

MCHEMRY COUNTY PLANNING AND DEVELOPMENT
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
 815-334-4560

Office Use Only

Petition #/Permit # 2024-031

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

<p>OWNER INFORMATION:</p> <p>Name <u>David and Kimberly Mey</u></p> <p>Address <u>2708 Walkup Rd</u></p> <p>City, St, Zip <u>Crystal Lake, IL 60012</u></p> <p>Daytime Phone <u>847-276-8768</u></p> <p>Email <u>dmejone dmejone@gmail.com</u></p>	<p>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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<p>APPLICANT (if other than owner):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Daytime Phone _____</p> <p>Email _____</p>	<p>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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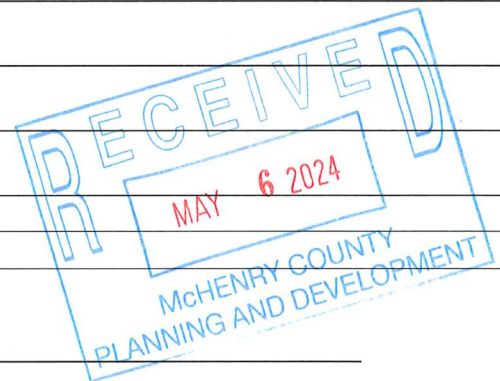
PARCEL INFORMATION:

Address 2708 Walkup Rd

City Crystal Lake Zip 60012

Parcel/Tax Number ^{part of} 14-17-426-009

Number of Acres ~~885~~ 2.19



<p>Applying For:</p> <p>(Check all that apply)</p>	<p><input checked="" type="checkbox"/> Reclassification</p> <p><input type="checkbox"/> Conditional Use & Site Plan Review</p> <p><input type="checkbox"/> Variation, Administrative</p> <p><input type="checkbox"/> Variation, Zoning</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input type="checkbox"/> Text Amendment</p> <p><input type="checkbox"/> Appeal</p>	<p>Current Zoning: <u>A-2</u> Requested Zoning: <u>E-1</u></p> <p>CUP Request:</p> <p>Variation Request:</p> <p>Type:</p> <p>UDO Section(s):</p> <p>Type:</p>
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Please provide additional information on the back of this page.

Approval Standards for Map Amendments
(McHenry County Unified Development Ordinance §16.20.010E.1)

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

1. Is the **proposed zoning designation** compatible with the existing uses and zoning designations of nearby properties? *Yes, it is compatible. It is surrounded by residential homes that are zoned estate.*

2. To what extent is the value of the subject property diminished by the **existing zoning designation**? *none, but wanting to build a home there.*

3. Is there a benefit to the health, safety, and welfare of the public under the **current zoning designation**?

~~Yes~~ *no,*

4. Is this property suitable for uses allowed under the **current zoning designation**?

Yes, but we want to further develop the property

5. How long has the property been vacant under the **current zoning designation**?

1 *It is currently being used for agriculture / farming.*

6. Is there a public need for the **proposed use** of the property?

Yes, housing and revenue

7. Is the **proposed use** consistent with the McHenry County 2030 and Beyond Comprehensive Plan? If not, please explain how the plan designation is inappropriate for this property?

Yes, it is consistent with the comprehensive plan to further develop housing in the county.

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?

We already subdivided the 2 acre parcel and would have to change the existing plat of survey. It's exactly 2 acres.

2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?

It is not unique. We are only asking for 14 1/2 feet of variance off of the 150 feet requested for the road frontage.

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

To be able to keep the A-Z parcel as large as possible while still creating a 2 acre parcel to be developed.

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

No + they did not. We are trying to cut off a 2 acre parcel to develop.

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

No, it will increase the value of the properties in the area.

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, it will not negatively affect any properties in the area.

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, it would not confer special privilege, as it would just be 14 1/2 feet less on the south side.

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

We have a property currently zoned A-2, approx 8.85 acres. We are petitioning to re-zone a 2.19 acre parcel on the north side to E-1, for development of a future estate residence.

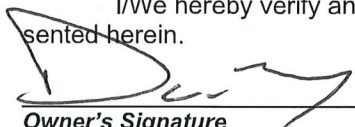
We are asking for a variance of approx 14 1/2 ft. on the west side facing Walkup Rd. along your road @ frontage

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.

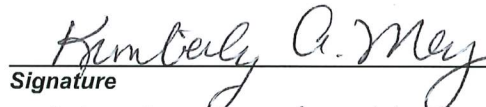
VERIFICATION

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



Owner's Signature
David W. Mey

Print Name



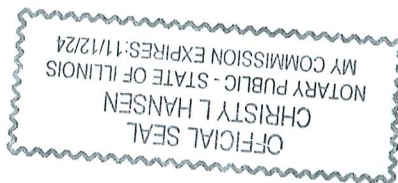
Signature
Kimberly A. Mey

Print Name

SUBSCRIBED and SWORN to before me
this 16th day of May, 2024.



NOTARY PUBLIC



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
David W. Mey

Print Name



Signature
Kimberly A Mey

Print Name

SUBSCRIBED and SWORN to before me
this 16th day of May, 2024.



NOTARY PUBLIC

