

Approval Standards for Variation
(McHenry County Unified Development Ordinance §16.20.020F)

This form must be completed for requests for variation(s). Yes and No answers are insufficient, please provide a minimum of one (1) or two (2) sentence explanation. If there is insufficient room (650 character limit), please provide a separate response page.

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?

If the 50% hard surface limit is enforced, we will not have the capacity to provide sufficient warehousing space to meet the growing needs of the businesses operating within our building. As these businesses expand, they require more functional space for inventory, storage, and logistics. Without the ability to increase the hard surface area, we risk limiting their growth or losing them altogether. This creates a hardship not only for us as the property owner, but also for the businesses working to stay and thrive in McHenry County.

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

This property is uniquely positioned as a multi-tenant commercial building where several businesses are growing simultaneously and require expanded warehousing space to support operations. Unlike other properties in the district that may serve a single, less space-intensive use, this site must accommodate a broader range of logistical needs within a limited footprint. The current hard surface limitation does not reflect the functional demands placed on this property due to its specific use and the scale of the businesses operating within it.

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

The purpose of the variation is to provide the necessary space for warehousing operations that support the businesses currently occupying the building. As these businesses grow, so does the need for accessible, organized storage and inventory management. The additional hard surface will allow for safer, more efficient warehousing functions and will help prevent the disruption that could occur if storage becomes inadequate. This change supports business sustainability, job retention, and local economic development—not personal financial gain.

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

No. The hardship is not the result of any action taken by the current or past property owners. The need for increased hard surface area has emerged as a result of natural business growth and the evolving operational needs of our tenants. As warehousing demands increase, the existing surface area no longer adequately supports efficient use of the site. This is a response to success and expansion—not poor planning or neglect.

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

No. The proposed increase in hard surface area is intended to support warehousing operations for growing businesses on the property. It will not introduce excessive noise, traffic, or disruptions to the surrounding area. The hard surface addition is planned with respect to the surrounding properties and is consistent with maintaining a clean, organized, and professionally operated site. This variation will actually support local economic stability by helping businesses remain viable within McHenry County.

6. Will the variation: impair an adequate supply of light and air to adjoining 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 proposed increase in hard surface area to support warehousing will not impact the supply of light or air to neighboring properties. The additional surface is planned within the existing footprint of the site and will not encroach on adjacent lots or obstruct visibility. Because the purpose is warehousing—not public traffic or retail activity—it will not increase congestion on public streets. Fire safety standards will continue to be met, and the change will not pose any added risk to adjacent properties. In fact, this improvement may help maintain or even enhance surrounding property values by supporting well-managed businesses.

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. This variation does not grant a special privilege but rather responds to a legitimate and growing operational need for expanded warehousing space to support the businesses within the building. The increased hard surface area is necessary to accommodate these warehousing functions—allowing tenants to store inventory efficiently and meet increased demand without relocating. This request supports economic growth and job retention in McHenry County. Denying the request could force businesses to consider leaving the county in search of more flexible space, potentially impacting the local economy.

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.

CONSENT


I/We hereby authorize that the applicant, attorney, or agent to 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

Donald A. WETZEL
Print Name


Signature

LORI B. WETZEL
Print Name

SUBSCRIBED and SWORN to before me

this 27 day of May, 2025.

Kathleen Elaine Niemczyk
NOTARY PUBLIC



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

Office Use Only

Petition #/Permit # _____

CORPORATE DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by a corporation or partnership for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify the names and addresses of all officers and directors and all shareholders/stockholders owning an interest in excess of seven and one-half percent (7.5%)

If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

Name of Entity: <i>Petes Properties</i>			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
<i>Dorenda Witz</i>	<i>President</i>	<i>15633 EAST BIRMINGHAM ROAD LAWRENCEVILLE IL</i>	<i>50%</i>
<i>Lori B Wetzel</i>	<i>VP</i>	<i>15633 EAST BIRMINGHAM ROAD LAWRENCEVILLE IL</i>	<i>50%</i>

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).