

McHenry Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z25-0113

Hearing Date: March 10, 2026

Applicant: Jose Gomez, Owner of Record

Request: *Variation* within the **R-1 Single-Family Residential District** to allow for a maximum height of twenty-three (23) feet and two and one-half (2.5) inches instead of the maximum eighteen (18) feet allowed for a detached accessory structure. (*McHenry County Unified Development Ordinance §16.56.050.A.2*)

Location: The subject property consists of approximately .41 acres and is located on the south side of Pulaski Road, approximately four hundred fifty (450) feet east of the intersection of Pulaski and Spojnia Roads, in McHenry Township, Illinois. Common address: 5207 W. Pulaski Road, McHenry, Illinois
PIN: 09-21-477-008 and 09-21-477-009

Current Land Use: The property is designated **Single-Family Residential (Lot 3) and Vacant (Lot 4)** on the Current Land Use map.

Adjacent Land Use: North: *SINGLE-FAMILY RESIDENTIAL/VACANT* East: *SINGLE-FAMILY RESIDENTIAL*
South: *SINGLE-FAMILY RESIDENTIAL/VACANT* West: *SINGLE-FAMILY RESIDENTIAL*

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

Adjacent Zoning: North: *R1 Single-Family Residential/LN* East: *R1 Single-Family Residential/LN*
South: *R1/R1V Single-Family Residential/LN* West: *R1 Single-Family Residential/LN*

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

Improvements: The Plat of Survey for the subject property reflects a 1½ story frame residence, wood deck, asphalt drive, fence, and the subject pole barn shown as under construction.

Natural Resources: No wetlands were found on the site. Impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L25-113-4774.

Flood Hazard Areas: The FEMA Flood Insurance Rate Map (Panel 17111C0206J) indicates Zone A, 100-year floodplain within the southeast corner of the parcel. The proposed structure is not located within this designated floodplain area.

Flood-of-Record: No flood-of-record was 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:

- Building Permit BP-25-1269 is currently pending for the proposed structure, and RFS-25-0262 is currently open for the construction of said structure without a permit. The granting of the requested variances would allow the landowner to complete the building permit application process.
- 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

5207 W. Pulaski Road, McHenry, Illinois



Photo: 2025

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.

0 25 50 100

Feet

Elevation (feet above sea level)

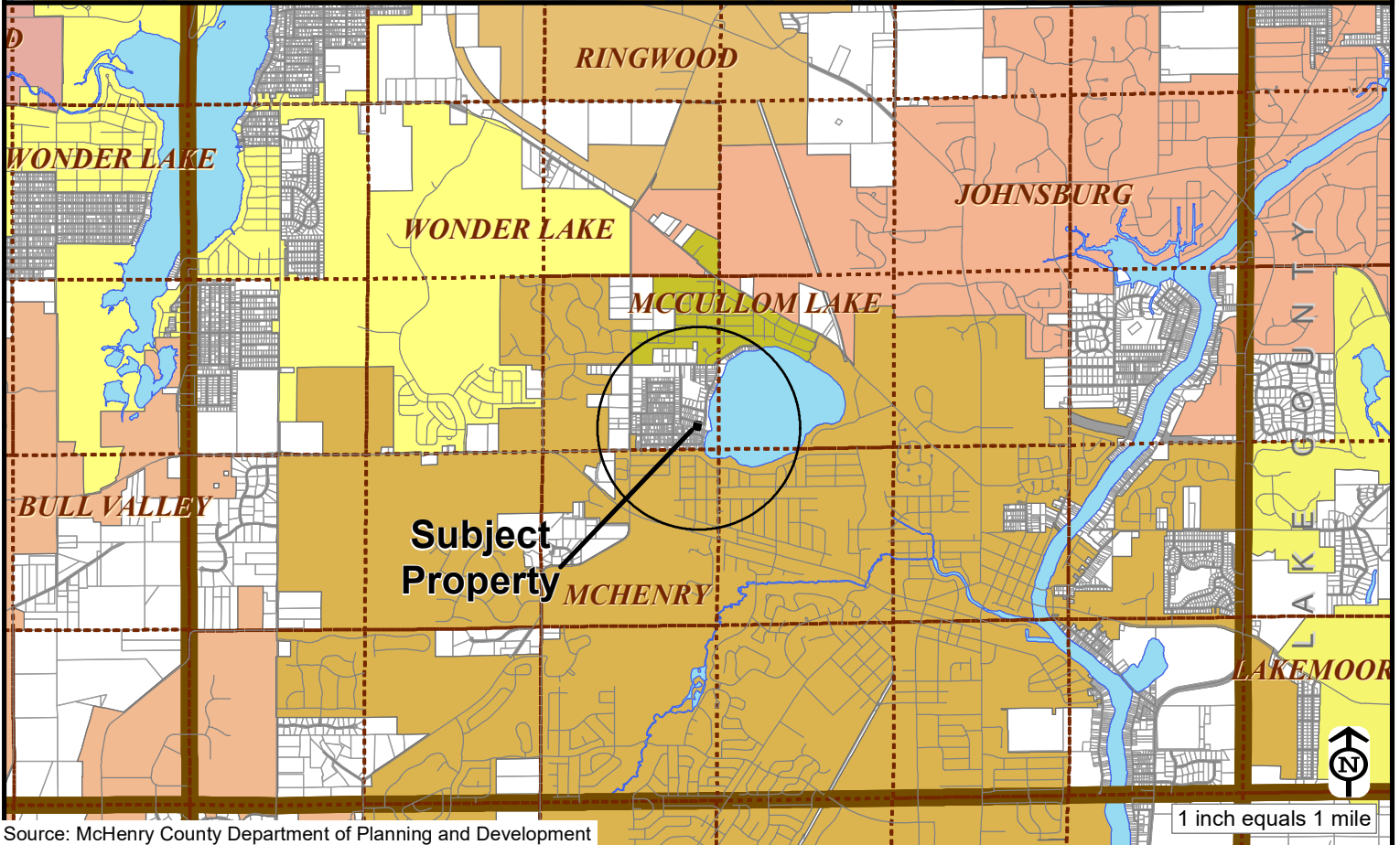
— Contours

FEMA Flood Hazard Areas

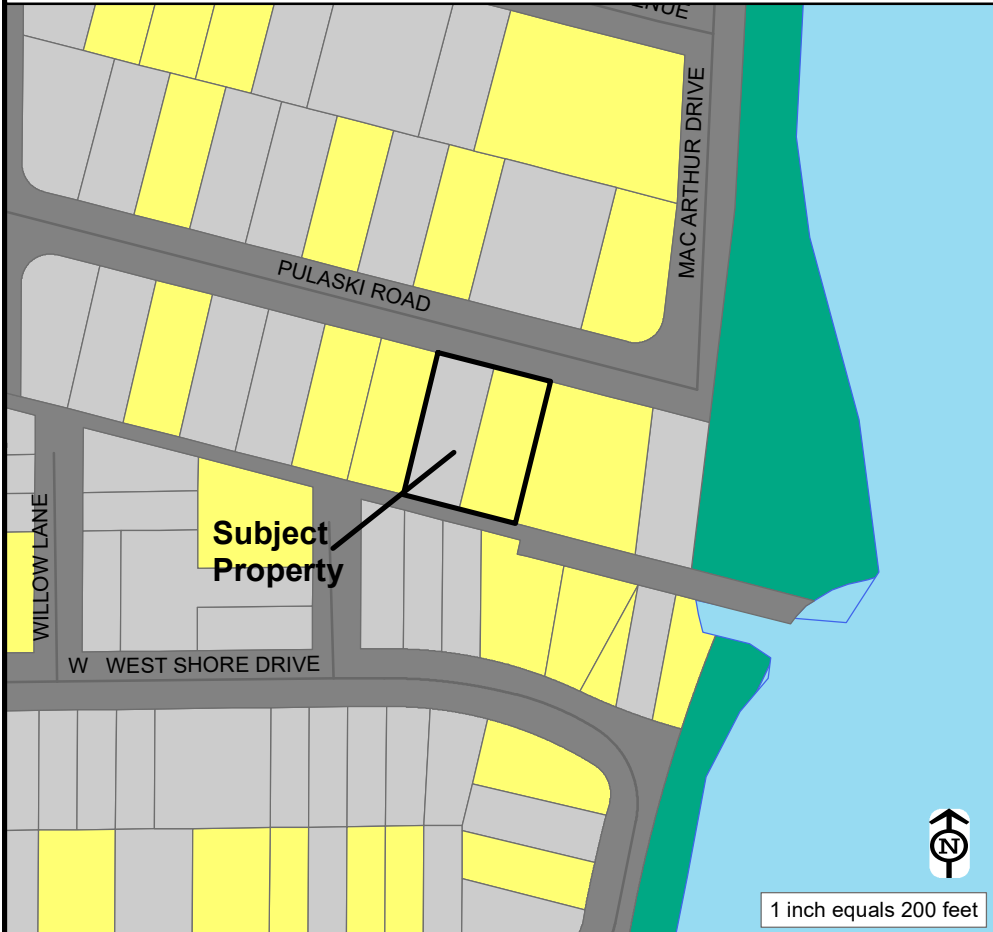
- 0.2 % Annual Chance of Flood
- 1% Annual Chance of Flood
- Floodway

Prepared by the McHenry County
Department of Planning and Development





Current Land Use Map



Current Land Use

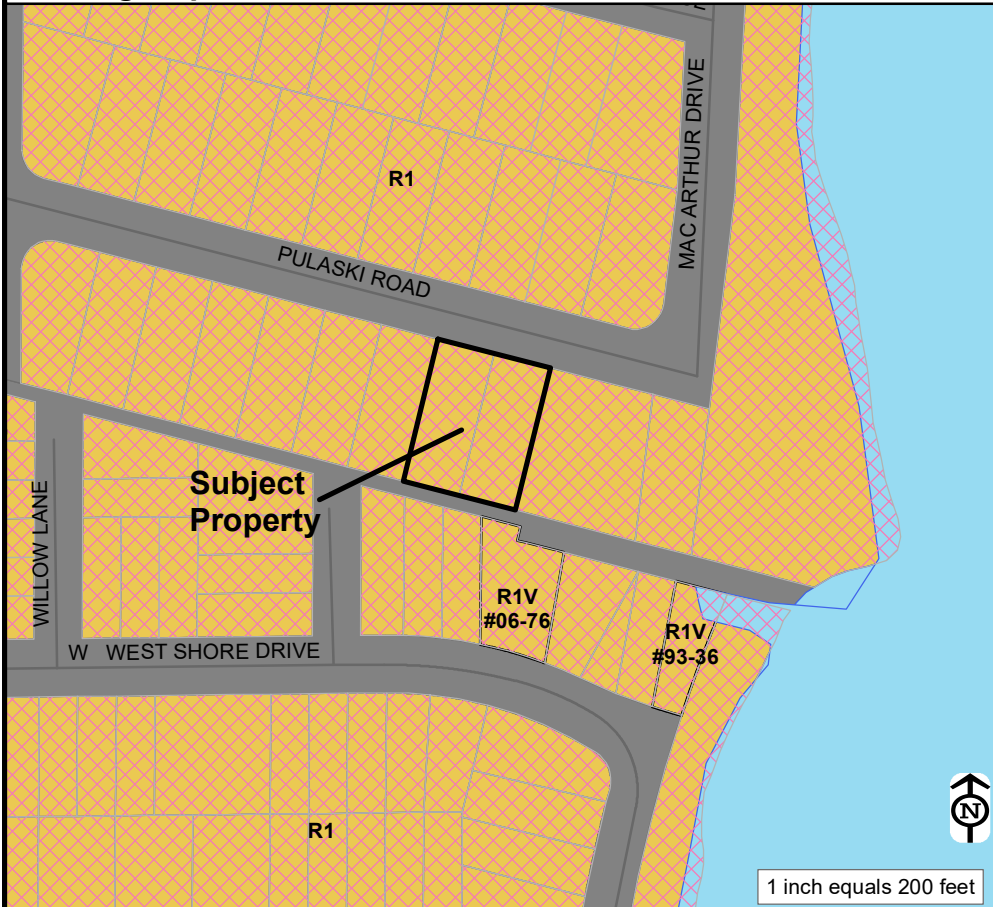
Single-Family Residential/Vacant

Land Use Adjacent to the PIQ

North: Vacant/Single-Family Residential
 South: Vacant/Single-Family Residential
 East: Single-Family Residential
 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/LN

Adjacent Zoning

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

- | | |
|---|--|
| 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 = 200 feet



Municipal/Township Plan Designations

McHenry Township: Residential

McCullom Lake: No Designation

Johnsburg: No Designation

Wonder Lake: Residential

McHenry: Walkable Residential Development

Ringwood: No Designation

McHenry County 2030 Comprehensive Plan — Text Analysis

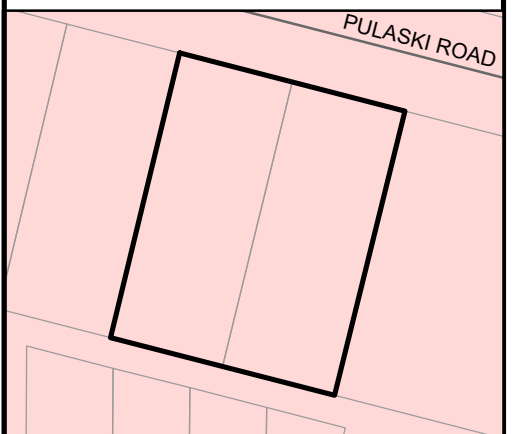
Land Use

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)

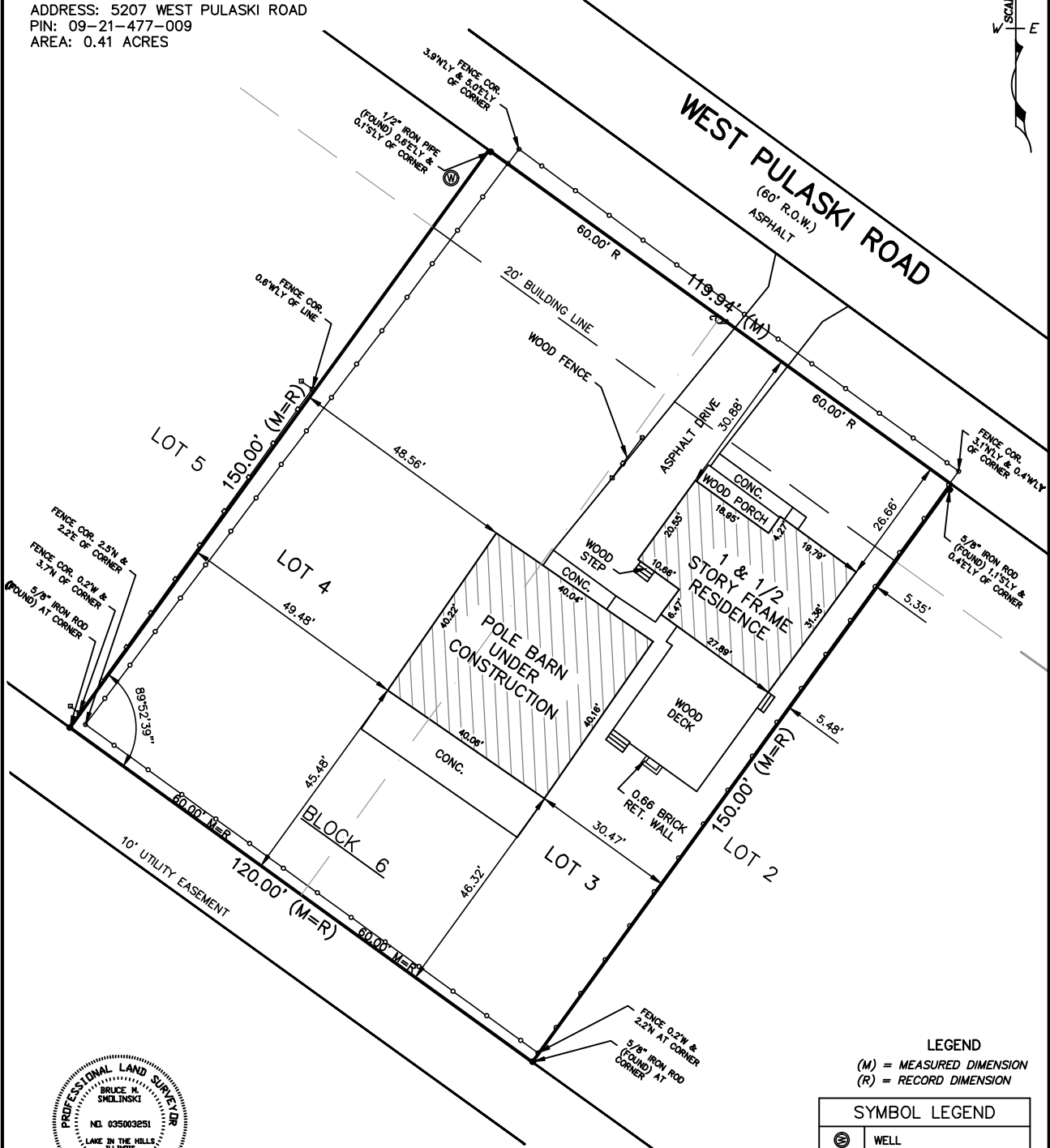


- Sensitive Recharge Area



PLAT OF SURVEY

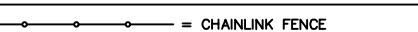
LOTS 3 AND 4 IN BLOCK 6 IN SPOJNIA CIRCUIT NO. 6, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1952 AS DOCUMENT NO. 255080, IN MCHENRY COUNTY, ILLINOIS.

ADDRESS: 5207 WEST PULASKI ROAD
 PIN: 09-21-477-009
 AREA: 0.41 ACRES



LEGEND
 (M) = MEASURED DIMENSION
 (R) = RECORD DIMENSION

SYMBOL LEGEND	
	WELL
	UTILITY POLE

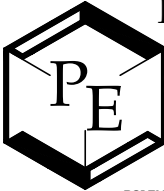
LINE LEGEND	
	= CHAINLINK FENCE

STATE OF ILLINOIS } s.s.
 COUNTY OF MCHENRY }
 THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 12/17/2025.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 22TH. DAY OF DECEMBER, A.D., 2025.

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26
 ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: GOMEZ, OMAR FILE NO. 250988



POLENA ENGINEERING LLC

WHEATON: 630-653-6331
 LAKE IN THE HILLS: 815-363-9200
 INFO@POLENA.COM
 WWW.POLENA.COM
 ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING