



McHenry County
Zoning - McHenry County Hearing Officer - Public Hearing
AGENDA

June 11, 2024, 11:00 AM
County Board Conference Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Pages

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NEW BUSINESS / PUBLIC HEARING**
 - 3.1 2024-032 Spaargaren, Grafton Twp, R1-R1V
- 4. OLD BUSINESS**
- 5. PUBLIC COMMENT**

Topics unrelated to public hearing - 3-minute time limit per speaker
- 6. ANNOUNCEMENTS**
- 7. ADJOURNMENT**

2

Grafton Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #2024-032

Hearing Date: June 11, 2024

Applicant: Jason Timothy Spaargaren and Marla Curran Spaargaren, Owners of Record

Request: **Variation** within the **R-1 Single-Family Residential** district to allow for a setback of nine and six one-hundredths (9.06) feet from the required fifteen (15) feet from the north street lot line and a setback of seventeen and sixty-five one-hundredths (17.65) feet from the required twenty (20) feet from the west property line. (*McHenry County Unified Development Ordinance §16.60.010.C*)

Location: The subject property consists of approximately .14 acres and is located at the southeast corner of the intersection of North Avenue and Rose Avenue.
Common address: 609 North Avenue, Crystal Lake, Illinois in Grafton Township.
PIN: 18-02-429-001

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*

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

Adjacent Zoning: North: *R-1 Single-Family Residential District/LN* East: *R-1 Single-Family Residential District/LN*
South: *R-1 Single-Family Residential District/LN* West: *R-1 Single-Family Residential District/LN*

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

Improvements: The subject property contains a two-story frame residence, frame shed, asphalt driveway, and concrete walkways, according to the Plat of Survey.

Natural Resources: No wetlands were found on the site. Due to the size of the parcel and minimal new construction, impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L24-050-4606.

Flood Hazard Areas: No floodplains were found on the site.

Flood-of-Record: No floods-of-record were found on the 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 granting of the requested variations would allow the applicants to apply for and obtain a building permit to construct an attached garage on the north end of the existing residence.
- 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

609 North Avenue, Crystal Lake, Illinois

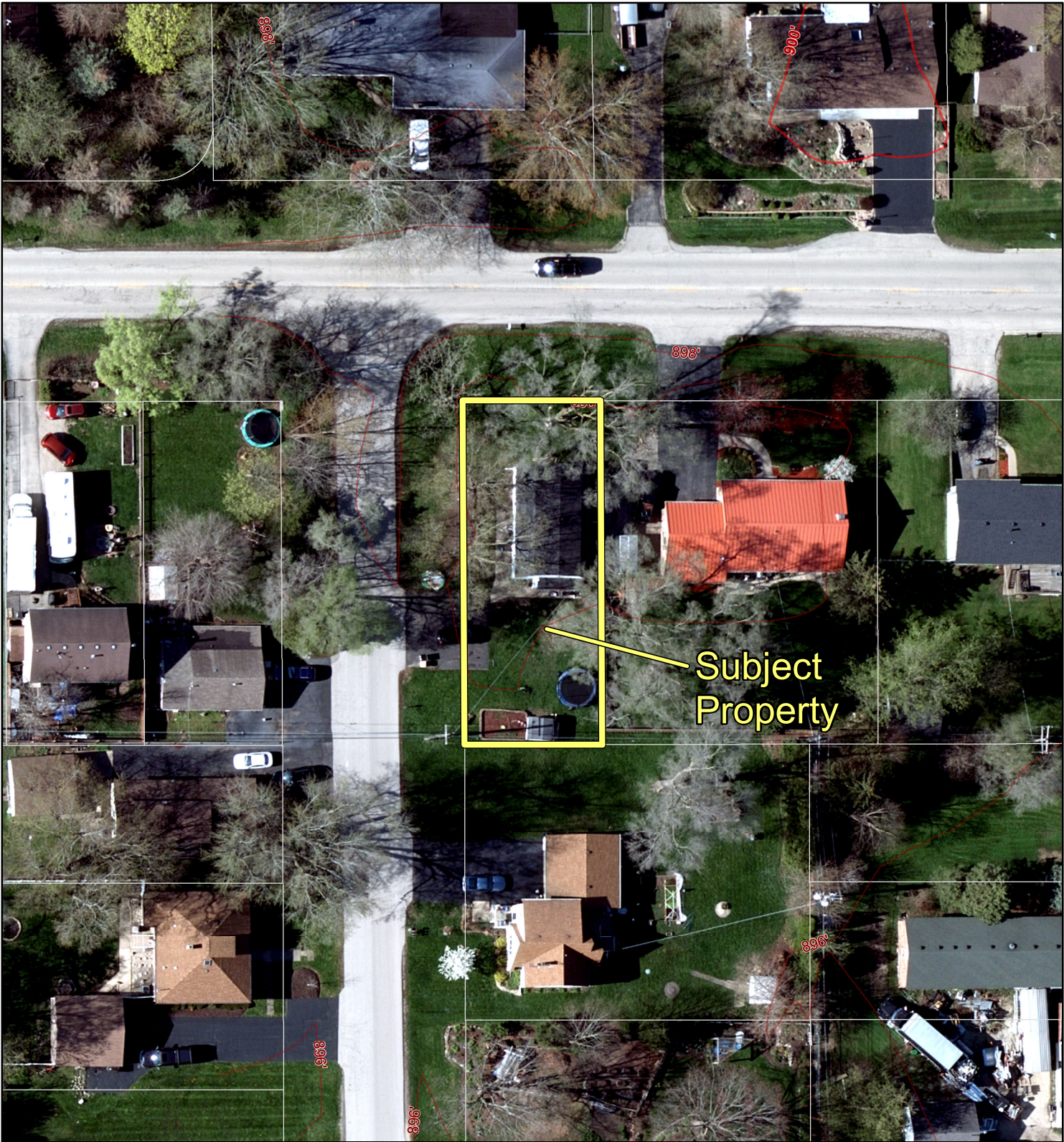
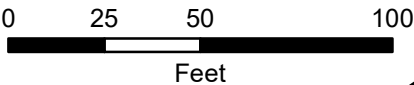


Photo: 2022

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.

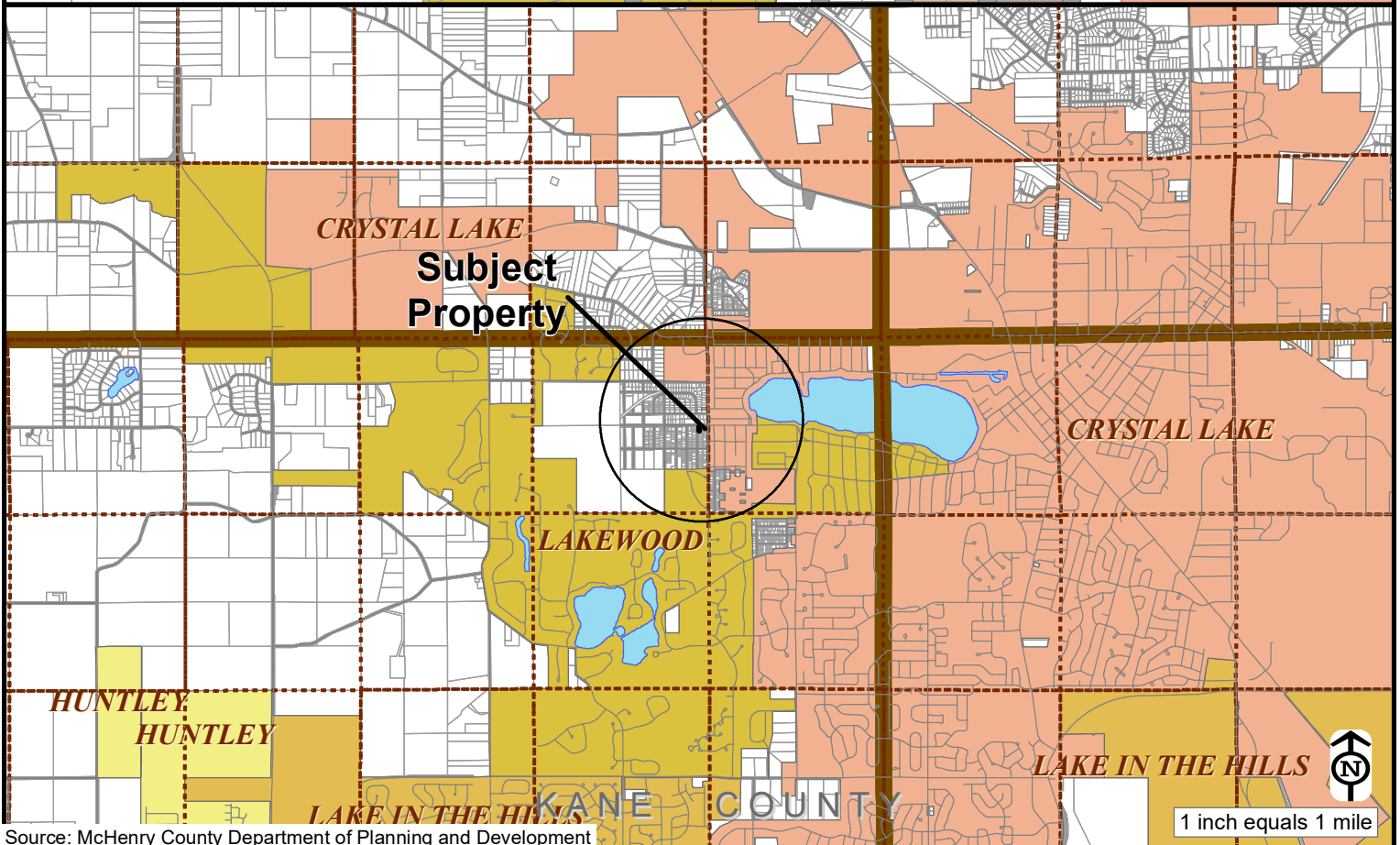
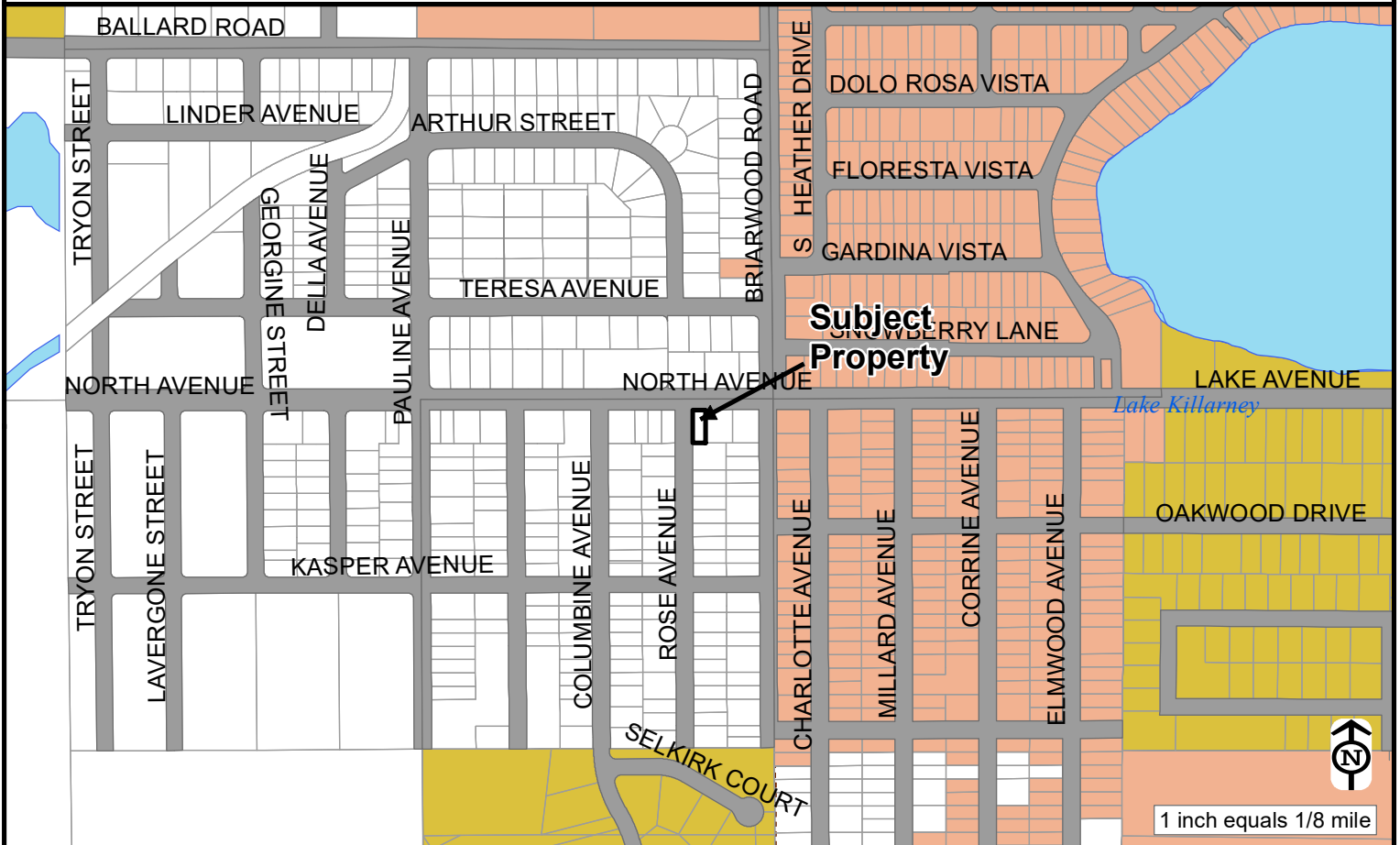
Elevation (feet above sea level)

— Contours



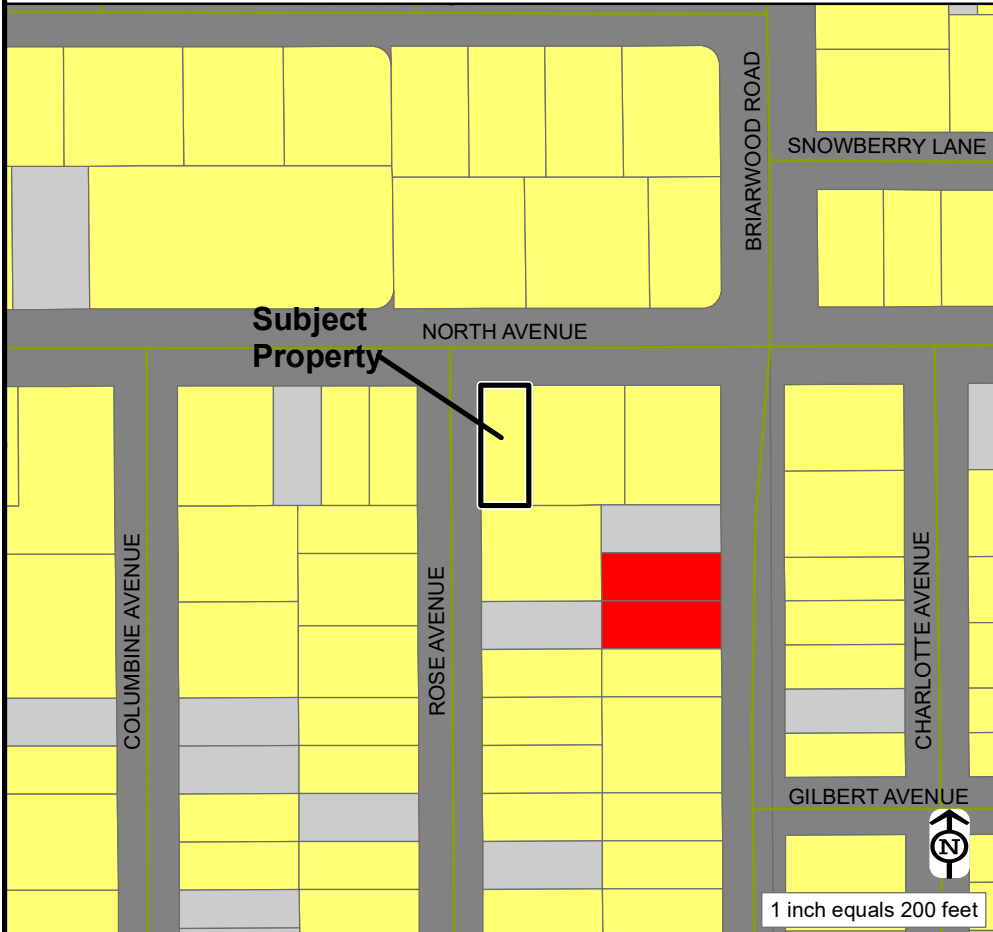
Prepared by the McHenry County
Department of Planning and Development





Source: McHenry County Department of Planning and Development

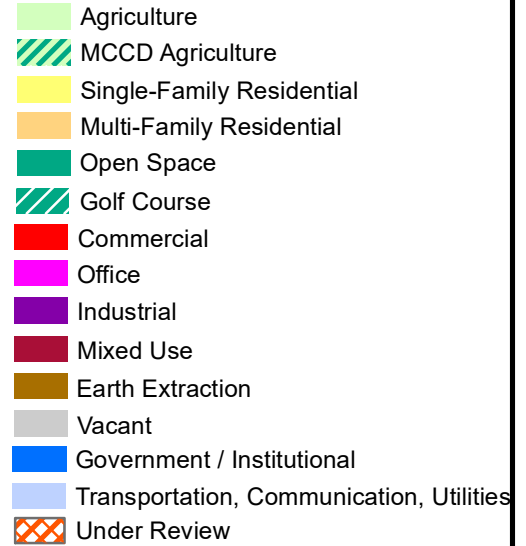
Current Land Use Map



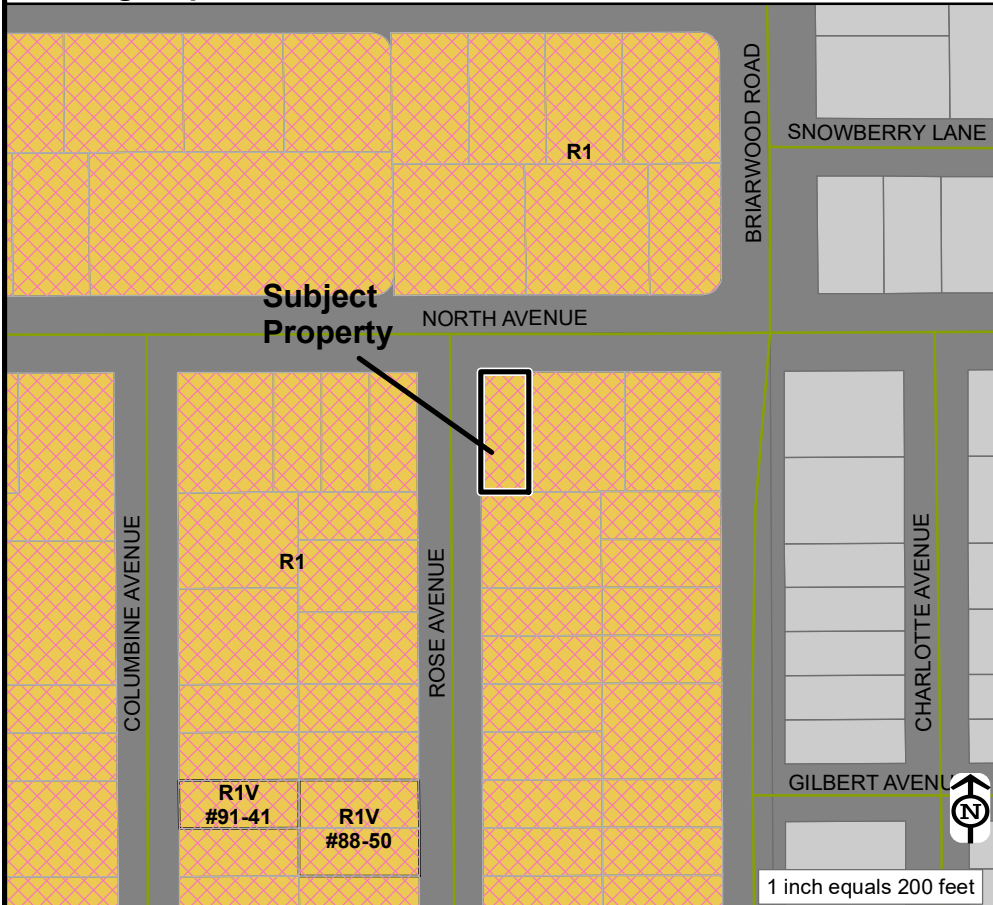
Current Land Use Single-Family Residential

Land Use Adjacent to the PIQ

North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential



Zoning Map

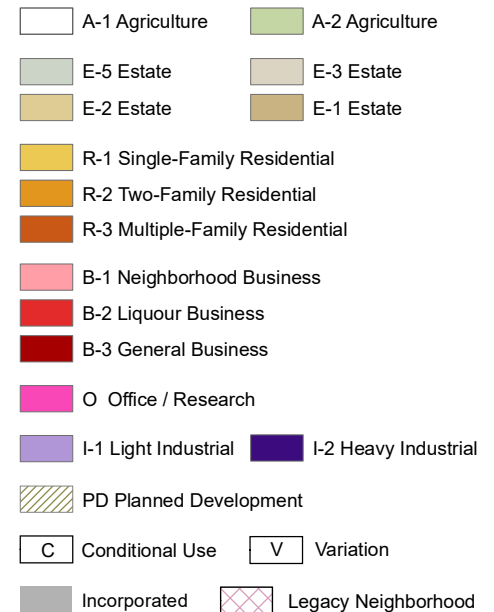


Current Zoning

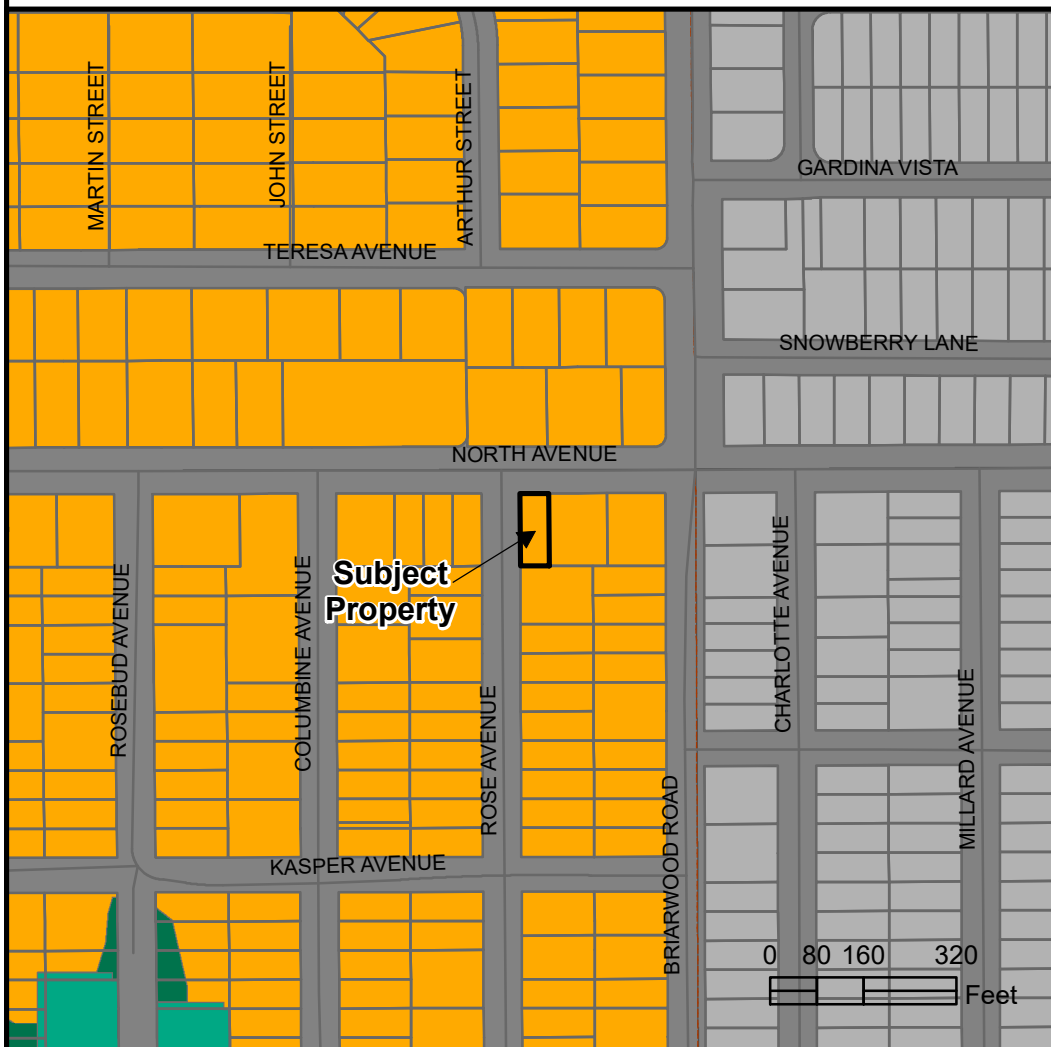
R-1 Single Family Residential/LN

Adjacent Zoning

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



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 = 1/16 mile

Municipal/Township Plan Designations

Grafton Township: Residential

Crystal Lake: No Designation

Lakewood: Medium Density Residential

McHenry County 2030 Comprehensive Plan — Text Analysis

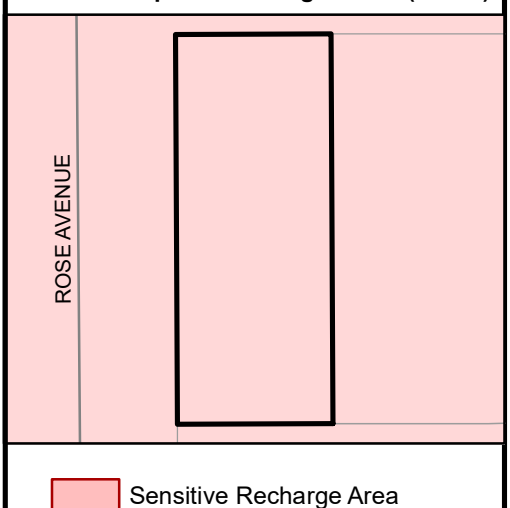
Land Use

Residential includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit. Most residential development will occur following municipal annexation, particularly those that provide public sewer and water. Consideration should be given regarding nearby land uses and zoning, the availability of transportation, infrastructure, water supply, other public services, environmental limitations, and other factors required by law.

Sensitive Aquifer Recharge Areas

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

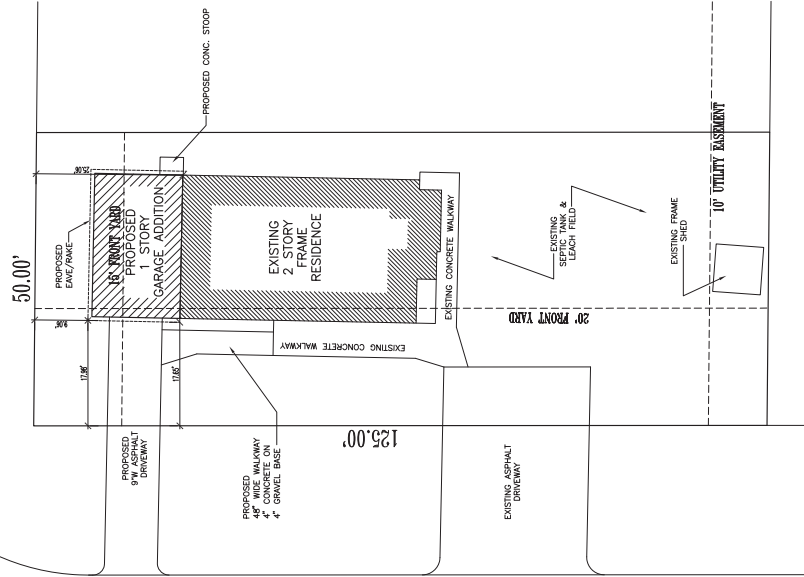
Sensitive Aquifer Recharge Areas (SARA)



SPAARGAREN RESIDENCE
609 NORTH AVE
CRYSTAL LAKE, IL 60014

NORTH AVENUE

ROSE AVENUE



SITE PLAN

2. 1/8" = 10'-0"

- NOTES:
1. VERIFY UTILITY LOCATIONS.
 2. VERIFY TREES TO BE REMOVED WITH OWNER.
 3. VERIFY STRUCTURE LOCATION WITH OTHERS.
- THE SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION, OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE.

Architects & Planners, Inc.
1701 E. Route Ave.
Washington, WI 53190
Tel: (262) 335-0000
Fax: (262) 335-0001
Email: info@apl.com

Site Plan
GENERAL NOTES
SPAARGAREN RESIDENCE
609 NORTH AVE
CRYSTAL LAKE, IL 60014

PRELIMINARY

Job Number: 24083
Sheet Number: A000

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Scale: 1" = 10'-0"

North Arrow

1 2 3 4 5 6 7

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

May 8, 2024

Jason Spaargaren
609 North Avenue
Crystal Lake, IL 60014

<u>Re:</u>	Parcel # 18-02-429-001
<u>Common Location:</u>	609 North Avenue, Crystal Lake, IL 60014
<u>NRI#</u>	L24-050-4606
<u>Zoning Change:</u>	R1 to R1 Variance

Dear Mr. Spaargaren:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Jason & Marla Spaargaren property as applied for in Report #L24-050-4606. Due to the size of the parcel and minimal construction, 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 wetlands, hydric soils, or floodplains were found on the site from office maps. Our 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 Management Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Ryan Bieber
Urban Conservation Specialist

IN THE MATTER OF THE APPLICATION OF
JASON TIMOTHY SPAARGAREN AND
MARLA CURRAN SPAARGAREN,
OWNERS OF RECORD,
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A
VARIATION

)
)
) LEGAL NOTICE OF PUBLIC HEARING
) # 2024-032
)
)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Hearing Officer**, in connection with this Ordinance, which would result in a **VARIATION** for the following described real estate:

LOT 1 IN BLOCK 8 IN R.A. CEPEK'S CRYSTAL LAKE GARDENS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1928 AS DOCUMENT NO. 81777, IN BOOK 6 OF PLATS, PAGE 15, IN MCHENRY COUNTY, ILLINOIS.

PIN 18-02-429-001

The subject property is located on the southeast side of the intersection of North Avenue and Rose Avenue **with a common address of 609 North Avenue, Crystal Lake, Illinois in Grafton Township.**

The subject property is presently zoned "R-1" Single-Family Residential District and consists of approximately fourteen hundredths (.14) acres with "R-1" Single-Family Residential District to the North, East, South and West.

The Applicants are requesting a **VARIATION of the subject property to allow for a setback of nine and six one hundredths (9.06) feet from the required fifteen (15) feet from the north street lot line and a setback of seventeen and sixty-five one hundredths (17.65) feet from the required twenty (20) feet from the west property line.**

The Applicants and Owners of Record can be reached at **609 North Avenue, Crystal Lake, Illinois.**

A hearing on this Zoning Application will be held on the 11th day of June 2024 at 11:00 A.M. in the County Board conference room at the McHenry County Government Center Administration Building 667 Ware Rd, Woodstock, Illinois at which time and place any person desiring to be heard may be present. The McHenry County Government Center Mailing address is 2200 N. Seminary Avenue, Woodstock, Illinois 60098.

DATED THIS 20TH DAY OF MAY 2024.

By: Michael McNerney, MCHO
McHenry County Hearing Officer
2200 N. Seminary Avenue
Woodstock, IL 60098

Petitions for all Zoning hearings can be accessed at the following link:

www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the “Agenda” link for the specific meeting date.

Live audio streams of all Zoning hearings can be accessed at the following link:

www.mchenrycountyil.gov/county-government/new-meeting-portal and choosing the “Video” link for the specific meeting date.

SPAARGAREN RESIDENCE

609 NORTH AVE
CRYSTAL LAKE, IL 60014

NORTH AVENUE

ROSE AVENUE

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.

SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.

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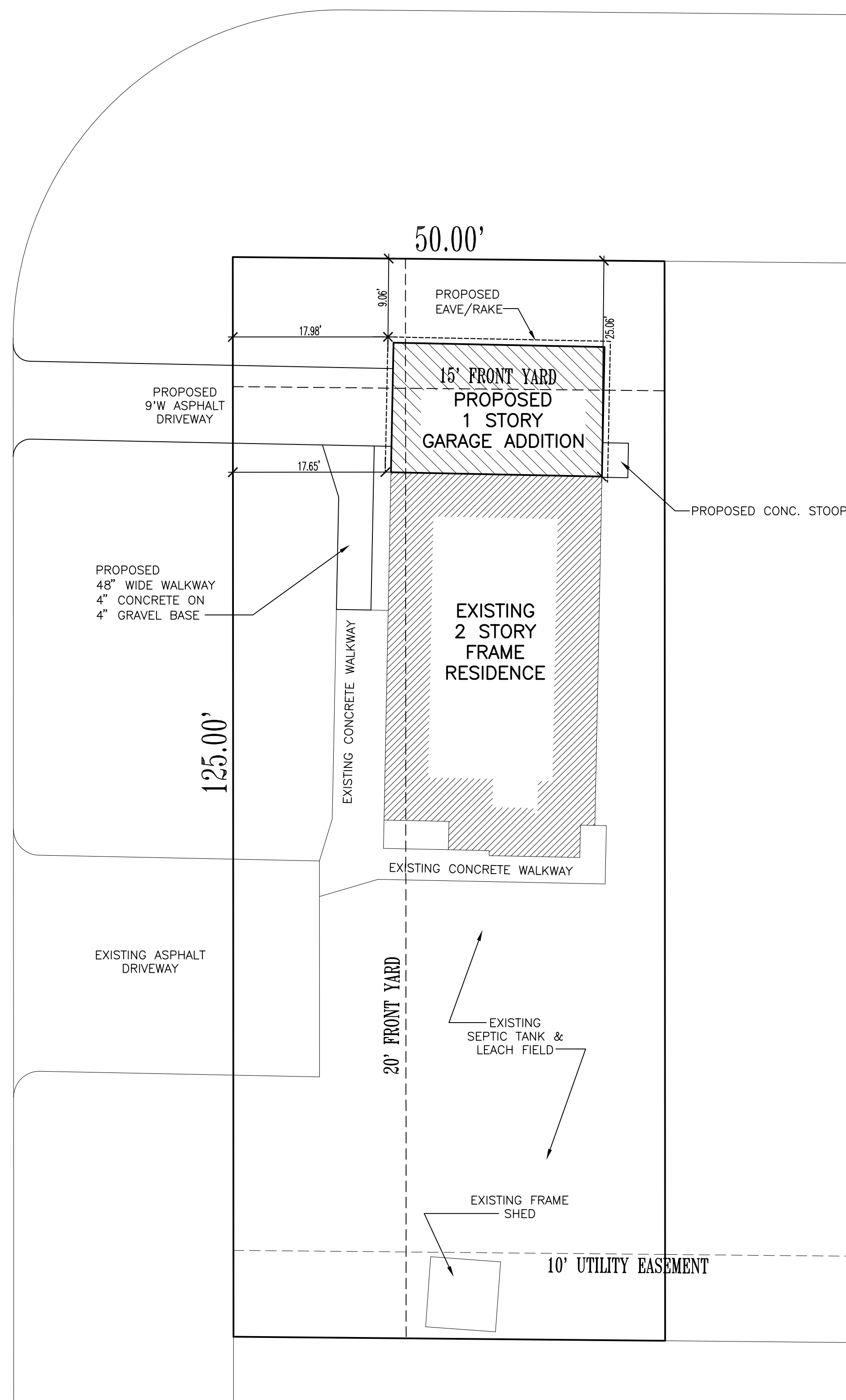
NOTE:

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SITE PLAN

1"=10'-0"



DESIGN STAGE

REVISIONS	DATE	BY	DESCRIPTION
1	04-04-24	KL	PRELIMINARY DESIGN
2	04-02-24	KL	DESIGN DEVELOPMENT
3			RELEASE FOR BID
4			FINAL REVIEW
5			RELEASE FOR PERMIT

SPAARGAREN RESIDENCE
609 NORTH AVE
CRYSTAL LAKE, IL 60014

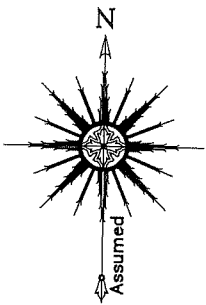
SITE PLAN
GENERAL NOTES
DRAWING INDEX

Architects & Planners, Inc.
IL Telephone: 815-788-0200 WI Telephone: 262-254-0021
2600 Behm Road at Rt. 176
Crystal Lake, IL 60014
40 Crystal St.
Crystal Lake, IL 60013
98 W. Main St.
Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukegan, WI 53186

Job Number:
24083

Sheet Number:
A000

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A.L.A. Architects & Planners, Inc.



Plat of Survey

LEGAL DESCRIPTION: LOT 1 IN BLOCK 8 IN R.A. CEPEK'S CRYSTAL LAKE GARDENS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1928 AS DOCUMENT NO. 81777, IN BOOK 6 OF PLATS, PAGE 15, IN MCHENRY COUNTY, ILLINOIS.

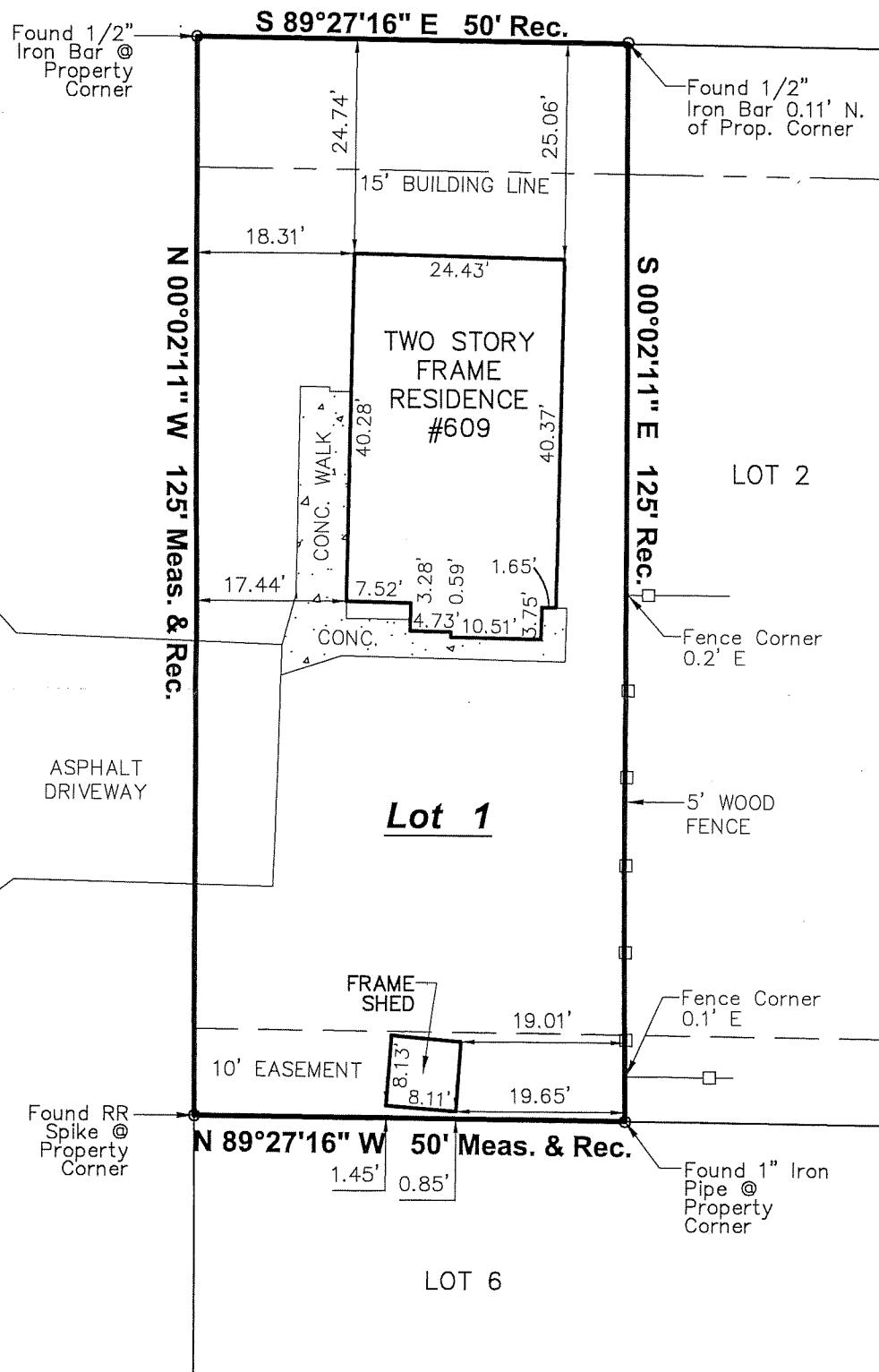
PARCEL AREA: 6,250 SQ. FEET

NORTH AVENUE

80' Wide

ROSE AVENUE

66' Wide



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS } s.s.
COUNTY OF MCHENRY }

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 16th DAY OF August, A.D. 2021

JEFFREY A. SPIREK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
REGISTERED AGENT FOR LUCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2022

NOTES:
*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE, IMMEDIATELY.
*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
*UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

LEGEND	
●	Set IP
○	Fnd IP
x	Fnd "X"
⊗	Fnd P.K.
—□—□—	Wood Fence
—x—x—	CL Fence
▨	Concrete
▩	Wood Deck
▤	Brick
★	STREET LIGHT
⊙	B-BOX
⊕	WATER VALVE VAULT
⊗	FIRE HYDRANT
⊙	MANHOLE
⊙	STORM MANHOLE
⊕	JUNCTION BOX
⊕	POWER POLE
⊕	ELECTRIC TRANSFORMER



Luco Surveying	
Professional Design Firm No. 184.007972	
54 Lou Avenue, Crystal Lake, IL 60014	
Phone: 815.526.3974	Email: admin@lucosurveying.com
Common Address: 609 North Avenue, Crystal Lake, IL	
PIN # 18-02-429-001	
Job Number: 21 - 64329	Drawn By: LAH
Client: CLARK	Reference: POTTAST TRUST
Field Work Completion: 08-13-2021	
Revisions:	

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:

Name SPAARGAREN, JASON AND MARLA
Address 609 North Ave.
City, St, Zip Crystal Lake, IL 60014
Daytime Phone 708-655-7026
Email MCSPAARG@Gmail.COM

ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):

Name _____
Address _____
City, St, Zip _____
Phone _____
Email _____

APPLICANT (If other than owner):

Name SAME AS OWNER
Address _____
City, St, Zip _____
Daytime Phone _____
Email _____

TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):

Name _____
Address _____
City, St, Zip _____
Phone _____
Email _____

PARCEL INFORMATION:

Address 609 NORTH AVE
City Crystal Lake Zip 60014
Parcel/Tax Number 18-02-429-001
Number of Acres 0.14

Applying For: (Check all that apply)	<input type="checkbox"/> Reclassification	Current Zoning: _____	Requested Zoning: _____
	<input type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: _____	
	<input type="checkbox"/> Variation, Administrative	Variation Request: <u>NORTH AVE. SETBACK = 9.06'</u>	
	<input checked="" type="checkbox"/> Variation, Zoning	<u>ROSE AVE. SETBACK = 17.65'</u>	
	<input type="checkbox"/> Site Plan Review	Type: _____	
	<input type="checkbox"/> Text Amendment	UDO Section(s): _____	
	<input type="checkbox"/> Appeal	Type: _____	

Please provide additional information on the back of this page.

NARRATIVE: Please use this space to explain your request in detail.

We are asking for permission to build an attached, 1-car garage on the north side of our home. The home currently has no garage. Our hope when we bought our home was to build a garage but we quickly learned that our entire back yard is a leach field for our septic system. Our tank is also in our backyard. After looking at all our options, we hired an architect who confirmed our best option is to attach a garage on the north end of the home. However, our 15' build line is within the setback from the street (North Ave). We moved to Crystal Lake almost 3 years ago because of all the recreation options. Yet we have nowhere to store a kayak or anything the kids would like to get. Their bikes fill up our shed, on top of tools and the lawnmower. Additionally, my husband is a disabled veteran and shoveling the cars out of our existing driveway is difficult. Having one vehicle in a garage would be lifechanging. We have thought about moving to another home, but we love this house and our kids love their schools. We don't want to move them again. We hope to stay here for a very long time. Please see architect-stamped blueprint for garage specifications.

CONSENT


I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.


Owner's Signature

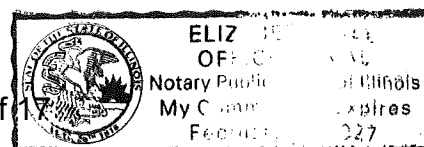
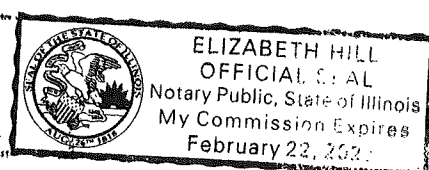
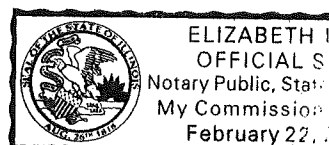
Spaargaren Jason
Print Name


Signature
MARIA C. SPAARGAREN
Print Name

SUBSCRIBED and SWORN to before me
this 7th day of May, 2021.


NOTARY PUBLIC

State of Illinois
County of McHenry



CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative may inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES


I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.


ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.


ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.


Owner's Signature
Spaargaren Jason
Print Name


Signature
Maria C. Spaargaren
Print Name

SUBSCRIBED and SWORN to before me
this 7th day of May, 2024.


NOTARY PUBLIC



State of Illinois
County of McHenry

Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out? The back yard is occupied by septic system, including leach field. The only other option is to build in the front (north), which our build line falls in the street setback (North Ave). There are no other viable ~~options~~ locations for a garage.
2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

Most other properties in the area have an existing garage. Many of the properties are double lots which have a house and garage on separate parcels. Our lot is a single parcel, corner lot which our home sits on sideways.

3. Other than increased monetary gain, what is the purpose of the variation?

To have shelter for a vehicle, storage for recreational objects, and prevent disabled veteran from shoveling heavy snow or falling on ice.

4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?

No, building records per McHenry Cty Building Dept. indicate that the home was erected this way (re: septic system.)

5. Will the variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood?

No, the garage and its variance will not negatively affect neighbors, surrounding properties or any other projects in the area. Neighbors we have spoken to have verbally expressed positive thoughts about it.

6. Will the variation: impair an adequate supply of light and air to adjacent property, increase congestion on the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?

No, the dwelling will not impact neighboring properties in any of these ways. If anything, it will increase neighboring property values.

7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?

No, most corner lots in this area have preexisting garages and/or better-placed septic systems, therefore they have more options for placement.

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



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

May 8, 2024

Jason Spaargaren
609 North Avenue
Crystal Lake, IL 60014

<u>Re:</u>	Parcel # 18-02-429-001
<u>Common Location:</u>	609 North Avenue, Crystal Lake, IL 60014
<u>NRI#</u>	L24-050-4606
<u>Zoning Change:</u>	R1 to R1 Variance

Dear Mr. Spaargaren:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Jason & Marla Spaargaren property as applied for in Report #L24-050-4606. Due to the size of the parcel and minimal construction, 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 wetlands, hydric soils, or floodplains were found on the site from office maps. Our 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 Management Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Ryan Bieber
Urban Conservation Specialist