

**Richmond Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z26-0015**

Hearing Date: April 21, 2026

Applicant: Patricia O'Neill, Owner of Record

Request: **Variation** within the **E-1 Estate District and A-1 Agriculture District** to allow for a maximum of three (3) persons that are not members of the household residing on the subject property instead of the maximum one (1) allowed to be working on site at any one time, under a Home Occupation, per Section 16.56.050.I.4 of the McHenry County Unified Development Ordinance.

Location: The subject property consists of approximately 5.185 acres and is located adjacent to Foxboro Court and West Hillshire Drive, with a common address of 9903 W. Hillshire Drive, Richmond, Illinois, in Richmond Township.
PIN: 04-15-153-035

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: *SINGLE-FAMILY RESIDENTIAL* West: *SINGLE-FAMILY RESIDENTIAL/VACANT*

Current Zoning: The property is currently zoned **E-1 Estate and A-1 Agriculture**

Adjacent Zoning: North: *E-1 Estate* East: *E-1 Estate*
South: *E-1 Estate* West: *E-1 Estate and A-1 Agriculture*

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

Improvements: The property currently contains a single-family residence and asphalt driveway.

Natural Resources: ADID wetlands are identified on site. Due to the nature of the request and lack of proposed disturbance, the impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L26-021-4804.

Flood Hazard Areas: No floodplain was found on site.

Flood-of-Record: No flood-of-record was found on site.

SARA: The site IS NOT located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

Comments/ Conclusion:

- A previous violation was opened under RFS-25-0160 for operation of a Home Occupation with more than one (1) employee, other than a resident of the home. The violation was closed when the additional employees completed their seasonal work. The granting of this variation would allow for the interns to return to work on the site.
- 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

9903 W. Hillshire Drive, Richmond, Illinois

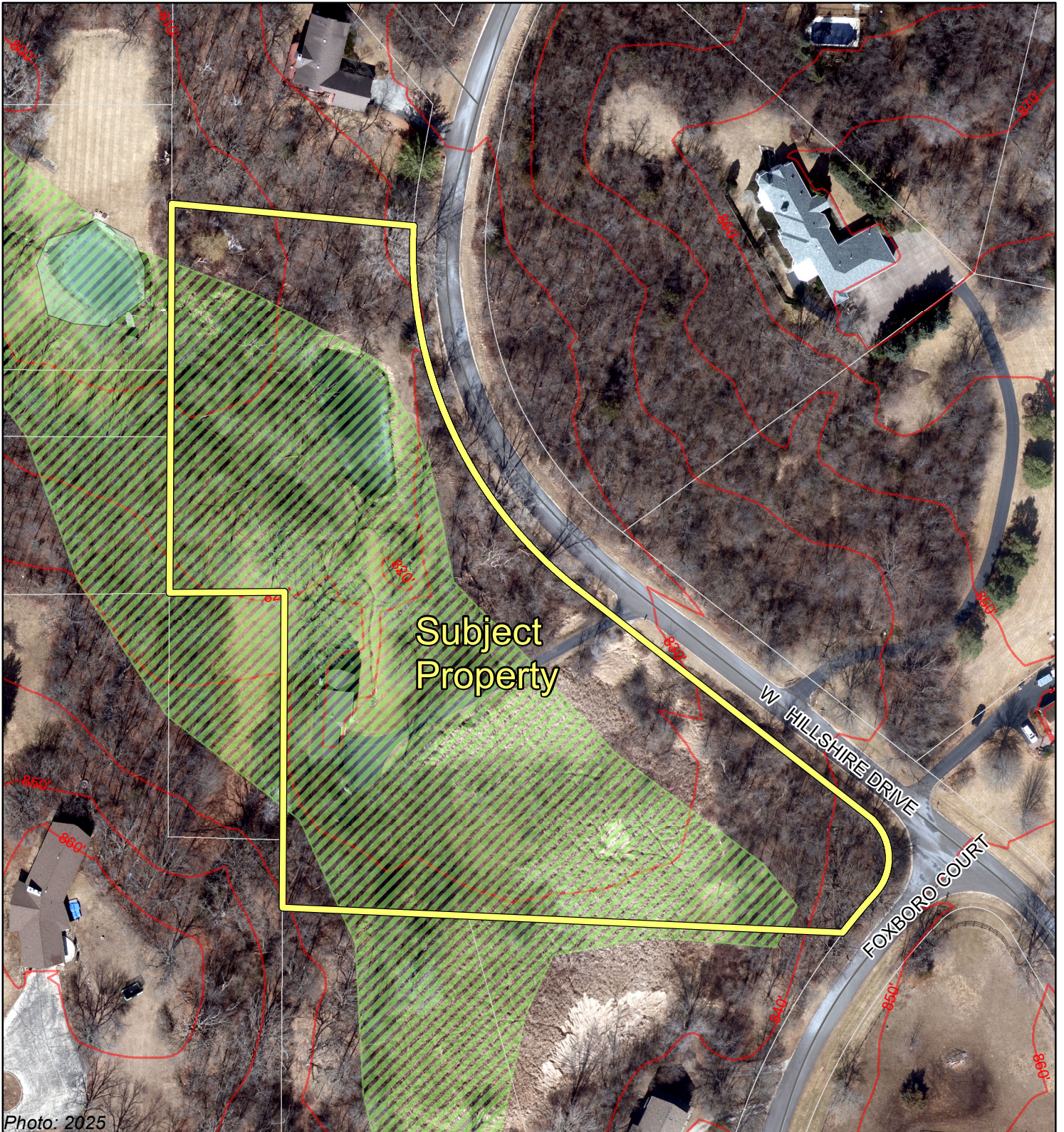






Photo: 2025

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.

Elevation (feet above sea level)

— Contours

ADID Wetland Map 2005

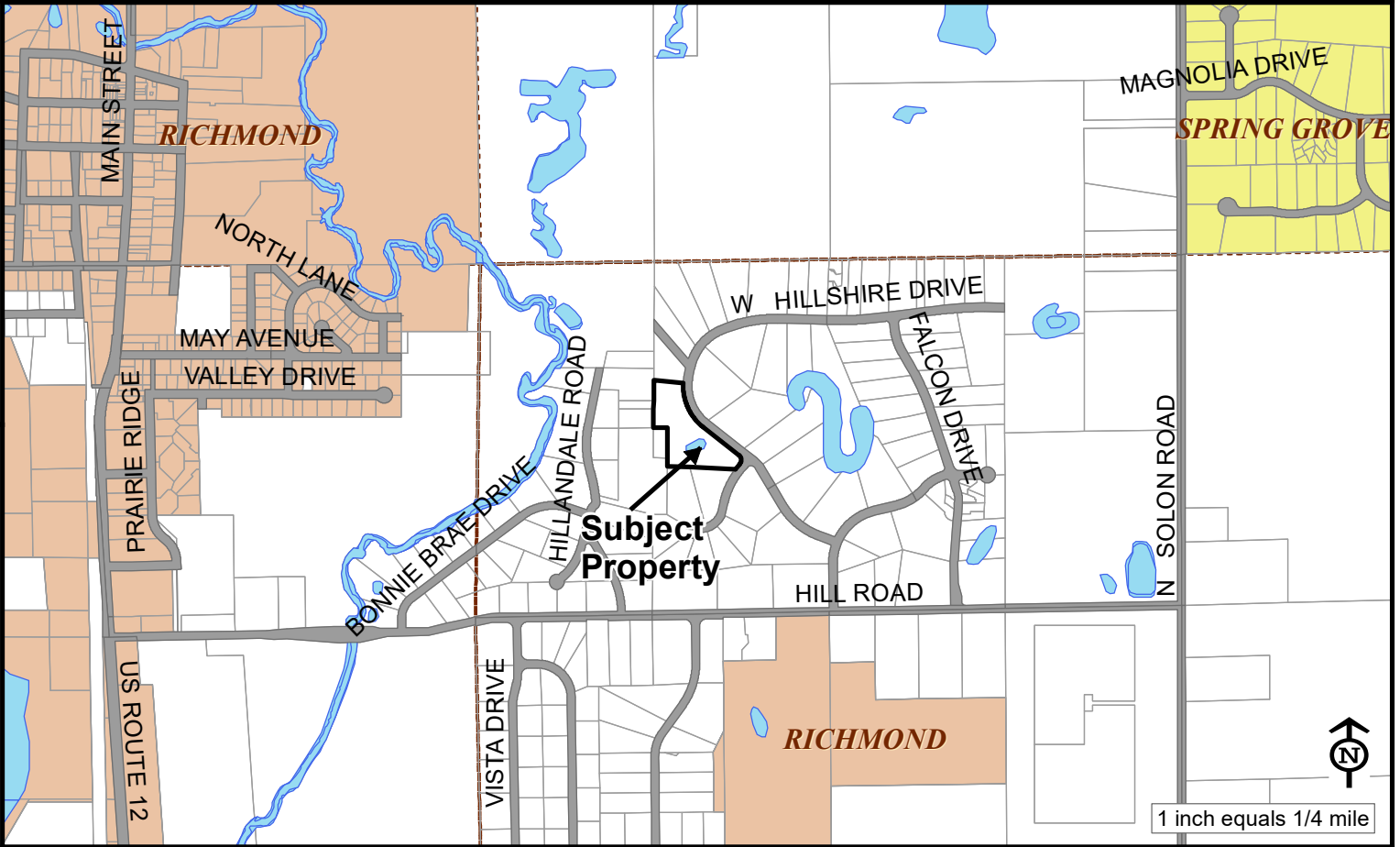
-  High Functional Value Wetland (hfw)
-  High Quality Wetland (hqw)
-  Wetland (w)
-  Farmed Wetland (fw)

0 65 130 260

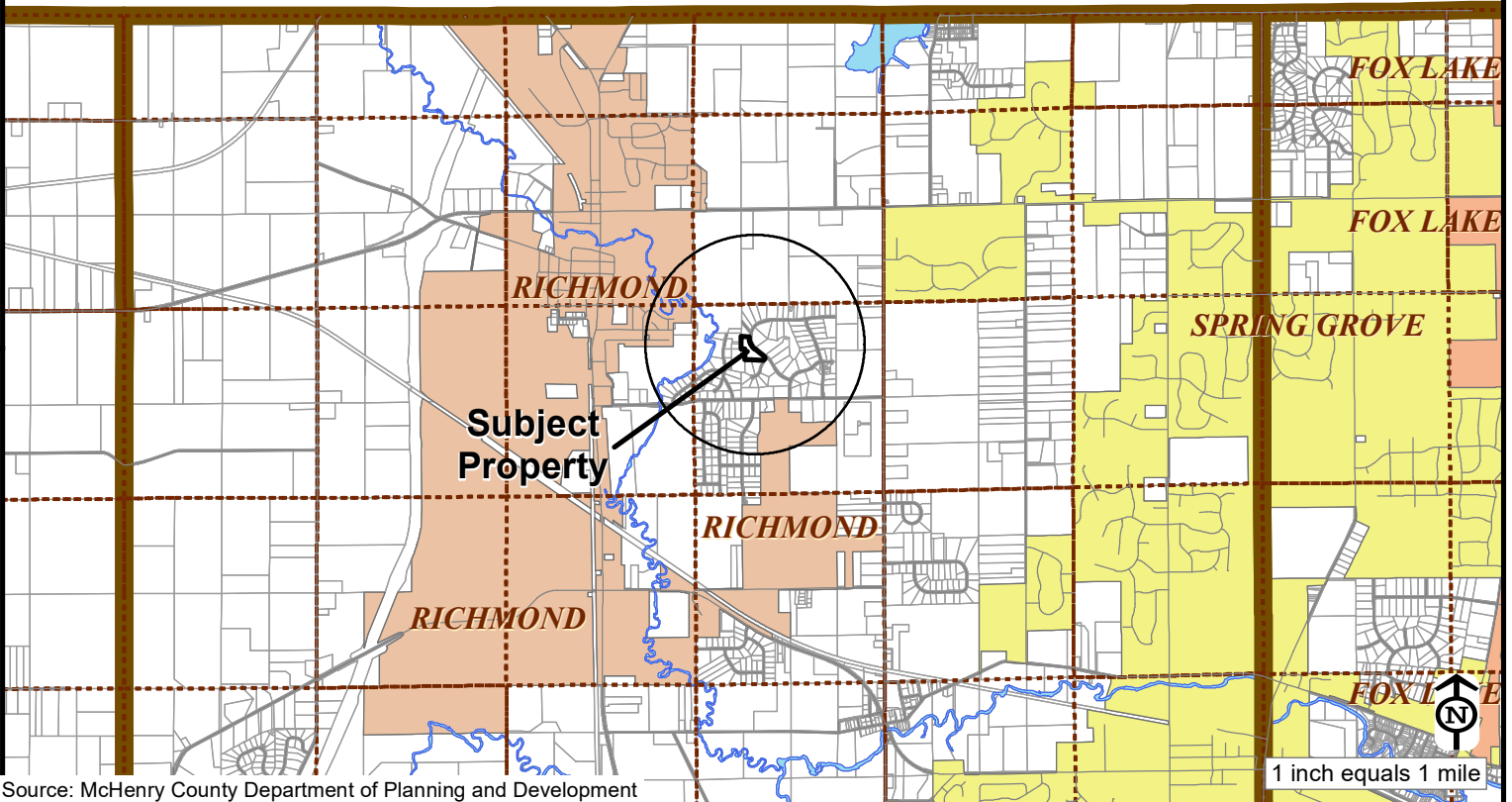
Feet

Prepared by the McHenry County
Department of Planning and Development

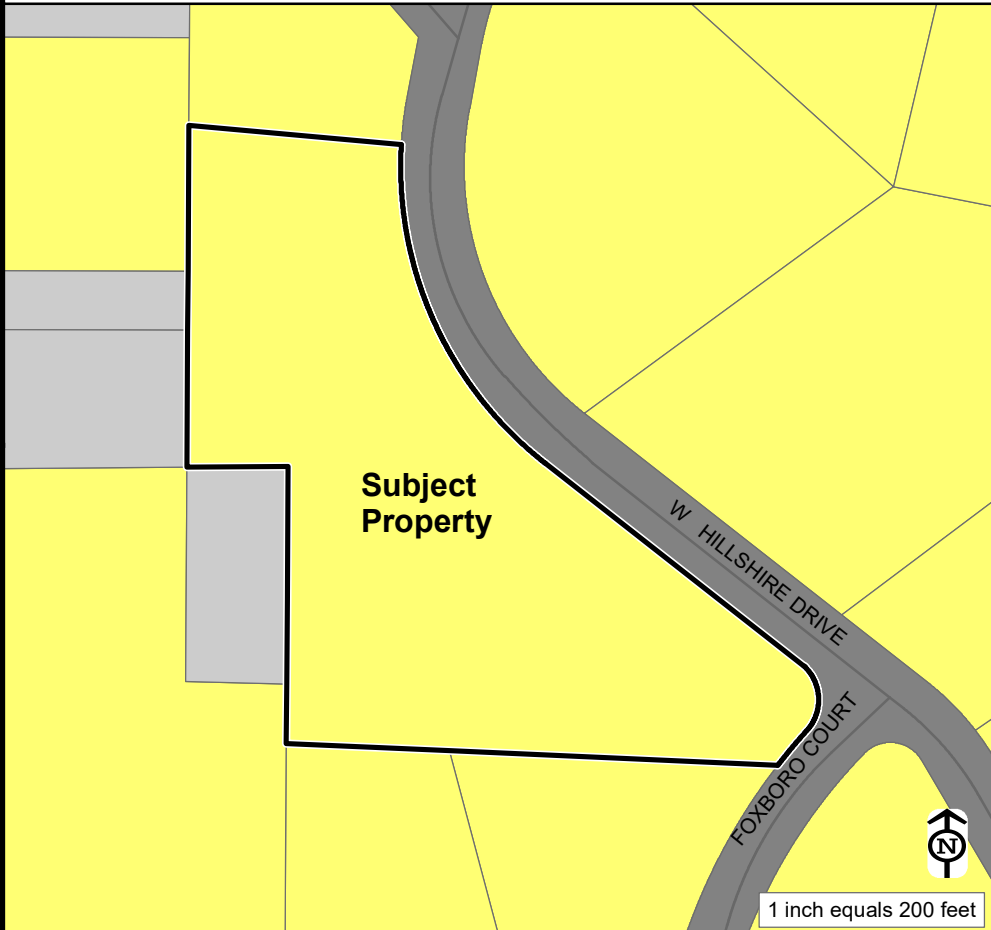




W I S C O N S I N



Current Land Use Map

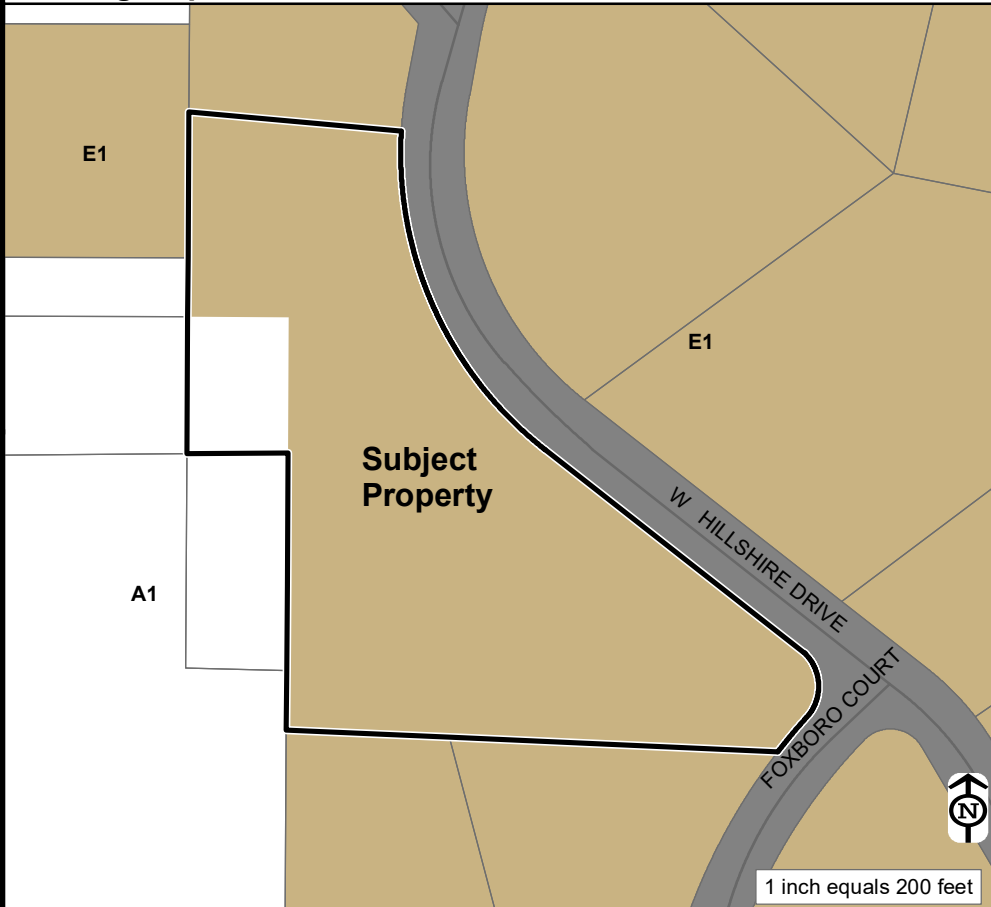


Current Land Use
Single-Family Residential

Land Use Adjacent to the PIQ
North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential/Vacant

- 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

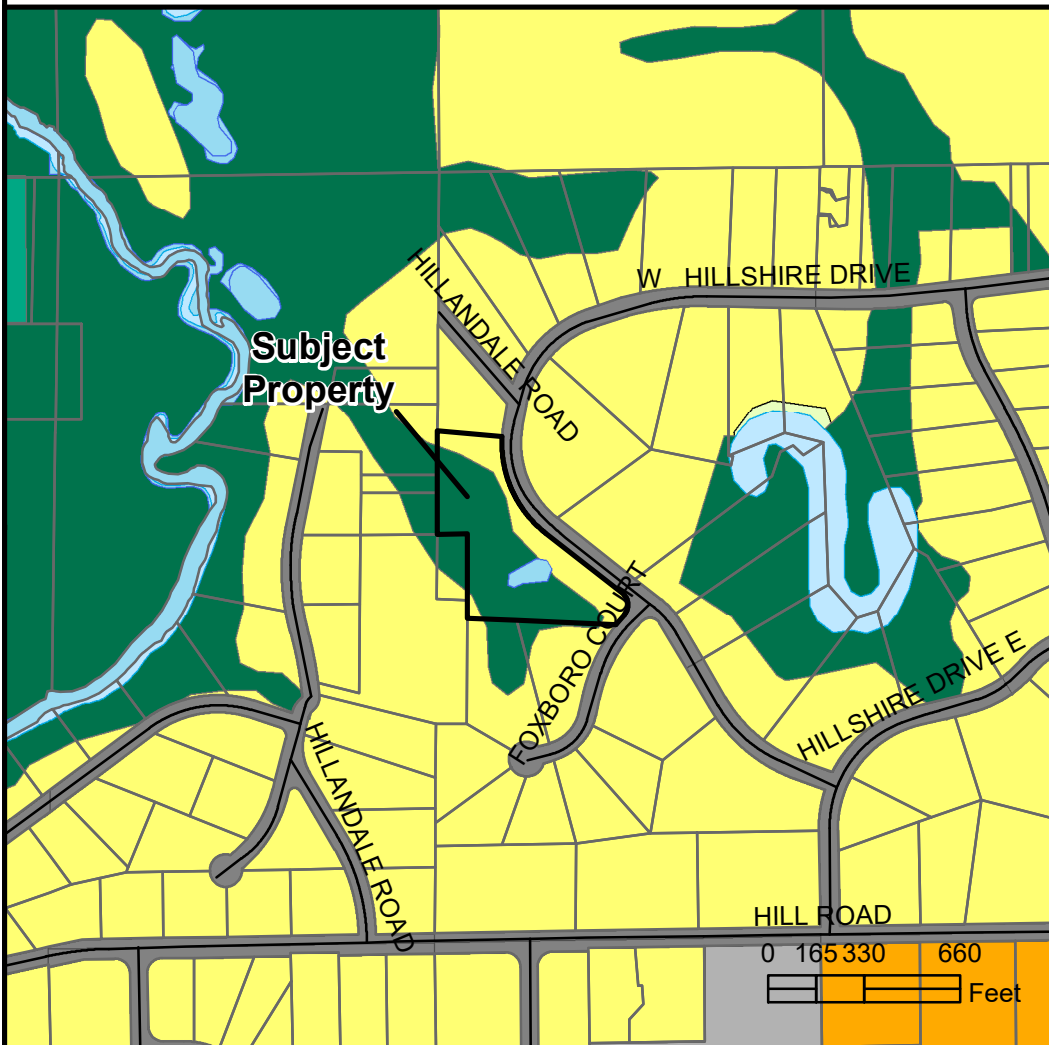


Current Zoning
E-1 Estate/A-1 Agriculture

Adjacent Zoning
North: E-1 Estate
South: E-1 Estate
East: E-1 Estate
West: E-1 Estate/A-1 Agriculture

- 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

*Estate/
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 = 1/8 mile

Municipal/Township Plan Designations

Richmond Township: Estate/Environmentally Sensitive Area
 Richmond: Estate Spring Grove: No Designation

McHenry County 2030 Comprehensive Plan — Text Analysis

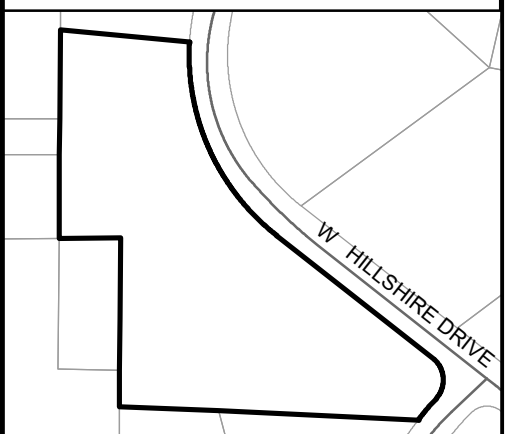
Land Use

Estate includes existing and proposed areas for single-family residential uses at gross densities of one to five acres per dwelling unit. Estate land use is generally designated in areas that are not projected to have access to public sewer and water. Where appropriate, conservation design is encouraged in order to cluster lots and maintain open space within estate developments. Increased estate densities are encouraged where appropriate; however, estate development in close proximity to a municipality should take into consideration that municipality's densities (p. 134).

Sensitive Aquifer Recharge Areas

The site IS NOT located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



- Sensitive Recharge Area

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1 in = 94 ft
0 0.0075 0.015 0.03 mi

March 5, 2026

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



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

March 2, 2026

James P. Kelly
1301 Pyott Rd., Ste 200
Lake in the Hills, IL 60156
Email: sherri@fkmalaw.com

Re: Parcel # 04-15-153-035
Common Location: 9903 W. Hillshire Dr., Richmond, IL
NRI# L26-021-4804
Zoning Change: Variance for Home Office

Dear Mr. Kelly:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Patricia O'Neill property as applied for in Report #26-021-4804. Due to the nature of the request and the lack of proposed disturbance, 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.

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 that reads "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