

## Project Narrative: 505 Mineral Springs Drive, McHenry il

We are planning on remodeling our home, adding an addition and an inground pool at 505 Mineral Springs Drive, McHenry, IL. We have been unable to use this home full-time due to several limitations and dysfunctional components within the home and the configuration of the lot.

We are requesting a zoning variance to reduce the required side yard setback on the south, down to 2 ½ ft for the attached 2-car garage including 30- inch overhangs and gutters.

This house was previously used as a duplex rental apartment, and we would like to conform it to a single-family home with an attached garage for safety, security and storage.

Making this property a single-family home would complement the community, improve neighborhood property values and encourage modernization in the area.

We currently do not have a dishwasher, washing machine or garage. The new septic system is in the only place allowable. The lot constraint has been difficult because the neighbor across the street has their well streetside. The septic design has been approved and a permit issued #25-0019 on 3/21/25, accommodating a dishwasher, washing machine and the attached 2-car garage.

It is the septic system that is necessitating the need for the decreased zoning variance setback for the garage.

A 16x30 (approximate size) in-ground pool will also be added with the remodel/addition, on the river side of the home.

We have an open community lot on the south side of the home that does not have any structure or housing.

As stakeholders in the neighborhood, at our expense, we have assisted in maintaining the community lot by having a diseased tree removed, a tree stump removed, hanging branches trimmed, grass seeding/fertilizing, and transplanting plants to help beautify the lot, with Clement Lodge HOA approval. The empty lot is next to ours and we want it to look nice too.

We have been granted FEMA and LOMA approval to have our entire property out of the flood zone.

Thank you for your consideration in this matter.