

Property located at 6914 Mensching Rd Huntley, IL is being requested to split the original parcel attached to Mensching rd. into two parcels. The request is to split the existing two houses off onto their own parcel and the farmland as a stand-alone vacant land parcel. The house parcel meets the county and city standards with adequate road frontage for the acreage (8 acres). We are requesting the current zoning A-1 to an A-2 district. This reclassification is to ensure both parcels can be maximized for use and sell-ability.

We are aware that the current dwelling allowance for a secondary dwelling is being requested as well. Due to the layout of the dwellings and current requirements for a split, it isn't feasible for us to request a third split for the secondary dwelling. We are requesting that a variance is granted for the secondary dwelling to go from 900 square feet to approximately 1200 square feet for the secondary dwelling.