

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 S. Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236

Received Date
 MAR 17 2020
 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 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.

1. Property Information:	Parcel Number (s): - 09-02-179-017 - 09-02-179-018
	Street Address (or common location if no address is assigned): Fire Address - 7N728 West Dr. South Elgin, IL 60177

2. Applicant Information:	Name Doug Gibble	Phone 847-404-0736
	Address 1060 West Dr. So. Elgin, IL 60177	Fax
		Email dnigibble@gmail.com

3. Record Owner Information:	Name	Phone
	Address	Fax
		Email

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

It does not block Sun light or air to Properties on either side.

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

There is no kitchen or Bathroom, just a garage for storing vehicles. Also, it has Brick exterior (half way) which is fire retardant.

3. Diminish the value of adjacent land and buildings.

I believe it increases the value of adjacent land as it is an attractive building that matches House.

4. Increase congestion or create traffic hazards.

It's just a garage for parking cars. I would have the same amt. of cars w/ or w/out it.

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

I don't believe it to affect anyone, as it sits in my Back yard away from the general Public.

Zoning and Use Information:

Current zoning of the property:

farm

Current use of the property:

Residential

Reason for Request:

Variation requested (state specific measurements):

1369.6 sq. ft.

Reason for request:

It was recently discovered that my garage was built unpermitted around 20 yrs. Ago and I would like to keep it and permitted.

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

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

NO

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:

**CERTIFICATION OF NOTIFICATION
OF PROPERTY OWNERS WITHIN 250 FEET OF THE PROPERTY**

Date: 3/17/2020

To: **KANE COUNTY ZONING BOARD OF APPEALS**

From: Doug Gibbit
1060 West Dr.
So. Elgin, IL 60177
(Ph #) 847-404-0736

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property within 250 feet of the property referred to in petition for

(circle one) Variance Rezoning Special Use


for the purpose of allowing a permit for an oversized garage that was built nearly 20 yrs. ago. I purchased this property 5 yrs. ago + thought all structures were legitimate.

and, further, that all persons owning property which within 250 feet of the parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 2, Township 40, County of Kane.
(Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

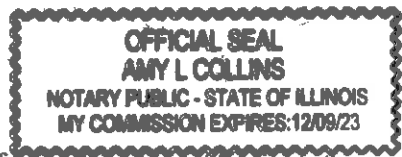
NAME	ADDRESS (street, city, state and zip code)
<u>Tim Mathieu</u>	<u>1052 West Dr. So. Elgin IL 60177</u>
<u>Rose Zamkowski</u>	<u>1064 West Dr. So. Elgin, IL 60177</u>
<u>Dennis King</u>	<u>1064 West Dr. So. Elgin, IL 60177</u>

By: 
(Property Owner or Agent)

Subscribed and sworn to before me

this 17th day of March, 2020


Notary



* We recommend that the petitioner duplicate this form and use it as notification to the required property owners

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INSTRUCTIONS FOR MAKING APPLICATION FOR A VARIATION

An application for a variance must be filed with the Zoning Enforcement Officer along with the additional items listed.

The application must be signed by the owner of record of the property. In case the property is under purchase contract, the owner of record must sign and the contract purchaser should also sign the petition. Owner and contract purchaser must include both address and phone number in petition.

The application must include the legal description of the property involved. This description should be copied from the deed covering the property and must be accurate, as it is necessary to locate the property on the zoning maps using said description.

A sketch or plat of survey of the property involved, drawn to scale, must accompany the application for the variation. This sketch should show the outline and dimensions of the property and all the buildings and structures located thereon. The distances from the buildings to the property lines must be measured accurately and be shown on the sketch. The portion of the building or structure for which the variation is requested should be clearly shown on the sketch.

Certification is required to show that property owners within 200 feet of the property have been notified of intent to rezone. *This includes any and all owners of land immediately touching, or immediately across a street, alley, or public right-of-way from the land that is the subject of the variance request.

In submitting an application for a variation, a fee of \$550.00 shall accompany same. Each additional request for a variation, after the first variation, on a lot, shall be assessed an additional fee of \$50.00.

When land and/or the use of land (for which rezoning, special use, or variance is required by Appendix B of the Kane County Zoning Ordinance) is maintained, used, or commenced prior to obtaining said rezoning, special use, or variance, by one who knows or should have known the requirements for said rezoning, special use, or variance, the fees above specified shall be increased by one hundred percent (100%). The payment of such addition fee shall not relieve any persons from fully complying with the requirements of Appendix B, in the execution of the rezoning, special use, or variance, nor from any other penalties prescribed therein.

Pursuant to the State Land Trust Disclosure Act (Bill #1508), if property involved is listed under a "Trust", a notarized certification, signed by the Trust Officer, giving names, addresses and percentage of interest, of all beneficiaries, is to be filed with all petitions.

Upon receipt of all required documents as described in these instructions, the Zoning Enforcing Officer contacts the Chairman of the Zoning Board of Appeals for a hearing date. A public notice is then published in a newspaper of general circulation in the County, at least fifteen (15) days in advance of the hearing. The applicant or a representative must attend the public hearing.

Mark D. VanKerkhoff,
Zoning Officer

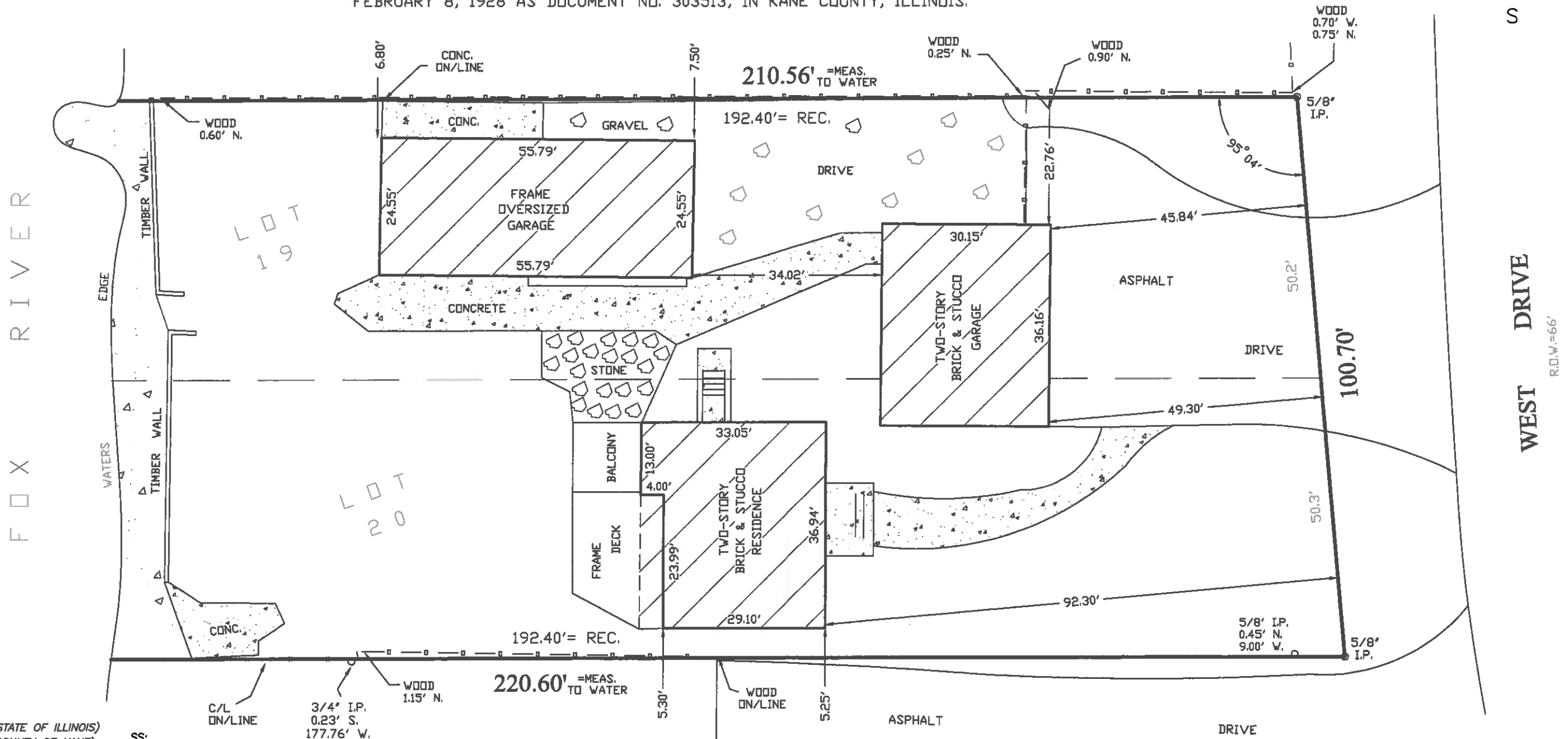
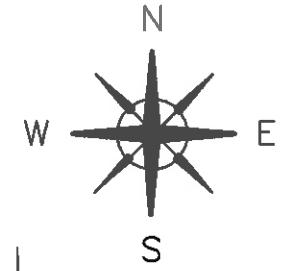
DATED: January 11, 2019



SCALE: 1" = 20 FEET

PLAT OF SURVEY

LOTS 19 AND 20 IN ISLAND PARK FARMS, SOUTH ELGIN, ILLINOIS, A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1928 AS DOCUMENT NO. 303513, IN KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF KANE)

SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/14

- INDICATES FOUND STAKE ○
- INDICATES SET STAKE ●
- CHAIN LINK FENCING —x—x—
- WOOD FENCING —o—o—
- INDICATES CONCRETE [stippled pattern]



DATED: MAY 2, 2014
 PREPARED FOR: KARRSTEN GOETTEL ESQ.
 PROPERTY ADDRESS: 1060 WEST DRIVE
SOUTH ELGIN, ILLINOIS
 SURVEY ORDER NO: 14105

ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS.60118 847-695-4235

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.