

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

Office Use Only
Petition #/Permit # _____

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>	<u>ROSE AVE. SETBACK = 17.65'</u>
	<input checked="" type="checkbox"/> Variation, Zoning	Type: _____	
	<input type="checkbox"/> Site Plan Review	UDO Section(s): _____	Type: _____
	<input type="checkbox"/> Text Amendment		
	<input type="checkbox"/> Appeal		

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
MARLA C. SPAARGAREN

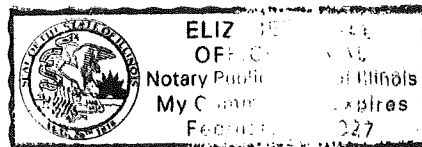
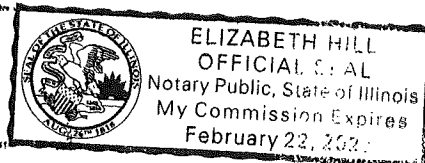
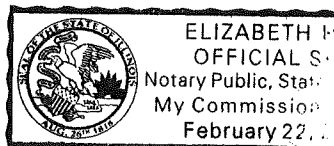
Print Name

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 many 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

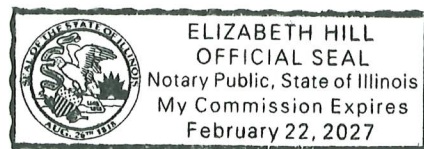
I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse 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.

Jason Spaargaren
Owner's Signature
Spaargaren Jason
Print Name

Maria C. Spaargaren
Signature
Maria C. Spaargaren
Print Name

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

Elizabeth Hill
NOTARY PUBLIC



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.