# #2026-181
# 7763 Olde Post Road – Variation
# Project Review for Planning and Zoning Commission

**Meeting Date:** October 21, 2026

**Request:** The construction of a 5-foot wrought iron style aluminum fence on the property line along Olde Post Road, a variation of 50 feet

**Location:** 7763 Olde Post Road

**Acreage:** Approximately 45,900 square feet

**Existing Zoning:** RE Residential Estate

**Surrounding Properties:**
North: M-L Manufacturing Limited and RE Residential Estate
South: R-3B PUD Multi-Family Residential
East: RE Residential Estate
West: M-L Manufacturing Limited

**Staff Contact**: Elizabeth Maxwell (815.356.3615)

---

**Background:**

- The property is a single-family home at the end of Olde Post Road.
- The owners have a small, fenced area behind the home.
- The new fence will start at the north side of the home, travel along the back yard up the side yard (south property line) all the way to the front property line along Olde Post Road.
- Fences higher than 3 feet are required to meet setbacks. The front yard setback for Residential Estate is 50 feet.

**Development Analysis:**

General

- Requests: To construct a new 5-foot wrought iron style aluminum fence along the front property line wrapping around the side and rear property on the south lot.
- Zoning: The site is zoned RE Residential Estate.
- Land Use: The land use map shows the area as Urban Residential.

Site Plan

- The proposed location of the fence is away from the edge of pavement, but on the property line.
- The fence will not be a privacy fence and be see-through.




**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

**Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.**

**Supporting Actions**: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

**Findings of Fact:**

ZONING ORDINANCE VARIATIONS

The petitioner is requesting a variation to allow a 5-foot high fence on the property line, a variation of 50 feet.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

**Recommended Conditions:**
If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. Application (Stanish, received 09/03/25)
   B. Drawing of Fence (Stanish, undated, received 09/03/26)
   C. Plat of Survey (VSSI, dated 10/29/07, received 09/03/26)

2. The fence must be a wrought iron style to be located at the front property line and cannot be converted to a board-on-board fence.

PIQ Map
7763 Olde Post Road



# Application for Simplified Residential Variation

Application Number: _____ FOR OFFICE USE ONLY

Project Name: _____

Date of Submission: _____

## I. Applicant

Kay Stanish

Name

[redacted]Old Post Road

Street

Crystal Lake IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

## II. Owner of Property (if different)

Name

Address Telephone Number

## III. Project Data

1. a. Location/Address [redacted] Old Post Road Crystal Lake, IL 60014

   b. PIN #: [redacted]

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

I would like to install a 5ft aluminum fence on the South side of my property. The South side of my propery is considered side yard by City standards. I really don't have a traditional front/back yard. 5 ft is requested to ensure containment of athletic dogs. The unique request is that I am requesting this to be on my lot line, not the traditional set back of even with front of house because this is where my septic tank and septic field resides.

IS THE HARDSHIP SELF-CREATED?

No, this is not self-created. This was the spot of septic install at the time of building the housein 2007 and at the recommendation of the septic installers

RECEIVED
SEP 03 2026
By: RH PM

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

No.

Others in area have installed fences without the interference of a septic tank and septic field.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

No. Our location is all of similar lot size and some already have fenced in back yards. there are a small number of lots in my location that have most of the yard as side yards vs. traditional front/back yards.

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

No, I live at the end of a dead end road so there is little public to begin with and it certainly would not be deterimental nor injurious.

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

No. Given the aluminum nature, it will be largely see through. It is not a privacy fence in any manner

3. List any previous variations that are approved for this property: None

## IV. Signatures

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

[redacted] KAY STANISH 9-2-26

OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

Certificate of the Publication

Northwest Herald

Description:CRYSTAL-7763 OLDE POST RD
2354759

JBS PROPERTY TAX SOLUTIONS
7763 OLDE POST RD
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
10/03/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
3rd day of October, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10076732

Amount $120.02

**BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS**

IN THE MATTER OF THE APPLICATION OF
Kay Stanish

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Kay Stanish for approval of a Variation at the following real estate known as 7763 Olde Post Road, Crystal Lake, Illinois 60014, **PIN:** 19-10-430-003.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to construct a five-foot high fence Zero-feet from the front property line along Olde Post Road, an encroachment of 50 feet into the required 50-foot setback, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance pursuant to Article 4 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, October 21, 2026, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission, City of Crystal Lake
(Published Northwest Herald Oct. 3, 2026) 2354759

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
KAY STANISH;

**AFFIDAVIT**

KAY STANISH, being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on October 21, 2026, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on OCTOBER 3, 2026.

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on 10/2/2026
(date)

Kay Stanish
(name) (Signature)
**(SIGN NAME IN PRESEANCE OF A NOTARY)**

Subscribed and Sworn to me before
This 2nd day of October, 2026

C.K.
Notary Public

OFFICIAL SEAL
CRAIG S. KRANDEL
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 450456
MY COMMISSION EXPIRES OCT. 19, 2028

| ParcelNumber | Owner | Address | | City | Zip | State | SiteAddress |
|---|---|---|---|---|---|---|---|
| 19-10-430-003 | STANISH KAY LIV TR | 7763 OLD POST RD | | CRYSTAL LAKE | 600148271 | IL | 7763 OLD POST RD |
| 19-10-426-003 | ROBERTS JOSEPH P STEPHANIE F | 7715 OLDE POST RD | | CRYSTAL LAKE | 60014 | IL | 7715 OLDE POST RD |
| 19-10-427-007 | ZDUNEK EDWARD A | 4314 FAIRFAX DR | | CRYSTAL LAKE | 600148266 | IL | 4314 FAIRFAX DR |
| 19-10-429-001 | ARVANITIS DINOS TR | 7770 OLDE POST RD | | CRYSTAL LAKE | 60014 | IL | 7770 OLDE POST RD |
| 19-10-429-002 | MORRIS DAVID B JAMIE S | 4309 FAIRFAX DR | | CRYSTAL LAKE | 60014 | IL | 4309 FAIRFAX DR |
| 19-10-401-011 | MERCY ALLIANCE INC | 1000 MINERAL POINT DR | PO BOX 5003 | JANESVILLE | 535475003 | WI | LUTTER DR |
| 19-10-476-013 | REDWOOD CL CENTRL PK DR IL P1 | 7007 E PLEASANT VALLEY RD | | INDEPENDENCE | 44131 | OH | N/A |
| 19-10-401-008 | MERCY ALLIANCE INC | 1000 MINERAL POINT DR | PO BOX 5003 | JANESVILLE | 535475003 | WI | 909LT LUTTER DR |
| 19-10-426-002 | LOOS WILLIAM H KATHY M | 7701 OLD POST RD | | CRYSTAL LAKE | 60014 | IL | 7701 OLD POST RD |
| 19-10-427-003 | PLONTKE STEVEN DOLORES | 7750 OLD POST RD | | CRYSTAL LAKE | 600148269 | IL | 7750 OLD POST RD |

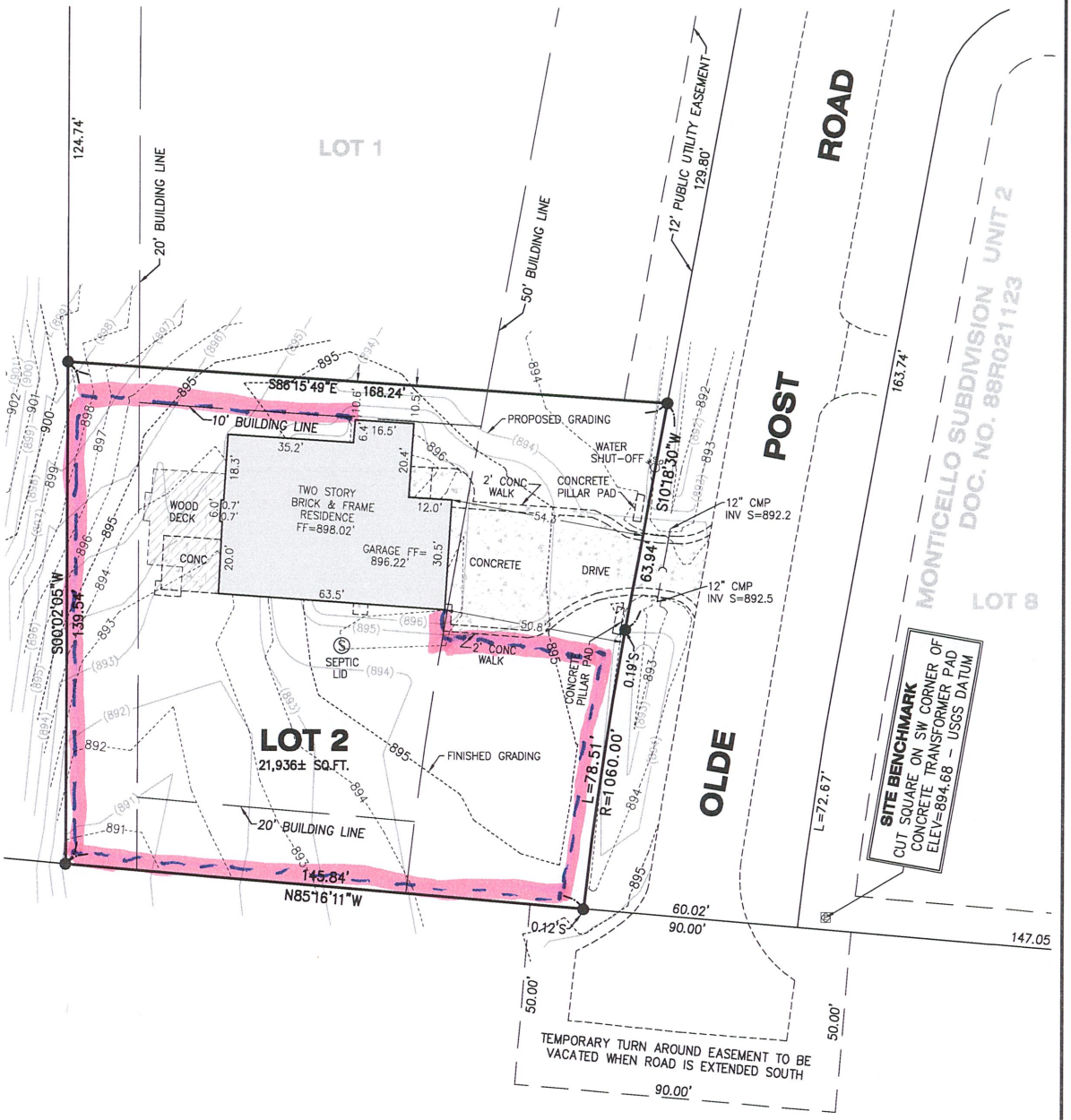
Mock up as Site Plan

– – – – = Proposed fence

VSSE INC.
Vanderstappen Schmitt Surveying & Engineering
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vsseinc.com

# PLAT OF SURVEY

Lot 2 in Doughboy Subdivision, being a Subdivision of part of the Southeast Quarter of Section 10, Township 43 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded May 8, 2007 as Document No. 2007R0031995, in McHenry County, Illinois.




(XXX) = PROPOSED GRADING FROM SITE PLAN
XXX = FINISHED GRADING

| LEGEND | |
|---|---|
| ● FOUND IRON BAR | ◉ SET IRON BAR |
| ⊗ FOUND NAIL | ⊗ SET NAIL |
| ⊕ FOUND SPIKE | ⊕ SET SPIKE |
| ✱ FOUND CROSS | ⊕ SET CROSS |
| ○ FOUND IRON PIPE | ⊠ FOUND MONUMENT |

CLIENT: JEFF STANISH
DRAWN BY: ST CHECKED BY: WJV
SCALE: 1"=30' SEC. 10 T. 43 R. 08 E.
BASIS OF BEARING: PER RECORD SUBDIVISION
P.I.N.: 19-10-429-007
JOB NO.: 070029 I.D. LSS
FIELDWORK COMP.: 10/29/07 BK. 74 PG. 6
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 061083

**NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.**

- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

**Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.**

STATE OF ILLINOIS )
) S.S.
COUNTY OF McHENRY)

In my professional opinion and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock,
McHenry County, Illinois 10/31 ,A.D., 20 07 .

Vanderstappen Schmitt Surveying & Engineering, Inc.
Design Firm No. 184-002792

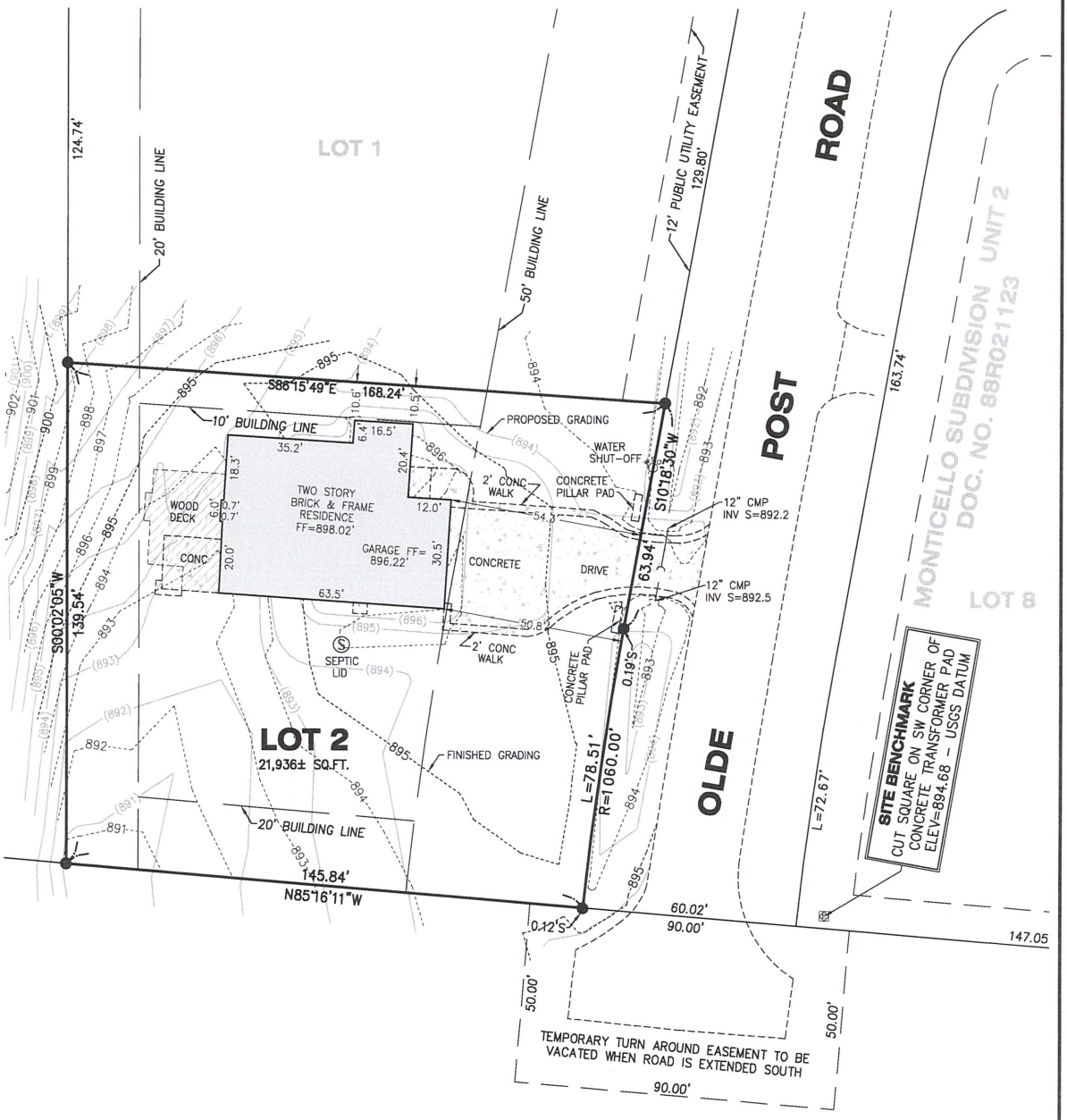
By: _____
Illinois Professional Land Surveyor No. 2709

Y:\PLATS\2007\0001-0199\070029_V-070029\dwg\070029 LSS.dwg-Layout1-11/10/2007 7:21 AM

VSSE INC.
Vanderstappen Schmitt
Surveying & Engineering
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vsseinc.com

# PLAT OF SURVEY

Lot 2 in Doughboy Subdivision, being a Subdivision of part of the Southeast Quarter of Section 10, Township 43 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded May 8, 2007 as Document No. 2007R0031995, in McHenry County, Illinois.




(XXX) = PROPOSED GRADING FROM SITE PLAN
XXX = FINISHED GRADING

| LEGEND | |
|---|---|
| ● FOUND IRON BAR | ◉ SET IRON BAR |
| ⊗ FOUND NAIL | ⊗ SET NAIL |
| ⊕ FOUND SPIKE | ⊕ SET SPIKE |
| ✱ FOUND CROSS | ✱ SET CROSS |
| ○ FOUND IRON PIPE | ⊠ FOUND MONUMENT |

CLIENT: JEFF STANISH
DRAWN BY: ST CHECKED BY: WJV
SCALE: 1"=30' SEC. 10 T. 43 R. 08 E.
BASIS OF BEARING: PER RECORD SUBDIVISION
P.I.N.: 19-10-429-007
JOB NO.: 070029 I.D. LSS
FIELDWORK COMP.: 10/29/07 BK. 74 PG. 6
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 061083

**NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.**

- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

**Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.**

STATE OF ILLINOIS )
) S.S.
COUNTY OF McHENRY)

In my professional opinion and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock,
McHenry County, Illinois 10/31 ,A.D., 2007 .

Vanderstappen Schmitt Surveying & Engineering, Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 2709

Y:\PLATS\2007\0001-0199\070029_V-070029\dwg\070029 LSS.dwg-Layout1-11/10/2007 7:21 AM