


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

Office Use Only
Petition #/Permit # <u>2025-002</u>

**APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW**

<p><b>OWNER INFORMATION:</b></p> <p>Name <u>BRADLEY FULLER</u></p> <p>Address <u>3912 BURTON TR.</u></p> <p>City, St, Zip <u>CRYSTAL LAKE, IL 60014</u></p> <p>Daytime Phone <u>(847) 951-5000</u></p> <p>Email <u>mphrpm@aol.com</u></p>	<p><b>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</b></p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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<p><b>APPLICANT (If other than owner):</b></p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Daytime Phone _____</p> <p>Email _____</p>	<p><b>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</b></p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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<p><b>PARCEL INFORMATION:</b></p> <p>Address <u>3912 BURTON TR.</u></p> <p>City <u>CRYSTAL LAKE</u> Zip <u>60014</u></p> <p>Parcel/Tax Number <u>15-19-455-016</u></p> <p>Number of Acres <u>0.32 Acres</u></p>	
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<p>Applying For:</p> <p>(Check all that apply)</p>	<input type="checkbox"/> Reclassification	Current Zoning: _____	Requested Zoning: _____
	<input type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: _____	
	<input type="checkbox"/> Variation, Administrative <input checked="" type="checkbox"/> Variation, Zoning	Variation Request: <u>2' Setback</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.

Request to receive a variance from the required 10' setback to a 2' setback. We would like to extend our current structure, while following current building lines and aesthetics.

**CONSENT**

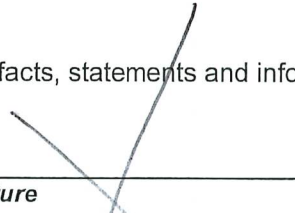
I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

**VERIFICATION**

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

  
\_\_\_\_\_  
Owner's Signature

Bradley Fuller  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

SUBSCRIBED and SWORN to before me this 28<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
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 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.

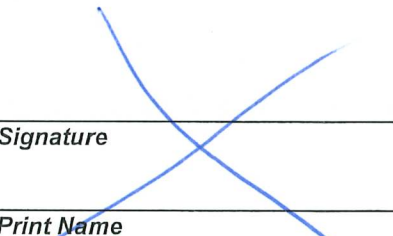
**ZONING APPLICATION INTERPRETATION**

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.

  
\_\_\_\_\_  
Owner's Signature  
Bonoly Allen  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

SUBSCRIBED and SWORN to before me  
this 28<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
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?

in a small <sup>currently we have my wife, myself, AND 3 daughters</sup> living space, with the septic to the east, ABUTTING 3 ROADS, AND the existing Building ALREADY encroaching the setback, we have nowhere else to go.

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

The current structure was built before modern setbacks were established, making the current structure ALREADY encroaching current setbacks.

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

Monetary gain was not even a factor, rather the purpose is to increase quality of life for my family, and make the space more comfortable.

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

We (the current property owners) did not create the hardship, except our family grew. Previous property owners "DID" UNINTENTIONALLY create the hardship by building so close to old setbacks approved back then.

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

Not at all, as a matter of fact, the ONLY affected neighbor has no issue with our currently presented Set Back Variance Request.

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?

Allow us Not at all, if anything, the proposed variation will both the property values and visual appearance of the neighborhood, improve

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, if any other request by others with similar hardship and circumstances were presented, I would expect those received the same privilege