



McHenry County
Zoning Board of Appeals - Zoning Hearing
AGENDA

May 12, 2026, 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 Z26-0020 Yegge, R1-R1V, Nunda Twp 2
4. OLD BUSINESS
5. PUBLIC COMMENT
Topics unrelated to public hearing - 3-minute time limit per speaker
6. ANNOUNCEMENTS
7. ADJOURNMENT

We are respectfully requesting zoning approval to expand the garage at our residence located at 807 S. Emerald Drive, McHenry, IL 60051. Our current garage measures approximately 20 feet in width and 17 feet 6 inches in depth. This size does not provide sufficient space to accommodate both of our vehicles. Due to the limited parking available on our property, an expanded garage would greatly improve the functionality and safety of our home for our family. The proposed garage will extend the depth of the garage by 5 feet. After the garage addition, the street-side setback would be 19'4". This is less than the current 30' street side setback requirement, but it will equal many of the current homes on South Emerald Drive.

In addition to extending the existing garage, we will also add a garage bay on the north side of our home. This addition would increase our vehicle capacity and provide much-needed storage space. Storage within the home is significantly limited because of its size and the fact that it is built over a crawl space. This additional bay would also be 19' 4" off the street-side lot line.

Approval of the requested variances for the street-side garage additions would greatly enhance the practical use of our home and better support the needs of our family. We sincerely appreciate your consideration of this request.

Approval Standards for Variation

(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

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?
Hardship due to the original construction of the home. The garage size and road setback are too small. Also, combining parcels increased the setback distance from the lot line.
2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?
Setback distance from both roadway and lot line are very similar to most properties on South Emerald Drive.
3. Other than increased monetary gain, what is the purpose of the variation?
Increase storage space and the ability to park cars in the garage.
4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?
Yes original construction of the home was made to be in line with the majority of homes on South Emerald Drive.
5. Will the variation be detrimental to the public welfare or injurious to other property owners' improvements in the neighborhood?
No

6. Will the variation: impair an adequate supply of light and air to adjoining 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?

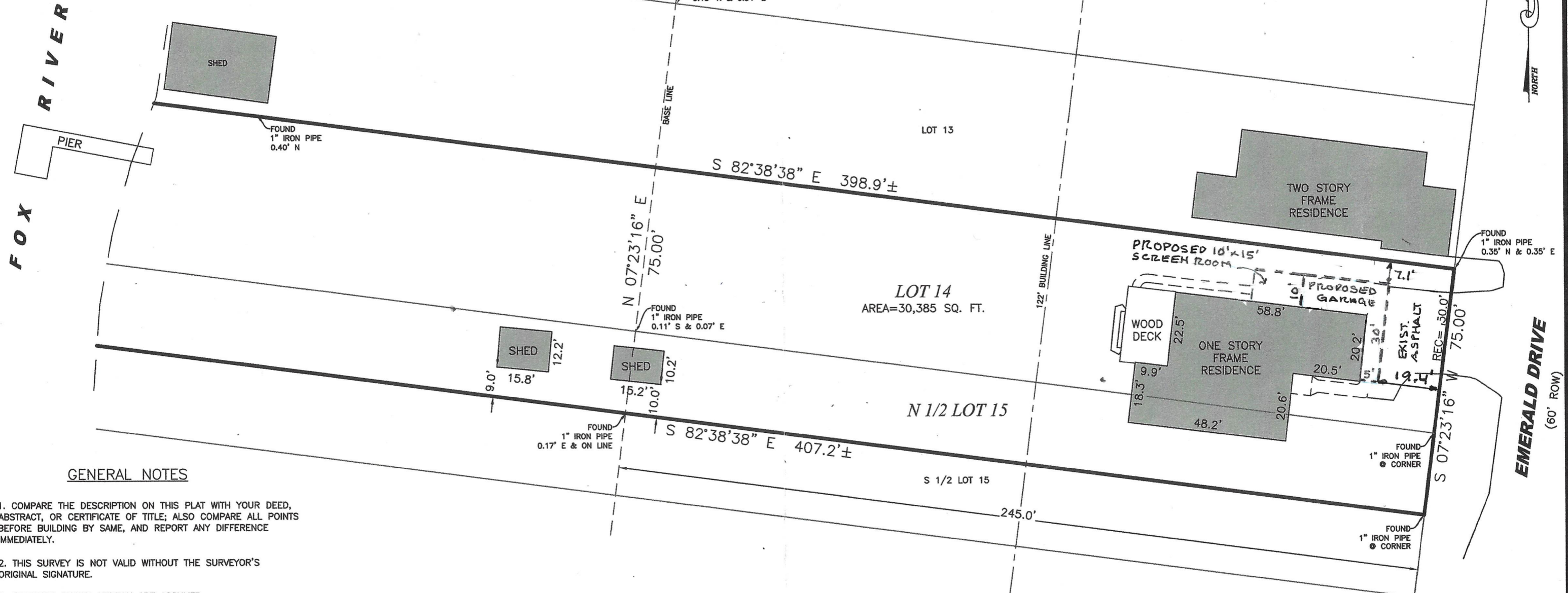
No. Most homes in the area are built with small side and street side setbacks.

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

PLAT OF SURVEY

LOT 14 AND THE NORTH HALF OF LOT 15 IN SECOND ADDITION TO HICKORY GRANGE SUBDIVISION OF PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 3, 1941, AS DOCUMENT NUMBER 15386, IN BOOK 7 OF PLATS, PAGE 69, IN MCHENRY COUNTY, ILLINOIS.

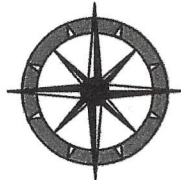


GENERAL NOTES

1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE.
3. BEARINGS SHOWN HEREON ARE ASSUMED.
4. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
5. FIELD WORK COMPLETED 07/26/2024.
6. PREPARED FOR STEVEN G. ENGLISH.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF MCHENRY)
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 GIVEN UNDER MY HAND AND SEAL AT WOODSTOCK, ILLINOIS,
 THIS 29TH DAY OF JULY, A.D., 2024.
 BY: *[Signature]*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3552
 LICENSES EXPIRE NOVEMBER 30, 2024.
 PROFESSIONAL DESIGN FIRM 184.006160



MERIDIAN
 Land Surveying Co.
 2547 APPLEWOOD LANE
 WOODSTOCK, IL
 (815)861-3135

807 S. EMERALD DRIVE
 MCHENRY, IL

PROJECT NO. 24-203
 DATE 07/29/24
 SCALE 1"=30'
 DRAWN BY: CDH
 CHECKED BY: CDH

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



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

April 2, 2026

Matthew Yegge
807 S Emerald Dr
McHenry, IL 60051

Re: Parcel # 14-01-326-039
Common Location: 807 S Emerald Dr., McHenry, IL 60051
NRI# L26-035-4814
Zoning Change: Variance for garage

Dear Mr. Yegge:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Matthew Yegge property as applied for in Report #26-035-4814. Due to the amount of disturbed soils on the site and the location of the proposed variance, 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.

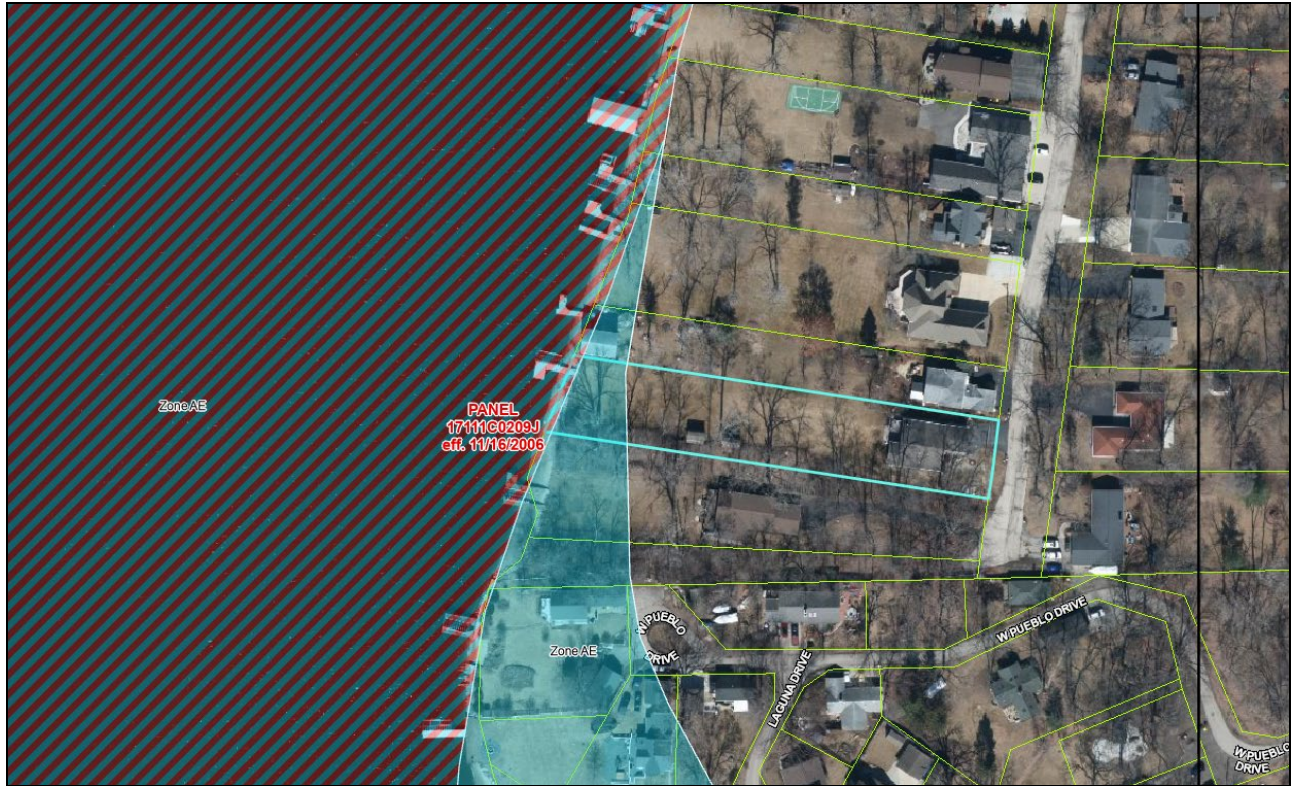
The FEMA Flood Insurance Rate Map (Panel 17111C0209J) indicates Zone AE, 100-year floodplain with a base flood elevation of 739', on the western portion of your parcel. If future construction is to occur within this area, it is recommended that you contact the McHenry County Department of Planning & 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,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development



Resources for the Future

IN THE MATTER OF THE APPLICATION OF)
THE MATTHEW YEGGE AND THERESA YEGGE REVOCABLE LIVING)
TRUST DATED AUGUST 18, 2008, OWNER OF RECORD,) LEGAL NOTICE OF PUBLIC HEARING
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) Z26-0020
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A)
VARIATION)

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 14 AND THE NORTH HALF OF LOT 15 IN SECOND ADDITION TO HICKORY GRANGE SUBDIVISION OF PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 3, 1941, AS DOCUMENT NUMBER 15386, IN BOOK 7 OF PLATS, PAGE 69, IN MCHENRY COUNTY, ILLINOIS.

PIN 14-01-326-039

The subject property is located on the west side of South Emerald Drive approximately 945 feet south of the intersection of South Emerald Drive and Drucker Lane **with a common address of 807 South Emerald Drive, McHenry, Illinois in Nunda Township.**

The subject property is presently zoned **“R-1” Single Family Residential and consists of approximately 0.70 acres with “R-1” Single Family Residential zoning to the North, East and South and Fox River to the West.**

The Applicant is requesting a **VARIATION of the subject property to allow for a setback of nineteen (19) feet from the required thirty (30) feet from the East street lot line.**

Matthew Yegge and Theresa Yegge as Trustees of The Matthew Yegge and Theresa Yegge Revocable Living Trust Dated August 18, 2008, the Owner and Applicant, can be reached at 807 South Emerald Drive, McHenry, Illinois in Nunda Township.

A hearing on this Zoning Application will be held on the 12th day of May 2026 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 14th DAY OF APRIL 2026.

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.