

4550

KANE COUNTY DEVELOPMENT DEPARTMENT

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

Received Date

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): 14-24-153-013
	Street Address (or common location if no address is assigned): 075425 MIDFIELD DR. AURORA, IL 60506

2. Applicant Information:	Name owner	Phone
	Address	Fax
		Email

3. Record Owner Information:	Name John + Cynthia Fisek owner	Phone
	Address 75425 Midfield Drive	Fax
	Aurora, IL 60506	Email

Zoning and Use Information:

Current zoning of the property:

Current use of the property:

SINGLE FAMILY RESIDENCE

Reason for Request:

Variation requested (state specific measurements):

A REDUCTION OF 3'-0" TO THE SIDE YARD SETBACK (FROM 10'-0" TO 7'-0")

FOR THE LENGTH OF 25'-0", STARTING AT THE FRONT YARD SETBACK

Reason for request:

TO ALLOW FOR PROPER CLEARANCES BETWEEN

TWO VEHICLES INSIDE THE PROPOSED TWO CAR GARAGE.

Action by Applicant on Property:

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

THE EXISTING STRUCTURE IS LOCATED IN SUCH A WAY THAT A PROPERLY

SIZED TWO CAR GARAGE DOES NOT FIT WITHIN THE EXISTING SITE CONSTRAINTS

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

YES, THE PROPOSED VARIATION IS BASED ON A DESIRE TO ACCOMMODATE A NOW

LONG STANDING SOCIAL NORM, THE NEED TO SHELTER MULTIPLE VEHICLES

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

NO, THE PROPERTY WAS BUILT IN 1963 AND WAS PURCHASED BY THE

CURRENT OWNERS IN 2014

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.

THE PROPOSED ADDITION, BEING TO THE NORTH OF THE ADJACENT PROPERTY, DOES NOT IMPACT THE SUPPLY OF LIGHT NOR AIR TO THE ADJACENT PROPERTY.

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

THERE IS A SLIGHT INCREASE IN FIRE HAZARD TO THE ADJACENT PROPERTY DUE TO THE REDUCTION OF THE SIDE YARD SETBACK. HOWEVER THE PROPOSED ADDITION WOULD NOT BE CLOSE ENOUGH TO THE ADJACENT BUILDING TO TRIGGER CODE REQUIRED FIRE RATED CONSTRUCTION. WITH A MINIMUM DISTANCE OF 17' BETWEEN THE STRUCTURES THE CODE REQUIREMENT OF GREATER THAN 5' IS MORE THAN RESPECTED REFER TO TABLE R302.1 OF THE IRC FOR FURTHER INFORMATION.

3. Diminish the value of adjacent land and buildings.

THE PROPOSED ADDITION WOULD NOT DIMINISH THE VALUE OF ADJACENT PROPERTIES BUT WOULD ADD VALUE TO THE OVERALL NEIGHBORHOOD

4. Increase congestion or create traffic hazards.

THE PROPOSED ADDITION DOES NOT INCREASE TRAFFIC HAZARDS BUT SIMPLY ADDRESSES EXISTING CONGESTION OF VEHICLES BY PROVIDING AN ENCLOSED LOCATION, OUT OF THE PUBLIC'S VIEW, FOR THE EXISTING VEHICLES OWNED BY THE APPLICANT.

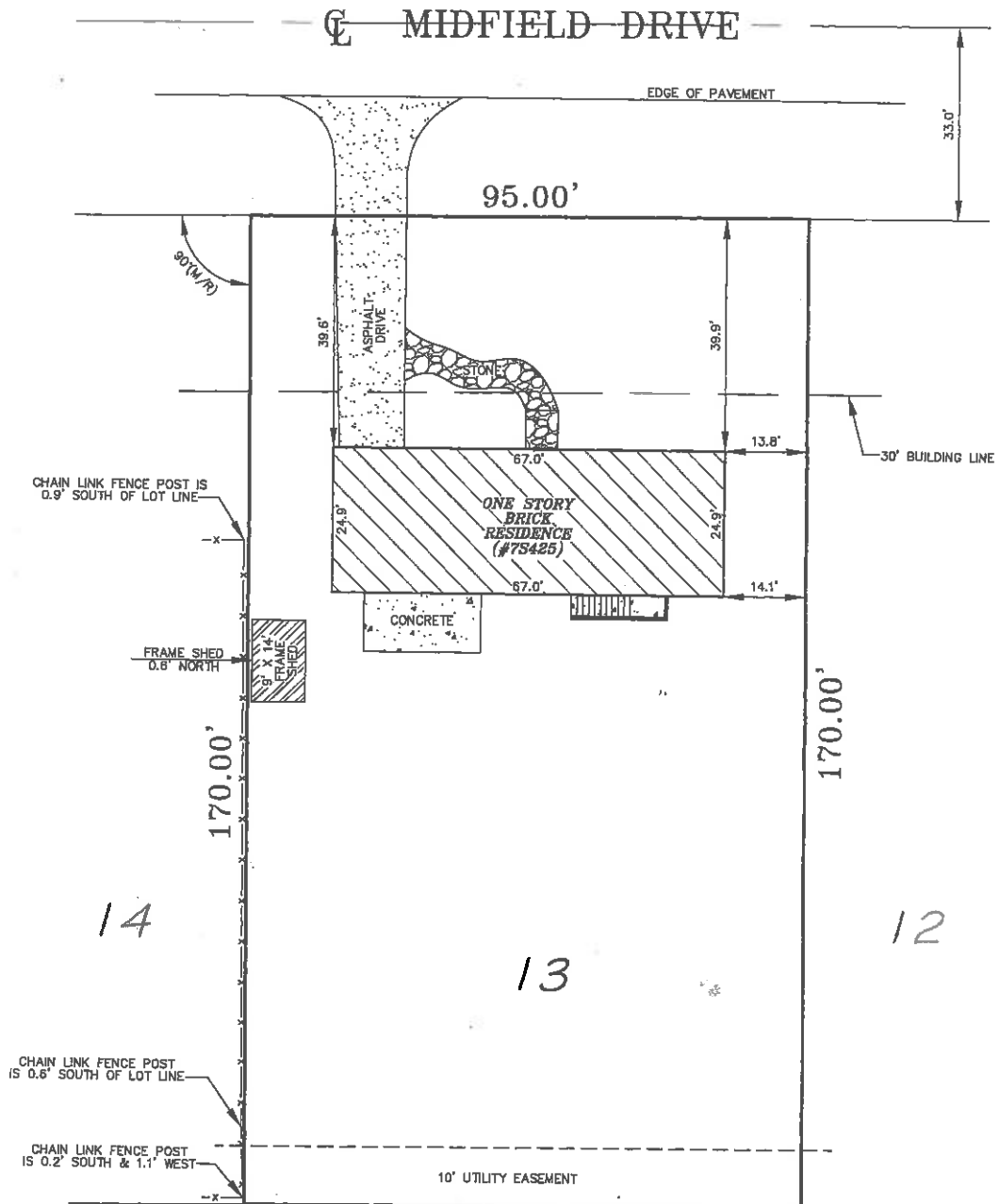
5. Impair the public health, safety, comfort, morals and general welfare.

THE PROPOSED ADDITION WOULD NOT IMPAIR THESE ASPECTS OF THE COMMUNITY, BUT WOULD POTENTIALLY INCREASE THE SAFETY, VISUAL COMFORT AND THE GENERAL WELFARE OF THE COMMUNITY

PLAT OF SURVEY

OF

LOT 13 OF MEADOWBROOK ESTATES, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.



LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 16,150 SQ. FT.
MORE OR LESS

95.00'



SCALE: 20'



PREPARED FOR: DAVID W. SENNEKE (ATTORNEY AT LAW)
 JOB ADDRESS: 75425 MIDFIELD DRIVE, AURORA, IL
 SELLER/BUYER: GARCEAU / FUSEK
 JOB NO.: 14-09-0104

NEKOLA SURVEY, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE (630) 226-1430 FAX

FIELD WORK COMPLETED ON THE 23RD DAY OF SEPTEMBER, 2014.
 (STATE OF ILLINOIS)
 (COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 29TH DAY OF SEPTEMBER, 2014.

Wayne W. Nekola
 ILS No. 2923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

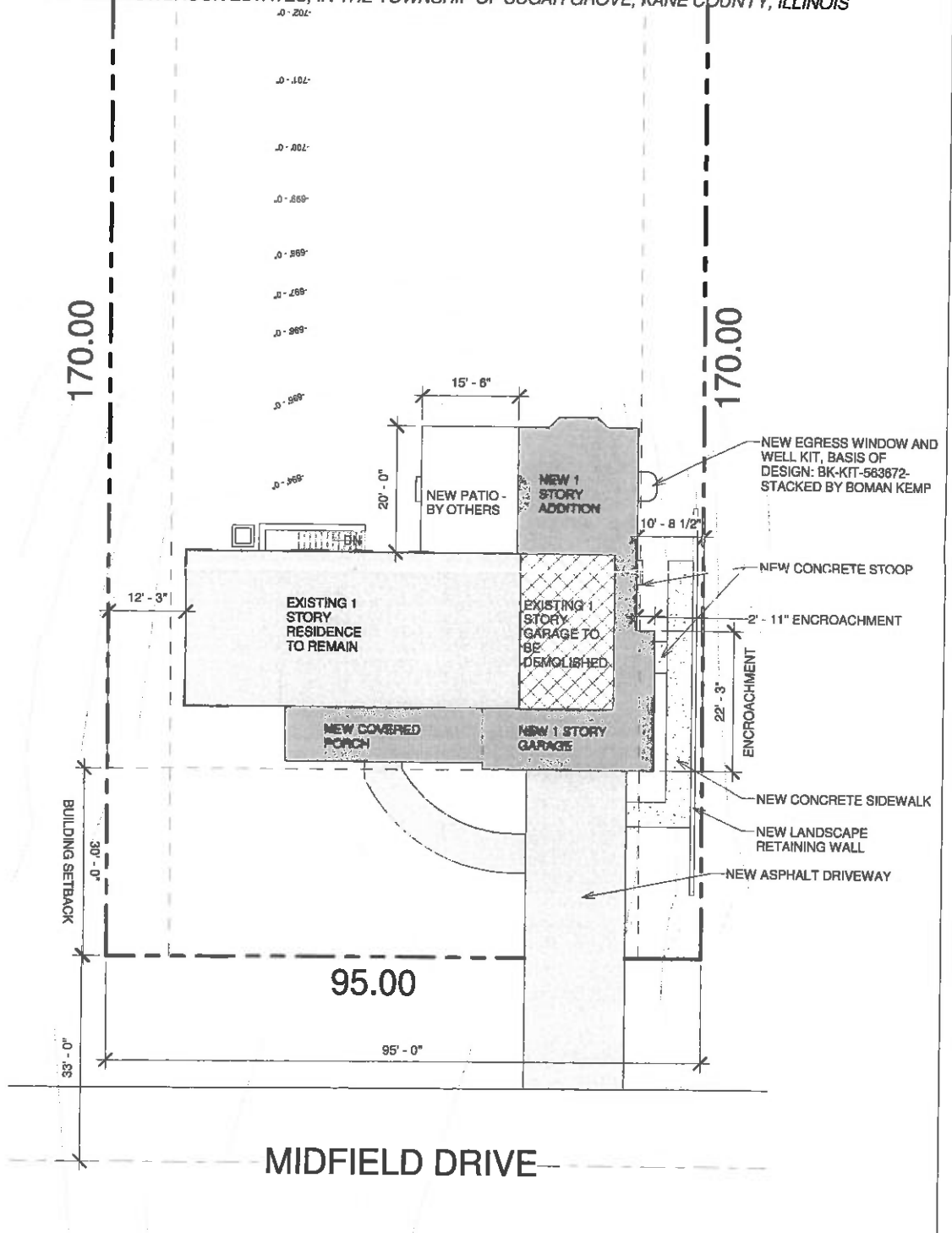
☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
 NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

FUSEK RESIDENCE

7S425 MIDFIELD DRIVE, 95.00
 AURORA, IL 60506

10' - 0" EASEMENT

LEGAL DESCRIPTION
 LOT 13 OF MEADOWBROOK ESTATES, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS



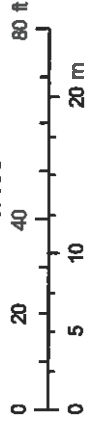
JOHN AND CYNTHIA FUSEK	ARCHITECTURAL SITE PLAN	
FUSEK RESIDENCE	Project number 17-150 Date OCTOBER 20, 2019	A0

Map Title



May 20, 2020

1:485



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

Map Title



May 20, 2020

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GIS-Technologies
Kane County Illinois