

IN THE MATTER OF THE APPLICATION OF  
**MAEGAN JACQUELINE O'TOOLE**, OWNER  
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT  
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR  
**A RECLASSIFICATION AND VARIATIONS**

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Z25-0045

WHEREAS, your Petitioner **Maegan Jacqueline O'Toole, owner of record**, has filed an application with the McHenry County Zoning Board of Appeals requesting reclassification of the subject property from the **"B-1" Neighborhood District to "R-1" Residential District** as it relates to the McHenry County Unified Development Ordinance, as it relates to the real property more fully described as:

**LOT 12 IN BLOCK 5 IN FOX LAKE VISTA UNIT 3, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1928 AS DOCUMENT 82707, IN BOOK 6 OF PLATS, PAGE 44, IN MCHENRY COUNTY, ILLINOIS  
PIN 05-32-434-014**

More commonly known as **6309 State Park Road, Spring Grove, Illinois in Burton Township.**

WHEREAS, the Application requests **reclassification of the subject property from its present classification which is "B-1" Neighborhood Business to "R-1" Residential District with Variations to allow for: 1) a setback of zero (0) feet from the required (10) feet from the South lot line; 2) a setback of twelve (12) feet from the required twenty (20) feet from the East street lot line for the principal residence; 3) fifty (50) feet of road frontage instead of the required minimum one hundred (100) feet of road frontage; and 4) a minimum lot area of sixteen hundredths (0.16) acres instead of the required minimum half (0.5) acre lot area.**

WHEREAS, the subject property consists of approximately sixteen hundredths **(0.16) acres** in which reclassification is contemplated.

WHEREAS, a hearing on said application was held before the Zoning Board of Appeals of McHenry County in the manner and the form as prescribed by the Ordinance and Statute; and

WHEREAS, as a result of said hearing, the taking of evidence, and the viewing of the exhibits advanced thereat, the Zoning Board of Appeals of McHenry County did **recommend by a vote of 6 ayes and 0 nay the granting of the reclassification of the subject property from its present classification which is "B-1" Neighborhood Business to "R-1" Residential District with Variations to allow for: 1) a setback of zero (0) feet from the required (10) feet from the South lot line; 2) a setback of twelve (12) feet from the required twenty (20) feet from the East street lot line for the principal residence; 3) fifty (50) feet of road frontage instead of the required minimum one hundred (100) feet of road frontage; and 4) a minimum lot area of sixteen hundredths (0.16) acres instead of the required minimum half (0.5) acre lot area.**

WHEREAS, the McHenry County Board has considered the recommendation as submitted by the Zoning Board of McHenry County.

WHEREAS, the McHenry County Board has determined that the requirements for reclassification of the subject property have been met.

NOW, THEREFORE BE IT ORDAINED, that the Unified Development Ordinance and the Zoning Maps of McHenry County, and such Ordinances and such maps as amended, be and the same are hereby amended to allow the ***reclassification of the subject property from its present classification which is "B-1" Neighborhood Business to "R-1" Residential District with Variations to allow for: 1) a setback of zero (0) feet from the required (10) feet from the South lot line; 2) a setback of twelve (12) feet from the required twenty (20) feet from the East street lot line for the principal residence; 3) fifty (50) feet of road frontage instead of the required minimum one hundred (100) feet of road frontage; and 4) a minimum lot area of sixteen hundredths (0.16) acres instead of the required minimum half (0.5) acre lot area.***

This Ordinance shall be in full force and effect from and after its passage as by law provided.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson, McHenry County Board  
McHenry County, Illinois

ATTEST:

\_\_\_\_\_  
County Clerk

NUMBER VOTING AYE: \_\_\_\_\_

NUMBER VOTING NAY: \_\_\_\_\_

NUMBER ABSTAINING: \_\_\_\_\_

NUMBER ABSENT: \_\_\_\_\_

**MCHENRY COUNTY**  
**ZONING BOARD OF APPEALS**  
**MINUTES | June 12, 2025**

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**Zoning Hearing**

**County Board Conference Room**  
**667 Ware Rd, Woodstock, IL 60098**

**1:30 PM**

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**ZONING BOARD OF APPEALS REPORT TO THE MCHENRY COUNTY BOARD – Z25-0045**

- 1. APPLICANT:** Maegan O'Toole
- 2. REQUEST:** Reclassify B-1 Neighborhood Business District to R-1 Residential District with variances to reduce the street yard setback from twenty (20) feet to twelve (12) feet, reduce the side yard setback from ten (10) feet to zero (0), reduce the minimum lot size from half (0.5) acre to sixteenth hundredth (0.16) acre, and reduce minimum lot width from one hundred (100) feet to fifty (50) feet.
- 3. LOCATION AND SIZE OF PROPERTY IN QUESTION:** The subject property is located on the west side of State Park Road, approximately one thousand five hundred (1,500) feet south of U.S. Route 12, in Burton Township.
- 4. DATE AND TIME OF HEARING AND VOTING MEETING:** June 12, 2025, 1:30 PM
- 5. LOCATION OF HEARING AND VOTING MEETING:** County Board Conference Room, 667 Ware Road, Woodstock, Illinois
- 6. PRESENT AT HEARING:**
  - A. ZBA Members: Vicki Gartner– Vice Chair, Charles Eldredge, Kurt Schnable, Jessica Beverly, William Kurnik, Mary Donner
  - B. Witness: Maegan O'Toole, Zachary Drozd
  - C. Public: Anna Kurtzman – County Staff, Kit GearhartSchinske – County Staff
- 7. ITEMS OF EVIDENCE:** None
- 8. SUMMARY OF TESTIMONY AT HEARING:** Vice - Chair Gartner opened the hearing. The board members introduced themselves. Ms. Gartner introduced the application. Ms. Gartner swore in the applicant and staff. Ms. Gartner asked the applicant if she would like to waive the reading of the

application. Ms. O'Toole stated that she would. Mr. Drozd introduced himself and the applicant's request.

Mr. Eldredge asked the applicant if she would like to incorporate the written answers to the map amendment as testimony into the record. Ms. O'Toole stated that she would.

Staff asked the applicant the Standards to the Variation questions. Ms. O'Toole answered those questions in the affirmative.

Staff gave their report. The current zoning is "B-1" Neighborhood Business for several years. Lake County is located to the East. It is unknown if the building was ever used as a business. It is currently used as residential. The surrounding land uses are residential. The future land use designation is primarily environmentally sensitive due to wetlands and floodplains that are on and in this area. Staff stated that the applicant is trying to finance the property and because of the fact that it is "B-1" Neighborhood Business, the house would not be allowed to be rebuilt in its present location unless the rezoning with the variances are granted.

Mr. Eldredge asked Staff if the land behind the subject parcel is unbuildable due to wetland designation. Staff stated that that is correct.

Ms. Gartner informed the applicant that there only six (6) members of the board, and asked the applicant if they would like to postpone the vote to another date to have a vote by seven members of the board. Ms. O'Toole stated that she would like to proceed to a vote immediately. Ms. Gartner closed the testimony portion of the hearing.

#### **9. SOIL AND WATER CONSERVATION DISTRICT REPORT:**

For further information refer to report number: L25-019-4680.

#### **10. ILLINOIS DEPARTMENT OF NATURAL RESOURCES:**

This consultation was not required for this application.

#### **11. SUMMARY OF VOTING MEETING DISCUSSION:**

Vice-Chair Gartner opened the voting meeting immediately following the hearing.

Mr. Eldredge motioned to accept the petition as submitted. Ms. Donner seconded the motion.

Mr. Eldredge stated that this is a small lot created close to a century ago at the eastern edge of the county. It is typical of its time. He stated that the request brings the zoning into alignment with the area.

Ms. Gartner determined that the standards for Map Amendment and for Variation had been met. Motion carried.

#### **12. FACTS THAT SUPPORT RECOMMENDING APPROVAL OF THE REQUEST:**

- The current zoning is “B-1” Neighborhood Business district.
- The surrounding zoning is “R-1” Single Family Residential.
- The future land use map indicates Environmentally Sensitive Area.
- The Standards for a Map Amendment and for Variation have been met.
- The request brings the zoning of the site into alignment with the area.

**13. FACTS THAT SUPPORT RECOMMENDING DENIAL OF THE REQUEST:** None.

**14. MOTIONS:** Mr. Eldredge motioned to accept the petition as submitted. Ms. Donner seconded the motion. Motion carried (6-0).

**15. VOTE:**

6 – AYES; 0 – NAYS; 0 - ABSTAIN

**GOES TO COUNTY BOARD WITH ZBA RECOMMENDATION FOR** Approval of the map amendment from B-1 Neighborhood Business District to R-1 Residential District with variances to: 1) reduce the street yard setback from twenty (20) feet to twelve (12) feet, 2) reduce the side yard setback from ten (10) feet to zero (0), 3) reduce the minimum lot size from half (0.5) acre to sixteenth hundredth (0.16) acre, and 4) reduce minimum lot width from one hundred (100) feet to fifty (50) feet.

Full Comments and complete application submittal for the above agenda items are available on the McHenry County Meeting Portal.

Maegan O'Toole:

Yes, please approve this.

Vicki Gartner:

What would you do without us?

Mary Donner:

Absolutely nothing.

Vicki Gartner:

Okay. Now again, I'll close the hearing portion of the meeting and we'll move into the voting portion. And once again, we're only six members. If you feel this is a little iffy that you might not get your approval, you do need five positive votes for this to go forward as recommended by our board to the county board. Less than five would not be a recommendation. So it's up to you if you want us to vote today or do you want to continue.

Maegan O'Toole:

Yes, Please.

Mary Donner:

We should just hold up cards.

Charles Eldredge:

Madam Chairman, I move acceptance of the petition.

Mary Donner:

Second with the variations.

Vicki Gartner:

Yeah, with the variations.

Charles Eldredge:

With the variations.

Vicki Gartner:

Let's get those in there for sure. I need that voting sheet here. Okay. And my glasses. Okay. That was Charlie and Mary. Mary, okay. All right. Is there any discussion?

Charles Eldredge:

This is a small lot created close to a century ago at the very eastern edge of the county. It's typical of a lot of stuff created at that time in that it makes no sense in terms of modern land planning, but there it is. I recall that in another location we had a bunch of lots equally small that were all zoned for bars and had never been anything but residences. In these very old subdivisions, lots of things were done that made sense in the twenties and thirties and have not made sense since then. It is simply a matter of cleaning up what is a mess on our zoning code to grant these people both their variances and their map amendment,

because they aren't asking to change anything. They're just asking that what they presently have be approved of so that they can get appropriate financing. I have no objection to anything they're asking for, and I support the petition.

Vicki Gartner:

Thank you.

Anna Kurtzman:

Mary?

Mary Donner:

I have no objections. I second it.

Vicki Gartner:

Okay, thank you. Kurt?

Kurt Schnable:

I agree with what's been said.

Jessica Beverly:

I also agree.

Vicki Gartner:

Bill?

William Kurnik:

And so do I.

Vicki Gartner:

Okay.

And I have to say the variances are kind of a no-brainer because the house is where the house is, and this was planned so long ago that who knows what they were thinking. And unless you want to open a bar there and you really want it to be residential. So the standards have been met for both the variances and the zoning change. So I'm in favor, so I'll call the roll. Sorry, smoke out there. Okay. Mr. Eldredge?

Charles Eldredge:

Yes.

Vicki Gartner:

Okay. Oh, nobody's here. Kurt?

Kurt Schnable:

Yes.

Vicki Gartner:

Ms. Beverly?

Jessica Beverly:

Yes.

Mary Donner:

Next me.

Vicki Gartner:

I know without my glasses, my lines get screwed up. Okay.

Mary Donner:

I'm Mary Donner. Yes.

Vicki Gartner:

Okay. And Bill Kurnik?

William Kurnik:

Yes.

Vicki Gartner:

And I will vote yes as well. So this is going to be recommended by our board to the county board with a vote of six to zero unanimous. And the meeting that you will attend, well, you don't have to attend it, but the county meeting is next month.



# Staff Report for the McHenry County Zoning Board of Appeals

**Application:** #Z25-0045

**PIN:** 05-32-434-014

**Address:** 6309 State Park Road, Spring Grove

**Applicant:** Maegan O'Toole

**Location:** The subject property is located on the west side of State Park Road, approximately one thousand five hundred (1,500) feet south of U.S. Route 12, in Burton Township.

**Hearing:** June 12, 2025

**Request:** Reclassify B-1 Neighborhood Business District to R-1 Residential District with variances to reduce the street yard setback from twenty (20) feet to twelve (12) feet, reduce the side yard setback from ten (10) feet to zero (0), reduce the minimum lot size from half (0.5) acre to one sixteenth (0.16) acre, and reduce minimum lot width from one hundred (100) feet to fifty (50) feet.

**Aerial Map**

**Subject Property**

Prepared by McHenry County Department of Planning and Development (photo: 2022)

Please note: This map is for reference purposes only. Please see the Plat of Survey for exact dimensions and location of the PIQ.

## 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 10 5 0 10 20  
1 inch equals 20.83 feet



## Staff Report for the McHenry County Zoning Board of Appeals

### **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 B-1 Neighborhood Business District to the R-1 Single-Family Residential District on a platted lot (part of the Fox Lake Vista Subdivision, which was platted in 1928 – predating the County’s zoning regulations). Along with request the applicant is also seeking four (4) variances to address existing situations associated with this property:

- 1) reduce the minimum size of the parcel from the required half (0.5) acre to just over a quarter acre (0.29 acre);
- 2) reduce the minimum lot width from one hundred (100) feet to fifty (50) feet;
- 3) reduce the street yard setback from twenty (20) feet to twelve (12) feet; and
- 4) reduce the side yard setback from ten (10) feet to zero (0) feet.

The subject property is located on the east side of State Park Road, about one thousand five hundred (1,500) north of the intersection with US Route 12. The property in question is part of a subdivision which was recorded in 1928 (Fox Lake Vista Subdivision), thus pre-dating the county’s first zoning regulations.

According to the plat of survey, the subject property contains a frame single-family residence. The southern wall of this structure is located one point forty-four (1.44) feet from the southern property line and the eastern wall of the house is just over eighteen (18) feet from the right-of-way line. The survey also shows that there is porch with no dimensions provided by the surveyor. The applicant has indicated that the porch extends six point three (6.3) feet from the face of the house – thus the house, with the porch is located twelve feet from the right-of-way line. The applicant has also indicated that the porch is within one (1) foot of the southern lot line – with the eaves, the house and porch are located on the southern property line, hence the applicant’s request for a zero (0) foot setback from the southern side lot line.

### **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*.
- The Applicant must meet the Approval Standards for a Zoning Variance, listed in § 16.20.020.F of the *McHenry County Unified Development Ordinance*.

### **STAFF ANALYSIS**

#### Current Land Use & Zoning

The subject property was granted its current zoning of B-1 Neighborhood Business in 1949 (case #394), which was re-affirmed in 1979 when the County last conducted a comprehensive zoning update. This property has been used as a Single-Family Residence for many years. The proposed reclassification is consistent with the R-1 zoning to the north, south and west of the subject property.

#### 2030 Comprehensive Plan Future Land Use map

The subject property has a future land use designation of **Environmentally Sensitive Area**.

#### 2030 Comprehensive Plan & 2030 and Beyond Analysis

The text of the 2030 Comprehensive Plan and 2030 and Beyond Plan support the reclassification to the R-1 Single-Family Residential District. There is minimal additional 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 Village of Spring Grove and the Village of Fox Lake are both within about a third of a mile (0.3) the subject property.

#### 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 would allow the property owner to legally use the property for residential purposes – which was the intended use when the property was platted in 1928.

#### 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 subject property is less than a third (0.33) of a mile from two (2) different municipalities (Fox Lake and Spring Grove). The subject property has not been used agriculturally. Utilities already service the property.

#### Big Idea #4 Let's expand our economy

No applicable text.

### *McHenry County 2030 Comprehensive Plan, Adopted April 20, 2010*

#### Community Character & Housing

*"Promote increased density and compact contiguous development." (p. 23)*

- The subject property is part of a platted residential subdivision which was recorded in 1928.
- Staff has been able to locate three (3) building permits associated with this property. The first building permit which staff was able to locate for this property was applied for in August 1953 for a commercial building. The next permit was to replace a well and the third building permit for this property was issued in 2008 for a residential remodel, with notes in the file indicating that improvements were being sought to bring the building into compliance with its original use and dimensions.

#### Agricultural Resources

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

- There are no agricultural uses currently occurring on the property. Granting the reclassification will not impact the owner from providing limited agricultural uses on the property.

#### 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 due to the size of the parcel and disturbance which as already occurred on site. The report does note the presence of farmed wetland along the western edge of the property and one hundred (100%) of the property is located within a FEMA designated food zone. Please refer to attached NRI Letter #L25-019-4680 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 B-1 Neighborhood Business District to the R-1 Single-Family Residential District on a platted lot which is just over a quarter acre (0.29) in size. Along with the request for reclassification, the applicant is also seeking four (4) variances to recognize the existing site conditions – variance to reduce the minimum lot size requirement, reduce the minimum lot width requirement, reduce the minimum distance between the structure and the street property line and reduce the minimum distance between the structure and the side lot line.

The request is consistent with the existing Single-Family Residential land uses of the area. The request is also consistent with the recommendations provided in the 2030 and Beyond Plan and the 2030 Comprehensive Plan text. The reclassification is not consistent with the future land use map designations of **Environmentally Sensitive Area**. The subject property is in a sensitive aquifer recharge area (SARA). Staff has no objection to the applicant's request for reclassification and variances as it recognizes the existing use of the property.

Report prepared the June 3, 2025, by Anna Kurtzman, Senior Planner - McHenry County Department of Planning & Development.



## **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.

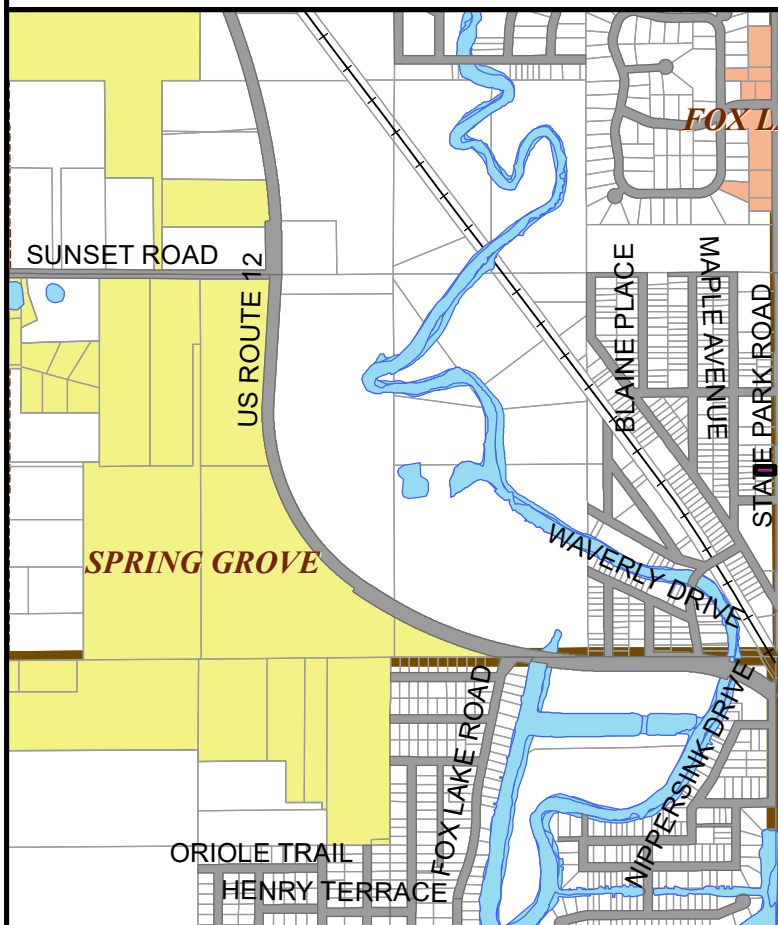
### *1. Approval Standards for Map Amendments.*

- 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.

### **Section 16.20.020.F of the McHenry County Unified Development Ordinance**

No zoning variation from the provisions of this Ordinance may be granted unless the Zoning Board of Appeals or Hearing Officer and County Board makes specific findings that the request meets each of the standards imposed by this section. These standards are as follows:

1. The particular surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.
2. The conditions upon which the application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning district.
3. The purpose of the variation is not based exclusively upon a desire to increase the monetary gain realized from the property.
4. The alleged difficulty or hardship is caused by the Ordinance and has not been created by any person presently having an interest in the property.
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
7. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by this Ordinance to other land or structure of the same zoning district.

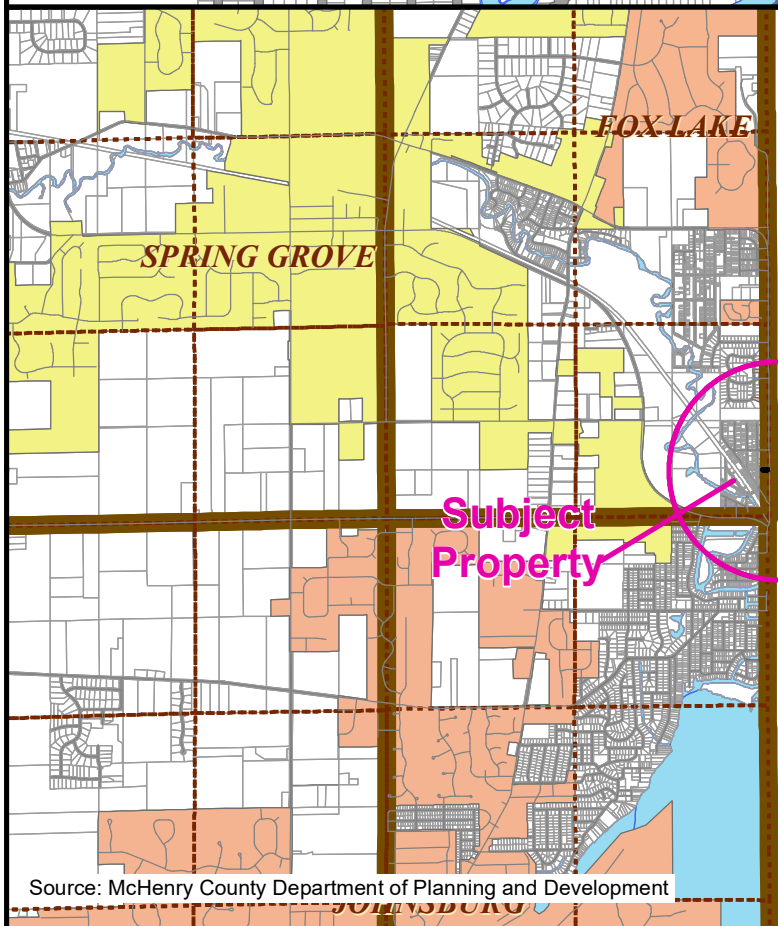


LAKE COUNTY

Subject Property



1 inch equals 1/4 mile



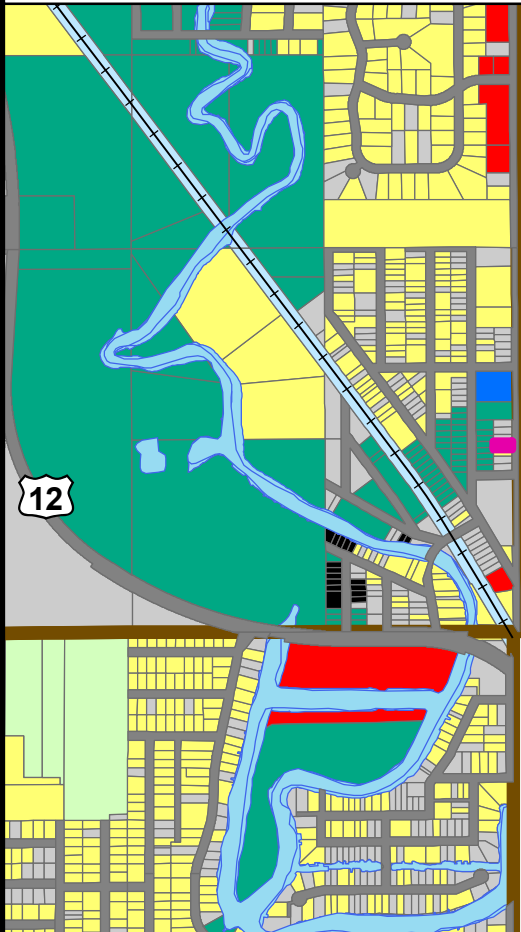
LAKE COUNTY

Subject Property



1 inch equals 1 mile

## Current Land Use Map



Subject Property

LAKE COUNTY



1 inch equals 1/4 mile

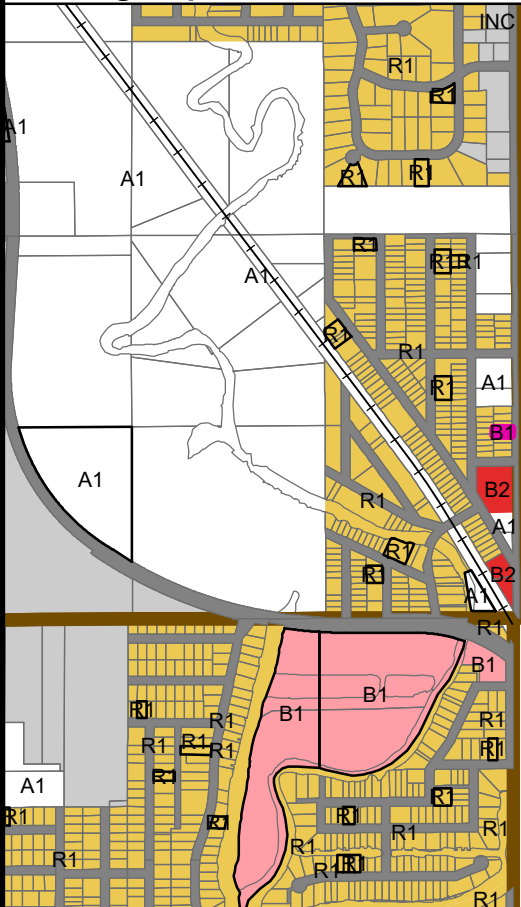
**Current Land Use**  
*Single-Family Residential*

### Adjacent Land Use(s)

North: *Vacant*  
South: *Single-Family Residential*  
East: *Lake County*  
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



Subject Property

LAKE COUNTY



1 inch equals 1/4 mile

**Current Zoning**  
**B-1 Neighborhood Business**

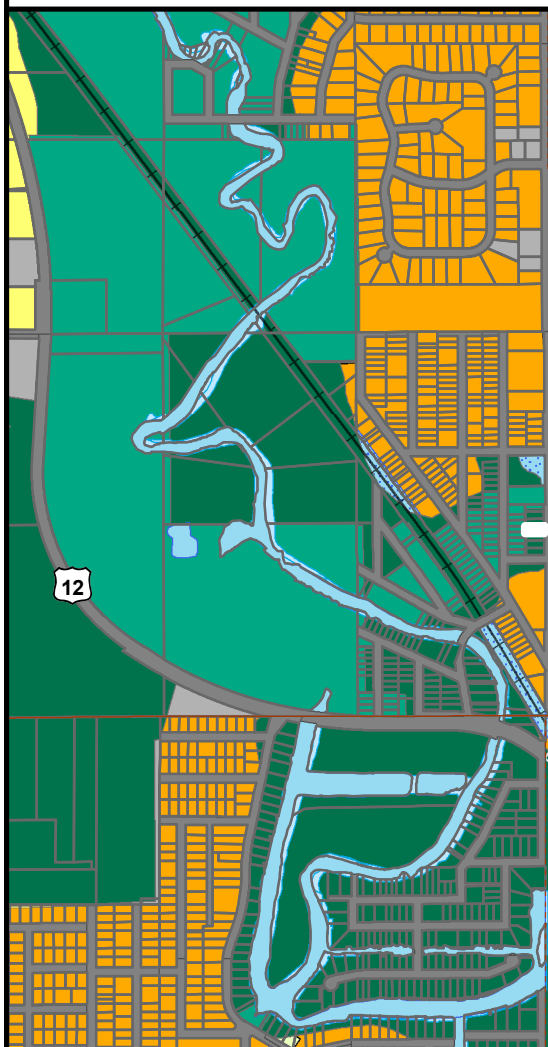
### Adjacent Zoning

North: R-1 Residential  
South: R-1 Residential  
East: R-1 Residential  
West: R-1 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 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



LAKE COUNTY

**Subject Property**

## Future Land Use Map Designation

### 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 = 1/4 mile



## Municipal / Township Plan Designations

<u>Burton Township:</u>	N/A	
<u>Spring Grove:</u>	High Density Residential – County Zoning	
<u>Johnsburg:</u>	N/A	
	<u>Fox Lake:</u>	Natural Area

## McHenry County 2030 Comprehensive Plan — Text Analysis

### Land Use

*ENVIRONMENTALLY SENSITIVE AREAS* – include existing floodplains, floodways, wetlands 10 acres and larger. These environmental resources are further discussed in the Greenways, Open Space, and Natural Resources and the Water Resources sections of the 2030 plan. Environmentally sensitive areas should be protected from negative impacts of adjacent land uses.

### 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](http://www.mchenryswcd.org)

April 7, 2025

Meagan J. O'Toole  
6309 State Park Rd.  
Spring Grove, IL 60081  
Email: [megotoole23@gmail.com](mailto:megotoole23@gmail.com)

Re: Parcel # 05-32-434-014  
Common Location: 6309 State Park Rd., Spring Grove, IL  
NRI# L25-019-4680  
Zoning Change: B-1 to R-1

Dear Ms. O'Toole

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Meagan J. O'Toole property as applied for in Report #25-019-4680. 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, but we would like to highlight a few resources on and adjacent to the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the McHenry County Department of Planning & Development. The McHenry County ADID Wetland Inventory indicates the presence of a High Quality Wetland N428 on the western portion of your parcel (see attached ADID map). It is recommended that a jurisdictional wetland delineation be performed on this parcel before any additional construction occurs. Please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Additionally, the FEMA Flood Insurance Rate Map (Panel 17111C0112J) indicates Zone AE, 100-year floodplain with a base flood elevation of 747' on your parcel. If additional construction is to occur it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

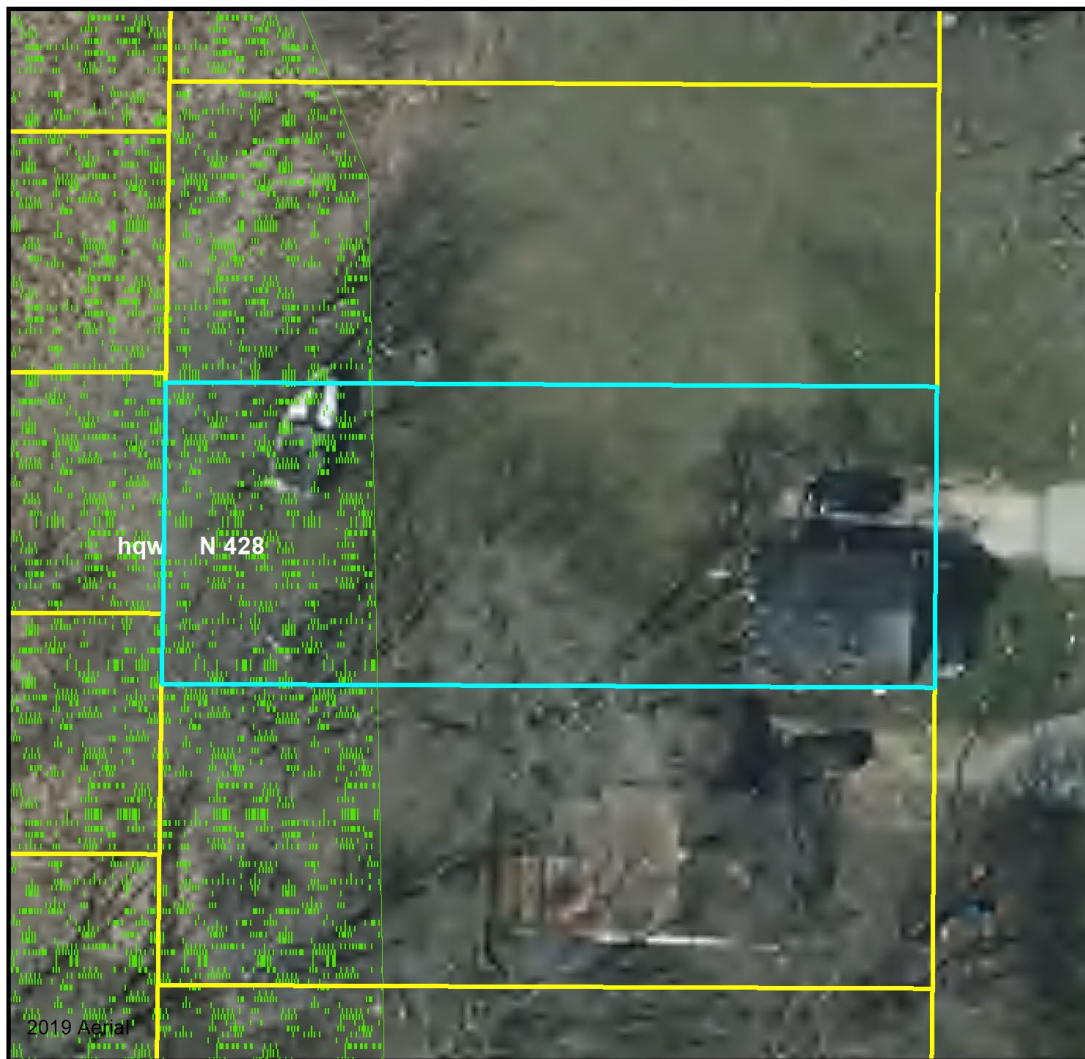
This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

A handwritten signature in black ink, reading "Spring M. Duffey". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Spring M. Duffey  
Executive Director

cc. McHenry County Department of Planning and Development



0 5 10 20 30 40 Feet

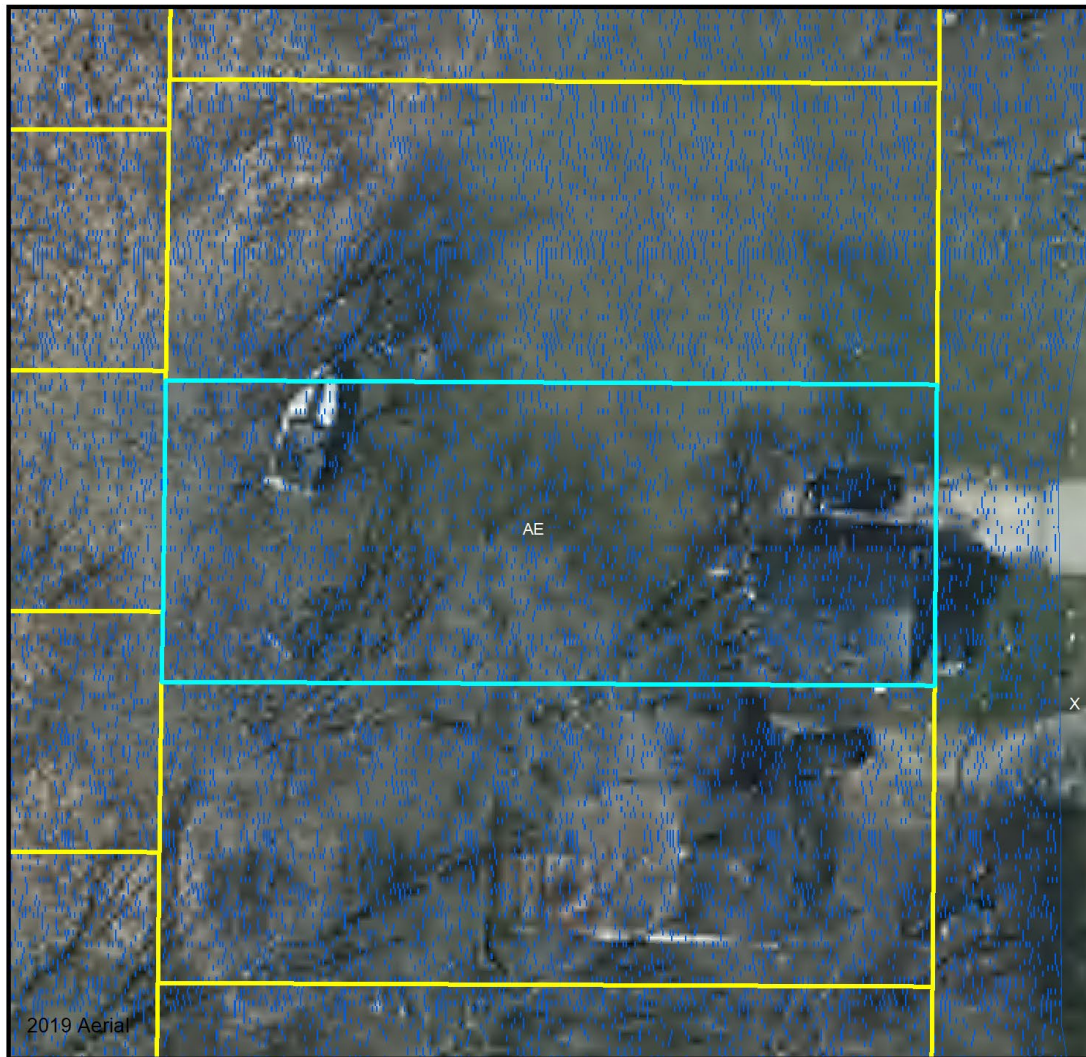
Produced By: McHenry-Lake County Soil & Water Conservation District



Key To Features	
	farmed wetland
	high functional wetland
	high quality lake
	high quality wetland
	lake
	wetland

*Resources for the Future*





0 5 10 20 30 40 Feet






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### Key To Features

#### FEMA Floodplain

##### Flood Zone

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  100 yr
-  100 yr with base flood elevations determined
-  100 yr with 1-3 ft. flood depths
-  100 yr usually sheet flow

*Resources for the Future*