 Agriculture as it would not be able to meet the minimum bulk requirements for the A-1 Agriculture district.

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)

- The parent parcel has two (2) uses – residential and agriculture. The portion associated with the reclassification has been used residential. The rest of the parent parcel would continue to be used for agricultural purposes.

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 a tenth (0.10) of a mile from the City of Woodstock.

Agricultural Resources

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

- The intent of the applicant's request to reclassify the subject property to E-2 Estate is similar to the intent of the A-2 Agriculture District. The applicant is seeking reclassification to allow them to split the agriculturally used property from the residentially used property, thus allowing both uses to continue.

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 or floodplains were identified as being located on this parcel. Please refer to attached NRI Letter #L25-35-4696 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

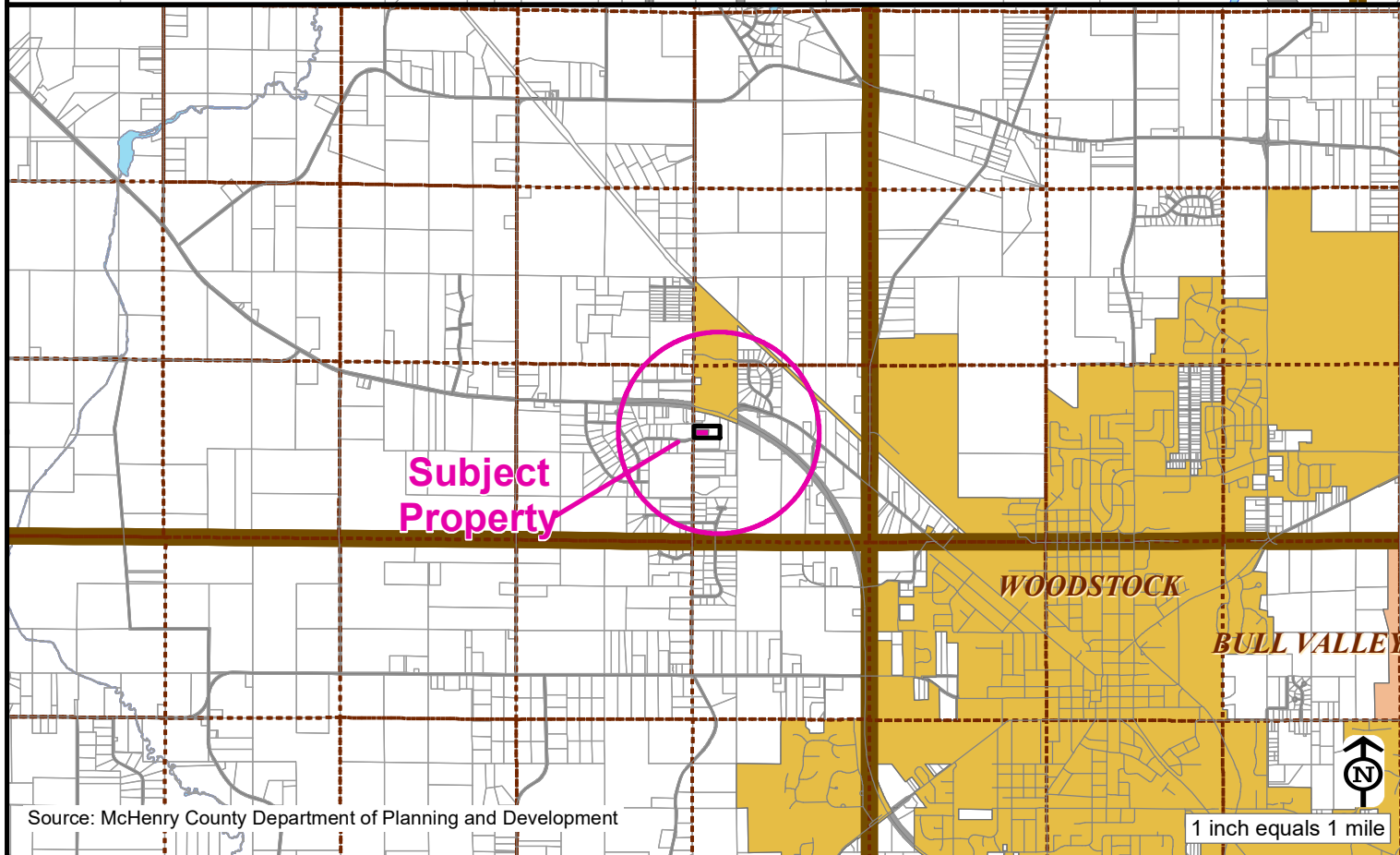
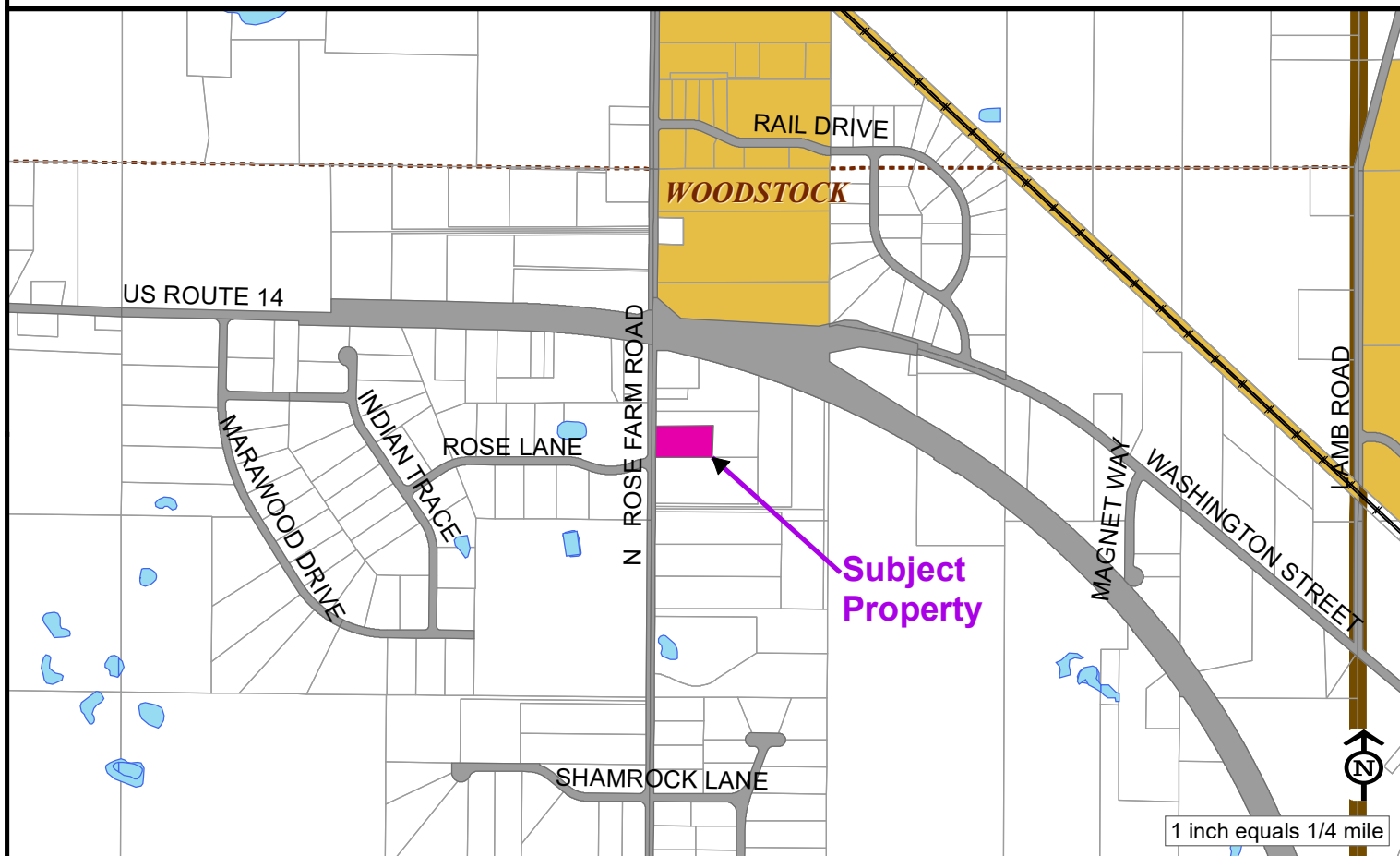
The applicant is requesting a map amendment from the A-1 Agriculture District to the E-2 Estate District on two point three (2.3) acres. The request is consistent with the existing Single-Family Residential land uses of the area and the E-2 Estate zoning to the west. The request is also consistent with 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

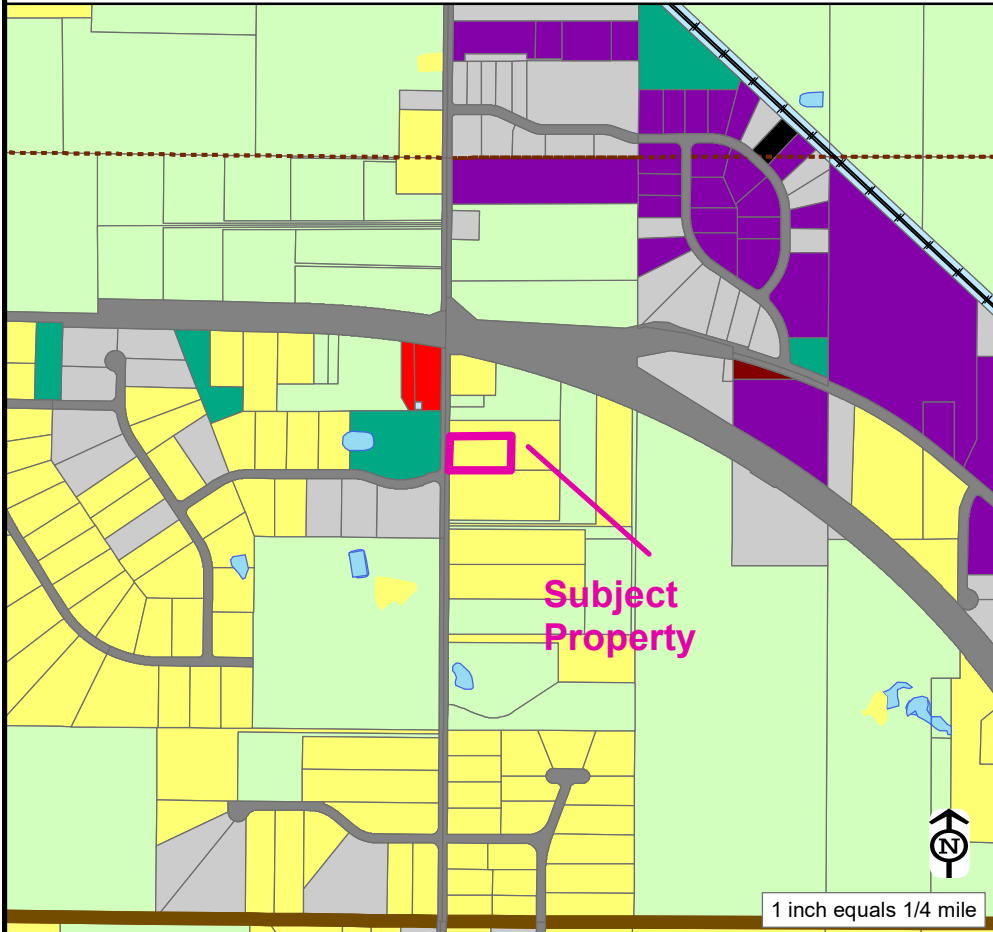
Approval Standards for Zoning Amendments. The Zoning Board of Appeals recommendation and the County Board decision shall consider the following standards. However, the Zoning Board of Appeals' recommendation and the County Board's decision on any zoning text or map amendment is not controlled by any 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



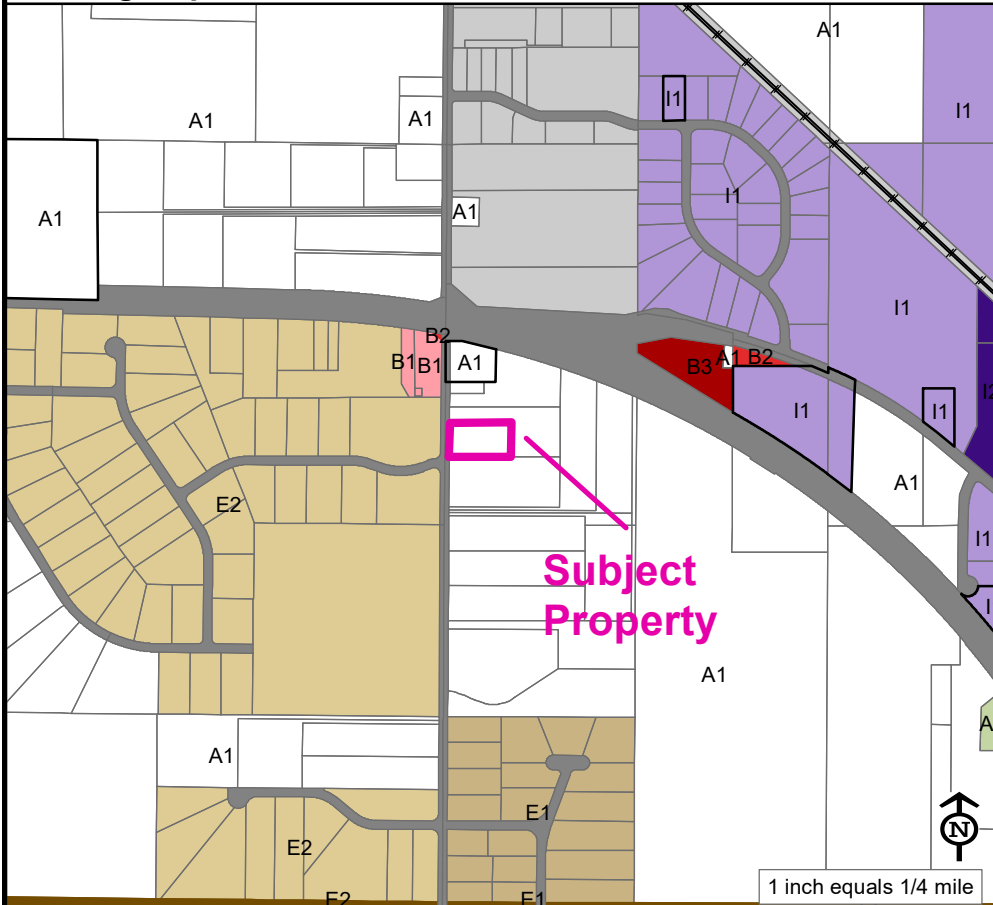
Current Land Use
Single-Family Residential

Adjacent Land Use(s)

North: *Single-Family Residential*
South: *Single-Family Residential*
East: *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
A-1 Agriculture

Adjacent Zoning

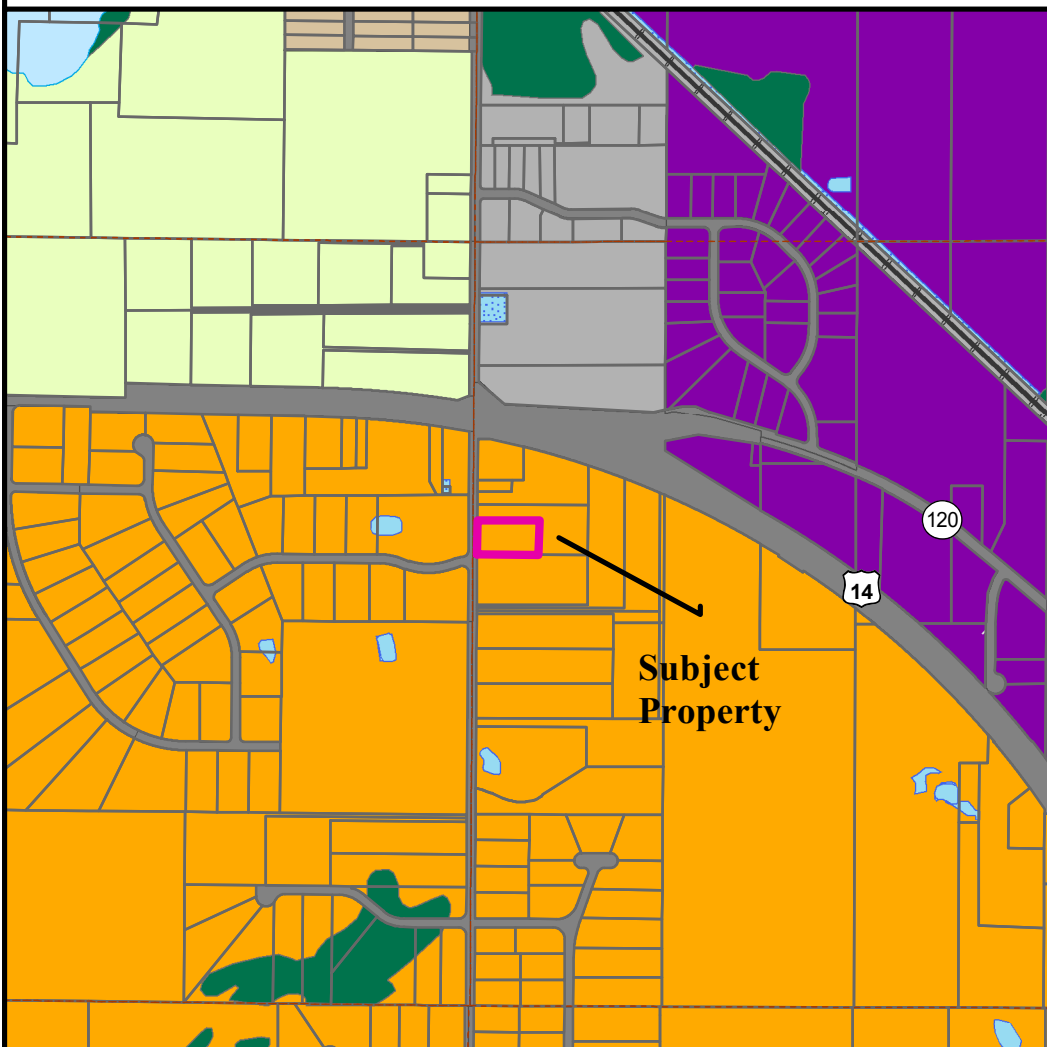
North: A-1 Agriculture
South: A-1 Agriculture
East: A-1 Agriculture
West: E-2 Estate

- 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 Neighborhood 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

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

Hartland Township: Single-Family Residential
Woodstock: Neighborhood Development

McHenry County 2030 Comprehensive Plan -Text Analysis

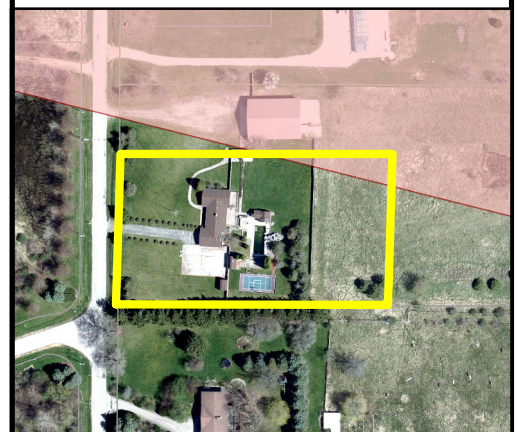
Land Use

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

Most of the site is not located in a zone with moderate contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area