

4512

**KANE COUNTY DEVELOPMENT DEPARTMENT**

Subdivision and Zoning Division, Kane County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134  
Office (630) 232-3492  
Fax: (630) 232-3411

Received Date  
**MAY 08 2019**  
Kane Co. Dev. Dept.  
Zoning Division

**APPLICATION FOR A VARIATION**

**Instructions:**

To request a variation for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

<b>1. Property Information:</b>	<b>Parcel Number (s) :</b>  14-24-152-014-0000
	<b>Street Address (or common location if no address is assigned):</b>  Lot 19 Midfield Drive, Aurora, Illinois

<b>2. Applicant Information :</b>	<b>Name</b> Jesus & Mayela Meraz	<b>Phone</b> 630-779-9001
	<b>Address</b> 882 California Ct.	<b>Fax</b>
	Aurora, IL 60506	<b>Email</b>

<b>3. Record Owner Info:</b>	<b>Name</b> John C. Clarkin	<b>Phone</b> c/o Molly Spring 630-360-4807
	<b>Address</b> 2S924 Heritage Glen Ct.	<b>Fax</b>
	Batavia IL 60510	<b>Email</b>

**Zoning and Use Information:**

Current zoning of the property: \_\_\_\_\_

Current use of the property:         Vacant lot        

**Reason for Request:**

Variation requested (state specific measurements):  
        Request permission to construct residence of approximately 2000 sq. ft.        

        Applicants wish to construct a home on this lot (see attached diagram).        

Reason for request:         Applicants wish to live on this property        

**Action by Applicant on Property:**

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

        None known. This is a residential area.        

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

        The applicants plan to move into this home and use it as their primary residence.        

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)

        No        

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request **will not:**

1. Impair an adequate supply of light and air to adjacent property.

        A residential property on this lot would fit in with similar homes in the area.

2. Increase the hazard from fire and other dangers to adjacent property.

This home will not increase the hazard from fire or other dangers to adjacent property. It will be constructed to modern standards and all applicable building codes will be followed.

3. Diminish the value of adjacent land and buildings.

The applicant believes that on the contrary, the construction of a new home on a currently vacant lot will enhance the value of surrounding property.

4. Increase congestion or create traffic hazards.

The applicant does not believe that the construction of a single-family home on this lot will greatly increase congestion or create traffic hazards.

5. Impair the public health, safety, comfort, morals and general welfare.

The construction of a single-family home within this residential neighborhood will not impair public health, safety, comfort, morals and general welfare since it is keeping with the family-oriented nature of the neighborhood.

### Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact:  
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Application fee (make check payable to Kane County Development Department)
- Site Plan drawn to scale showing house, well and septic.

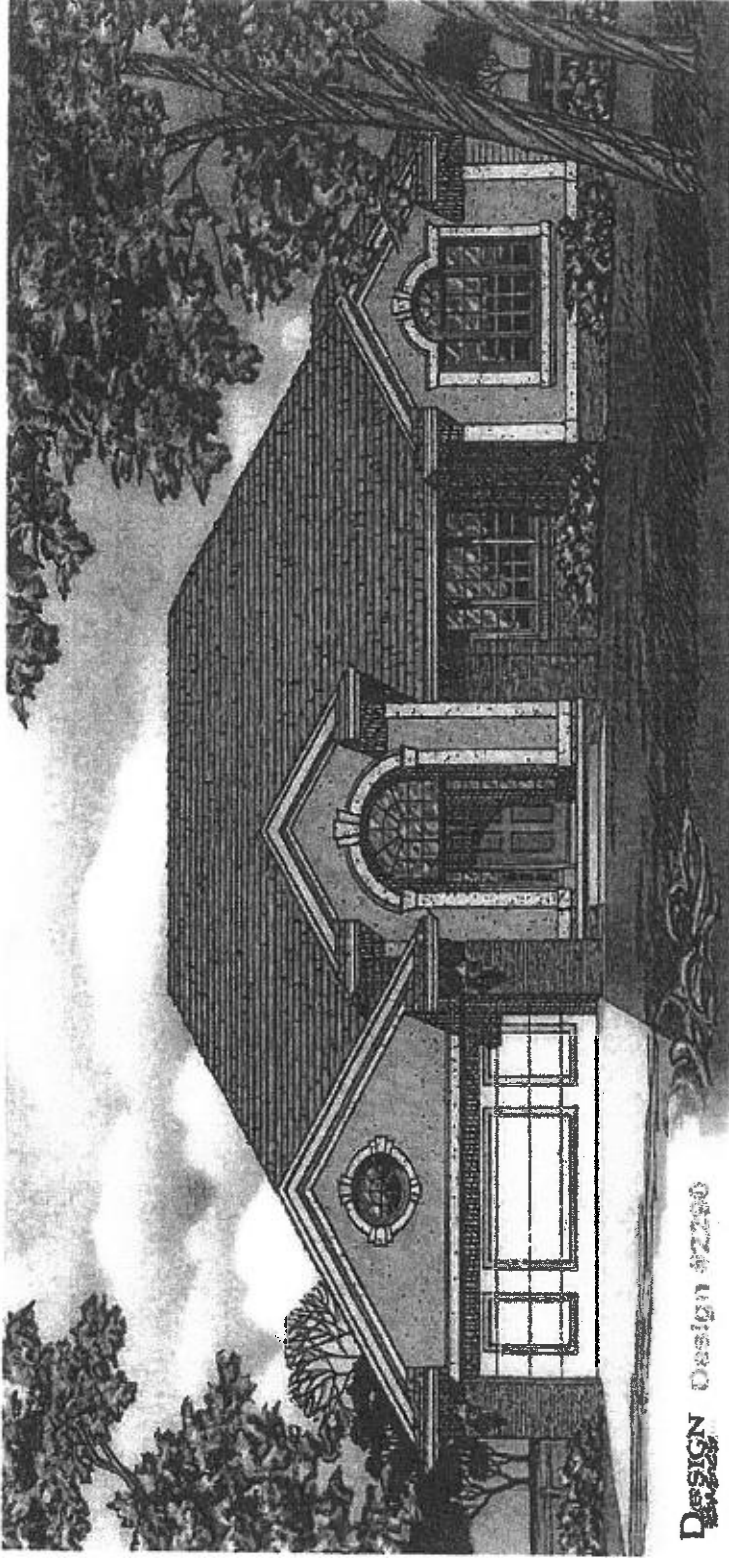
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

  
Record Owner

3/28/2019  
Date

Jesus M. Meraz.  
Applicant or Authorized Agent

4-24-19  
Date



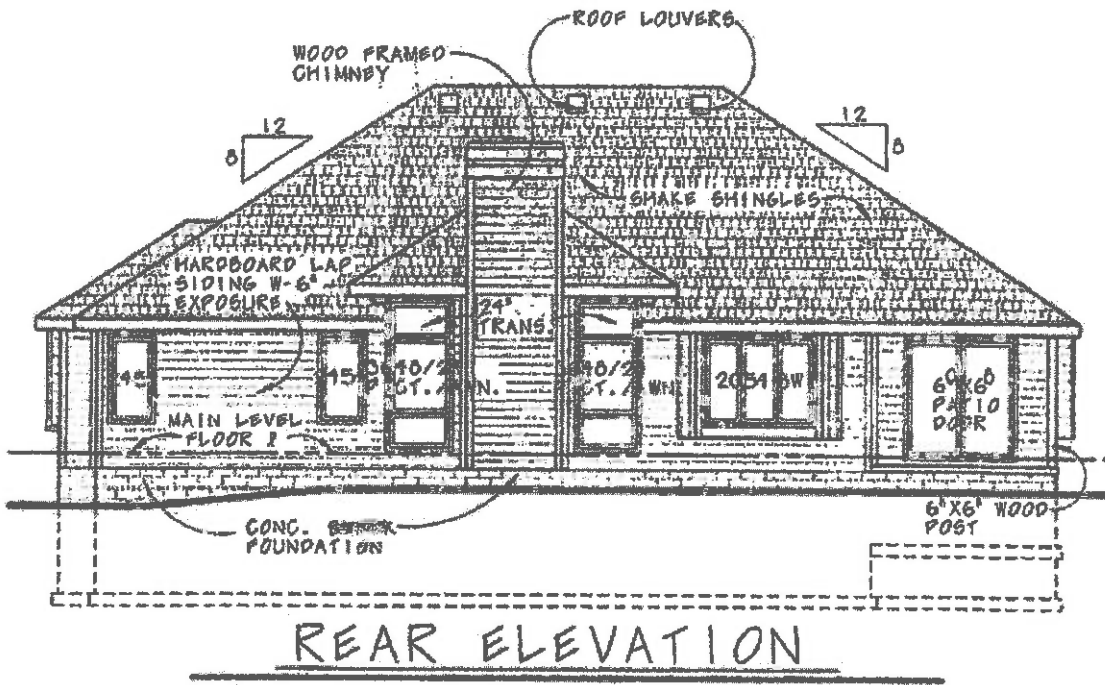
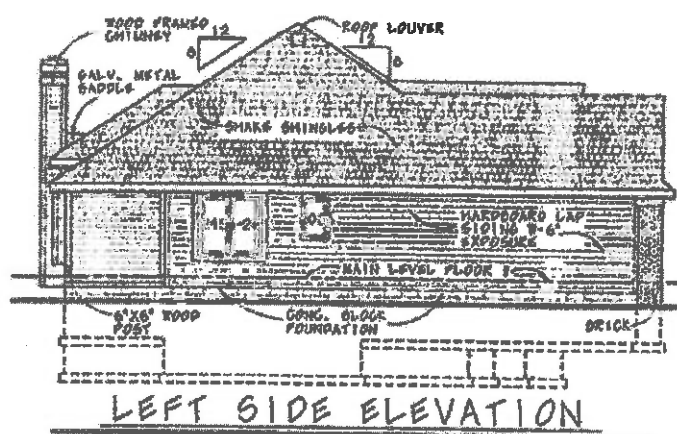
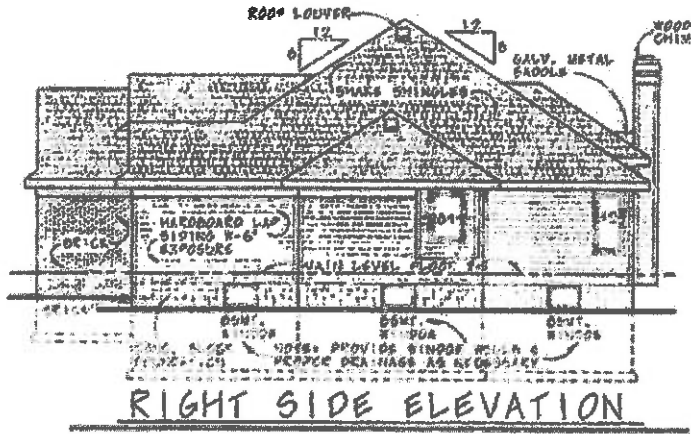
Design Design #2290

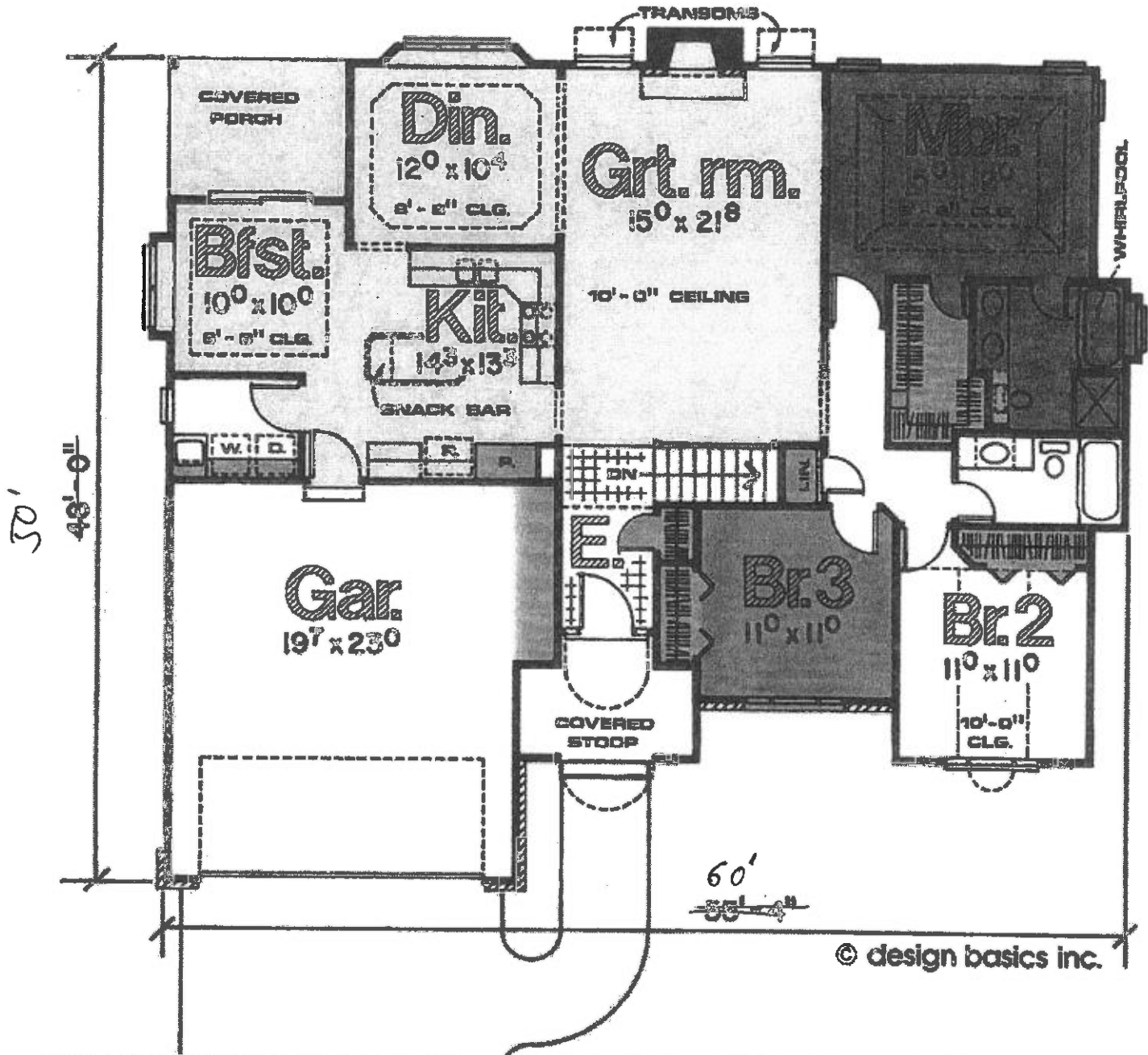
REVERSE ASK THE DESIGNER

## #2290 Monterey

1666 Sq Ft | 3 Bed | 2 Bath | 1 Story | Garage Spaces 2 | Width: 55'-4" Depth: 48'-0"

	Square footage	Dimensions	Ceiling heights	Main features	Architectural Styles
First Floor	1666	Width 55' 4"	Main Level 8' 0"	Stories 1	European
Second Floor	0	Depth 48' 0"	Second Level 0' 0"	Bedrooms 3	
Total Heated	1666	Height 21' 0"		Bathrooms 2	
Garage	496			Garage Spaces 2	
Unfinished Space	N/A				





Livability at a Glance™

ENTERTAINING

DE-STRESSING

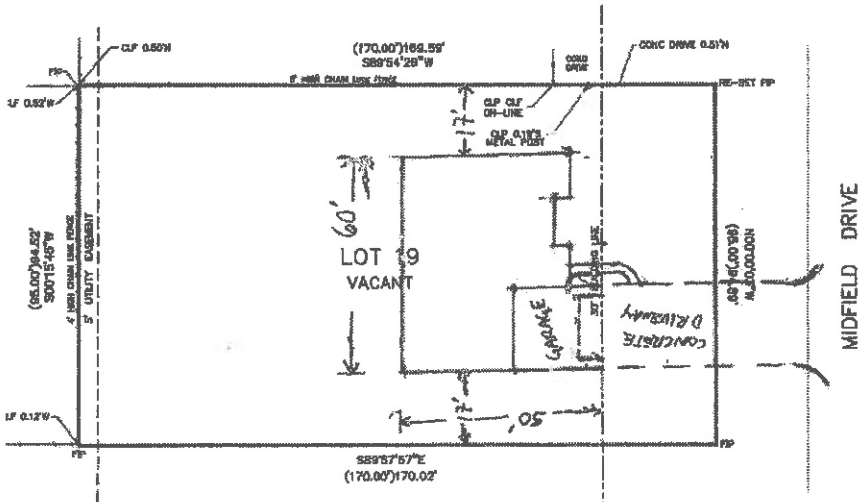
STORING

FLEXIBLE LIVING

Proposed

# PLAT OF SURVEY

LOT 19 OF MEADOW BROOK ESTATES, TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.



QUARE FEET MORE OR LESS.

IF ANY DIFFERENCES  
CONSULT YOUR  
BOARD UNLESS,  
REMARKS

PERMANENT BOOK NUMBER: 14-24-152-014  
PROPERTY ADDRESS PROVIDED: 7534 MIDFIELD DRIVE, AURORA, IL 60506

TITLE REPORT MALICIOUSNESS WAS REVIEWED IN THE PREPARATION OF THIS SURVEY. HOWEVER EASEMENTS, LIMITATIONS, RIGHTS AND RESTRICTIONS MAY STILL EXIST THAT ARE NOT SHOWN HEREON. PLEASE CONSULT LEGAL COUNSEL OR YOUR LOCAL MUNICIPAL AUTHORITIES FOR CLARIFICATION.

L. BRADLEY E. HATTENDORE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT CONFORMS TO OR EXCEEDS THE CURRENT ILLINOIS BOARDING STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL THEREOF, CONNECTED TO A TEMPERATURE OF 69 DEGREES FAHRENHEIT.

DATED THE 20th DAY OF November, 2014



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3372  
BY PROFESSIONAL LAND SURVEYOR LICENSE EXPIRES NOVEMBER 30, 2018

<p>FIELD WORK COMPLETED: 11-25-2010</p> <p>DRAFTING COMPLETED: 11-26-2010</p> <p>FIELD WORK BY: DEAN B. BEH</p> <p>CHECKED BY: BEH</p>	<p>SURVEY PREPARED BY: HATTENDORE LAND SURVEYING, P.C. PROFESSIONAL DESIGN FIRM NO. 194000448 P.O. BOX 1079 SILVER SPRING, ILLINOIS 62279 TEL. (618) 717-3140 FAX (618) 717-3160 hatterdore@hatterdore.com</p>	<p>SURVEY PREPARED AT THE REQUEST OF: SPRING LAWN, LLC 26 S. THIRD STREET, SUITE 121 GENEVA, IL 60134</p>
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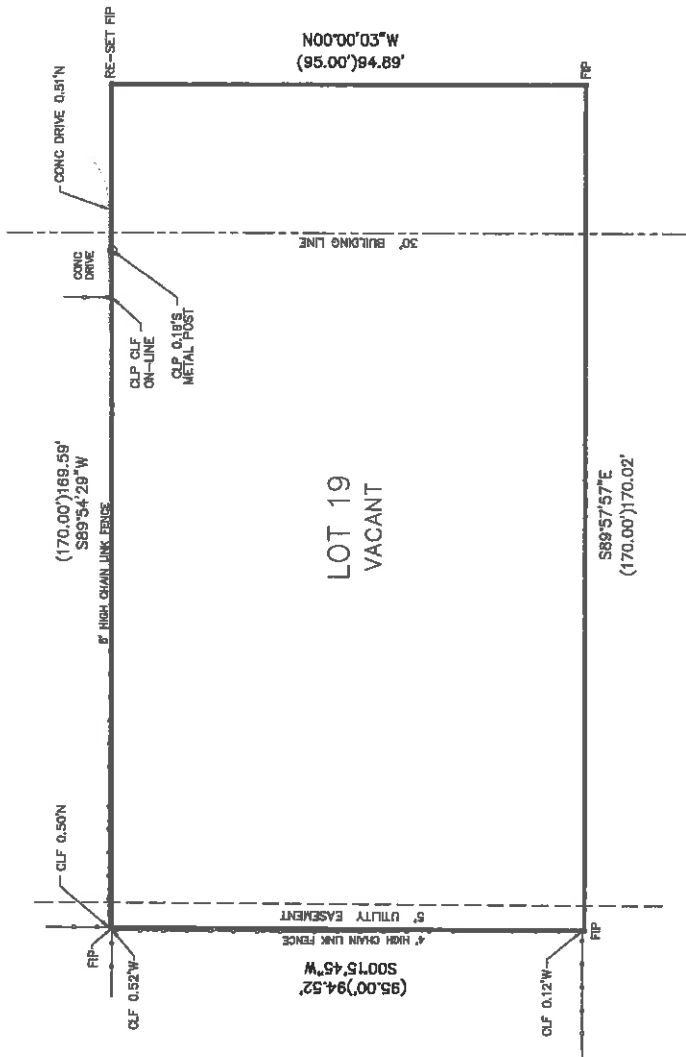
LEGAL DESCRIPTION

LOT 19 OF MEADOWBROOK ESTATES, TOWNSHIP OF SUGAR GROVE, KANE COUNTY,  
ILLINOIS.

Client

# PLAT OF SURVEY

LOT 19 OF MEADOW BROOK ESTATES, TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.



MIDFIELD DRIVE



- ABBREVIATIONS
- CLP-CENTER LINE POST
  - CLF-CHAIN LINK FENCE
  - FIP-FOUND IRON PIPE
  - (150.00')-RECORD INFORMATION
  - (50.00')-MEASURED INFORMATION

SURVEYOR'S NOTES

THE BASIS OF BEARINGS SHOWN HEREON IS ASSUMED AND ARE SHOWN FOR ANGULAR REFERENCE ONLY.

THE AREA CONTAINED IN THE SURVEY SHOWN HEREON IS 16,091 SQUARE FEET MORE OR LESS.

- GENERAL NOTES:
- 1) COMPARE ALL POINTS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES TO SURVEYOR AT ONCE.
  - 2) FOR BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
  - 3) CALL JULIE @ 1-800-882-0123 FOR LOCATIONS OF UNDERGROUND UTILITIES, 48 HOURS PRIOR TO ANY DIGGING OR CONSTRUCTION.
  - 4) THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCALE: 1"=25'

PERMANENT INDEX NUMBER: 14-24-152-014  
 PROPERTY ADDRESS PROVIDED: 75384 MIDFIELD DRIVE, AURORA, IL 60608

TITLE REPORT NO.180N07007026V WAS REVIEWED IN THE PREPARATION OF THIS SURVEY, HOWEVER EASEMENTS, LIMITATIONS, RIGHTS AND RESTRICTIONS MAY STILL EXIST THAT ARE NOT SHOWN HEREIN. PLEASE CONSULT LEGAL COUNSEL OR YOUR LOCAL MUNICIPAL AUTHORITIES FOR CLARIFICATION.

I, BRADLEY E. HATTENDORF, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT CONFORMS TO OR EXCEEDS THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATED THIS 26th DAY OF November, 2018

*[Signature]*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3372  
BY PROFESSIONAL LAND SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018.

SURVEY PREPARED AT THE REQUEST OF:

SPRING LAW, LLC  
26 S. THIRD STREET, SUITE 121  
GENEVA, IL 60134

SURVEY PREPARED BY:  
 HATTENDORF LAND SURVEYING, P.C.  
 PROFESSIONAL DESIGN FIRM NO. 184007848  
 P.O. BOX 1079  
 EGIN, ILLINOIS 60121  
 TEL (847) 717-3149  
 FAX (847) 717-3158  
 bhottendorf@hottendorf.net

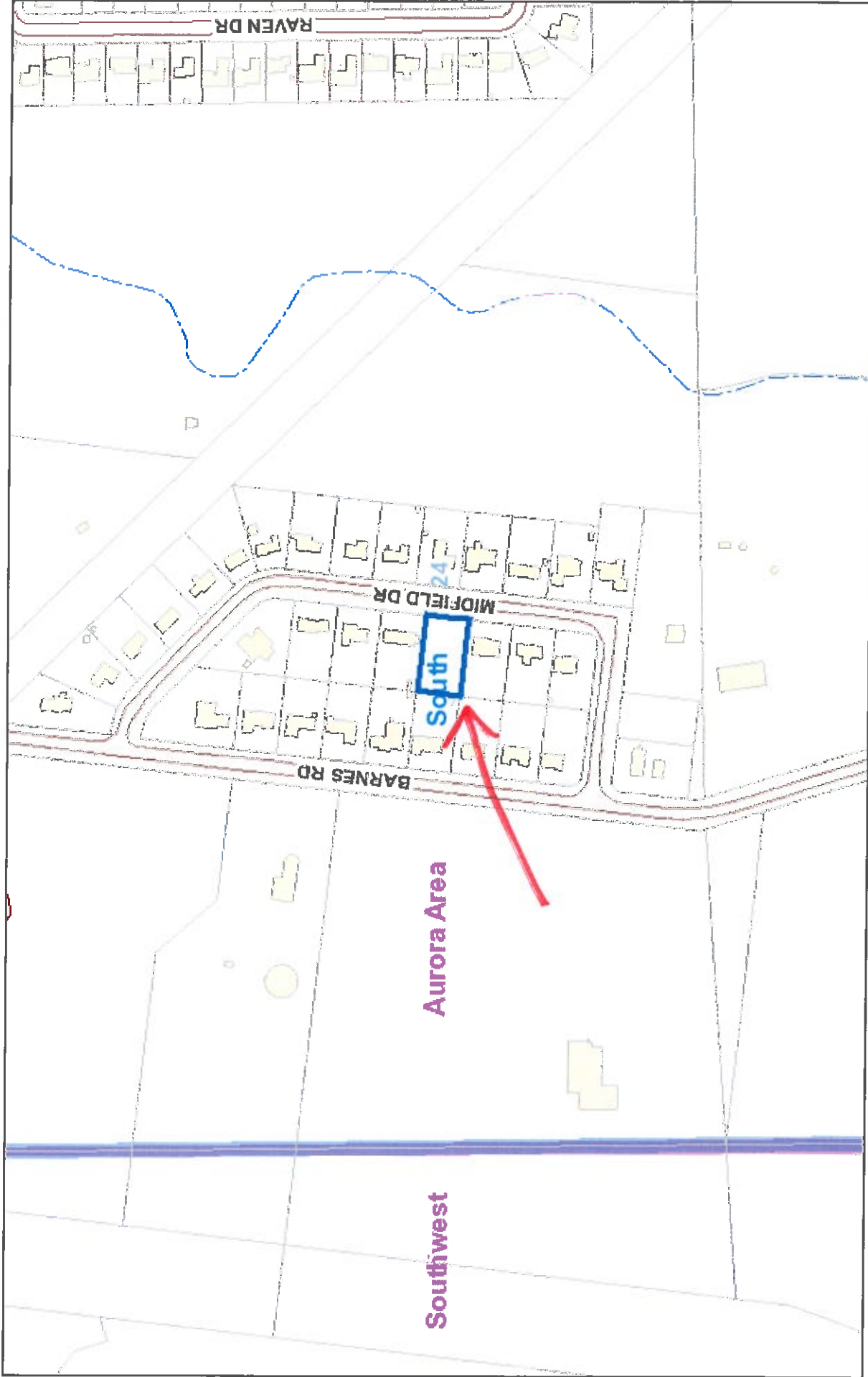
FIELD WORK COMPLETED: 11-23-2018

DRAFTING COMPLETED: 11-26-2018

FIELD WORK: BEH  
DRAWN BY: BEH

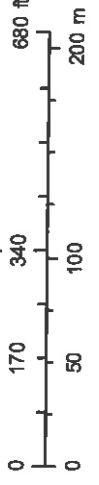
CHECKED BY: BEH

Map Title



June 21, 2019

1:3,617



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies  
Kane County Illinois

## Farruggia, Tony

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**From:** Rauscher, Erin  
**Sent:** Wednesday, June 5, 2019 8:52 AM  
**To:** Farruggia, Tony  
**Subject:** RE: Kane County - Clarkin Petition - Request for Comments

Health department comments:

Need to see a proposed or conceptual site plan showing a well and septic system can be supported on this lot and meet all current codes/setbacks.

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**From:** Farruggia, Tony <FarruggiaTony@co.kane.il.us>  
**Sent:** Tuesday, June 04, 2019 2:47 PM  
**To:** Lenert, Bill <blenert@kanecoboard.org>; Hain, Ronald <RonHain@countyofkane.org>; trowe@sgtownship.com; ghuggins@sgtownship.com; Schoedel, Carl <schoedelcarl@co.kane.il.us>; mayorsoffice@aurora-il.org; jen.shroder@kanedupageswcd.org; jcraig@sd129.org; glennmorgenroth@gmail.com; info@sgparks.org; placey@sugargrovefire.com; Meyers, Monica <MeyersMonica@kaneforest.com>; DNR.ecocat@illinois.gov; Sparks, Rickey <SparksRickey@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wollnik, Jodie <WollnikJodie@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>  
**Subject:** Kane County - Clarkin Petition - Request for Comments

To whom it may concern,

The attached variance request will be going before the Kane County Zoning Board of Appeals at its meeting scheduled for Tuesday, July 9, 2019 at 7:00pm.. Please forward to any relevant staff members or Plan Commissions and send any comments to our office by that day to ensure they can be considered by the Committee.

Regards,

**Tony Farruggia, AICP Candidate**  
Zoning Planner  
[FarruggiaTony@Co.Kane.IL.US](mailto:FarruggiaTony@Co.Kane.IL.US)  
630.232.3494

County of Kane, Illinois  
Development & Community Services Department

## Farruggia, Tony

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**From:** McGraw, Keith  
**Sent:** Monday, June 17, 2019 2:46 PM  
**To:** Farruggia, Tony; Nika, Kurt; Rickert, Tom  
**Subject:** RE: Kane County - Clarkin Petition - Request for Comments  
**Attachments:** 2019-06-17 Lot 19 Midfield Dr ZBA.pdf

Tony,

In regard to the above reference, and attached petition, KDOT has no comment.

Thank you,

**Keith McGraw**  
Kane County Division of Transportation – Permitting Section

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**From:** Farruggia, Tony <FarruggiaTony@co.kane.il.us>  
**Sent:** Tuesday, June 4, 2019 2:47 PM  
**To:** Lenert, Bill <blenert@kanecoboard.org>; Hain, Ronald <RonHain@countyofkane.org>; trowe@sgtownship.com; ghuggins@sgtownship.com; Schoedel, Carl <schoedelcarl@co.kane.il.us>; mayorsoffice@aurora-il.org; jen.shroder@kanedupageswcd.org; jcraig@sd129.org; glennmorgenroth@gmail.com; info@sgparks.org; placey@sugargrovefire.com; Meyers, Monica <MeyersMonica@kaneforest.com>; DNR.ecocat@illinois.gov; Sparks, Rickey <SparksRickey@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wollnik, Jodie <WollnikJodie@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>  
**Subject:** Kane County - Clarkin Petition - Request for Comments

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Zoning Planner  
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630.232.3494

County of Kane, Illinois  
Development & Community Services Department