

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  
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)

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 SOUTHWEST 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 11<sup>th</sup> 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 20<sup>TH</sup> 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](http://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](http://www.mchenrycountyil.gov/county-government/new-meeting-portal) and choosing the “Video” link for the specific meeting date.