

# 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          D2-2014-0029
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## 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>	Parcel Number (s): 06-08-428-003  LOT 3 BLOCK 2 IN THE THIRD ADDITION TO ALMORA HEIGHTS BEING A SUBDIVISION OF LOT 9 IN SECOND ADDITION TO ALMORA HEIGHTS AND PART OF SECT. 8 + 17 TOWNSHIP 41 NORTH RANGE 8 EAST OF PRINCIPAL MERIDIAN IN ELGIN TOWNSHIP KANE COUNTY, ILL.
	Street Address (or common location if no address is assigned): 12N360 HILLTOP RD ELGIN IL 60124

<b>2. Applicant Information:</b>	Name: MICHELLE PARADA	Phone: 847-613-0085
	Address: 12N360 HILLTOP RD	Fax: 224-227-7055
	ELGIN IL 60124	Email: INFO@JDLPARTNERS.PRYWALL.COM

<b>3. Record Owner Info:</b>	Name: SAME AS ABOVE	Phone:
	Address:	Fax:
		Email:

Zoning and Use Information:

Current zoning of the property: F - DISTRICT FARM AND

Current use of the property: RESIDENTIAL

Reason for Request:

Variation requested (state specific measurements):  
ADD A NEW DETACHED GARAGE ALLOWING OWNER TO MAKE  
CURRENT GARAGE LIVING SPACE. NEW GARAGE IS 14" OUTSIDE OF ENVELOPE

Reason for request:  
ALLOW FOR A DETACHED GARAGE TO BE CONSTRUCTED OUTSIDE THE  
BUILD ENVELOPE BUT WITHIN REAR OF THE DRIVEWAY

Action by Applicant on Property:

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

POSITION OF DRIVEWAY IN RELATION TO HOUSE & STREET

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

NO THERE IS NO DESIRE TO MAKE MONEY. THIS VARIATION ALLOWS  
THE OWNER TO MAKE THE CURRENT ATTACHED GARAGE LIVING SPACE AND CREATE A  
NEW FUNCTIONAL GARAGE.

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.

NO

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

WILL NOT

3. Diminish the value of adjacent land and buildings.

WILL NOT

4. Increase congestion or create traffic hazards.

WILL NOT

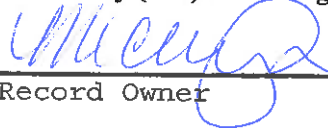
5. Impair the public health, safety, comfort, morals and general welfare.

WILL NOT

**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

11/25/14

Date

Applicant or Authorized Agent

Date

REVISIONS:	DATE:
BY:	

DATE: 02-16-14  
 SCALE:  
 COMPUTER FILE:

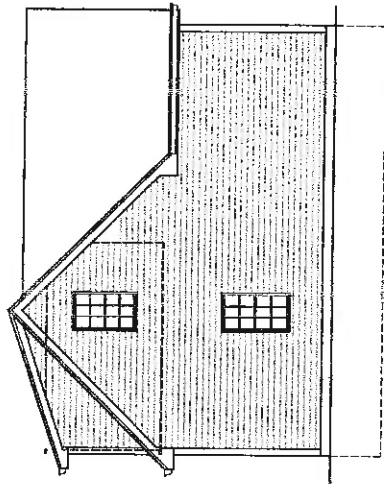
*Mugra Architects*  
 P.O. Box 460  
 Buffalo, T. 00510  
 mugraarch@verizon.com  
 cell: 847.204.2971

NO. 002  
 NO. 003  
 NO. 004

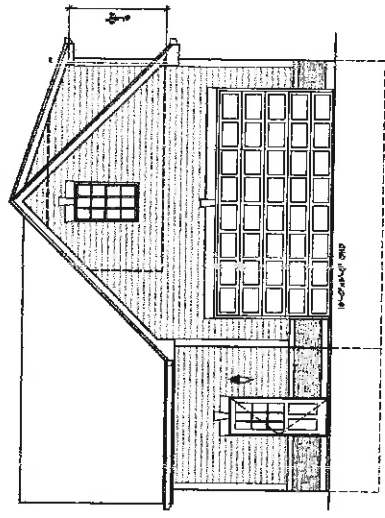
CONTRACT:  
 APPROVED:  
 PREPARED FOR:  
 LOCATION:  
 JOB NUMBER:

PROJECT NUMBER:  
**A1**

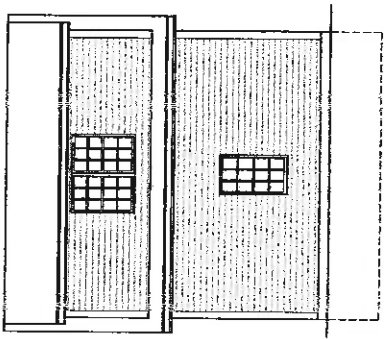
Copyright 2014 Mugra Architects



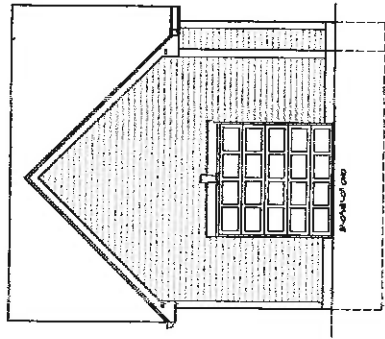
REAR ELEVATION  
 SCALE 1/4"=1'-0"



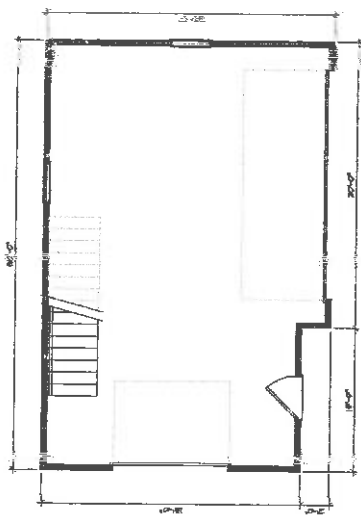
FRONT ELEVATION  
 SCALE 1/4"=1'-0"



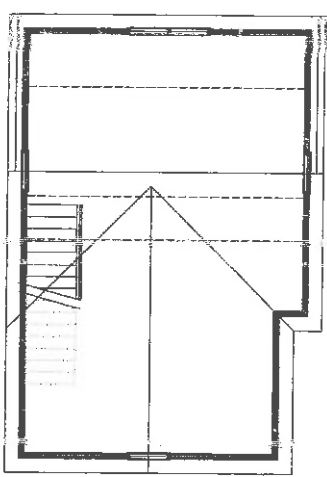
RIGHT SIDE ELEVATION  
 SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION  
 SCALE 1/4"=1'-0"



FLOOR PLAN  
 SCALE 1/4"=1'-0"

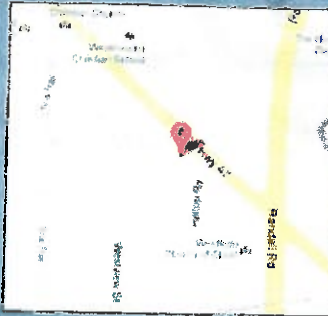


ATTIC PLAN  
 SCALE 1/4"=1'-0"

# EXACTA

Illinois Surveyors, Inc.

www.ExactaChicago.com  
 P (773)305-4010 • F (773)305-4011  
 1730 Park Street, Suite 204, Naperville, IL 60563



PROPERTY ADDRESS: 12N360 HILLTOP ROAD ELGIN, ILLINOIS 60124

SURVEY NUMBER: IL1212.0398

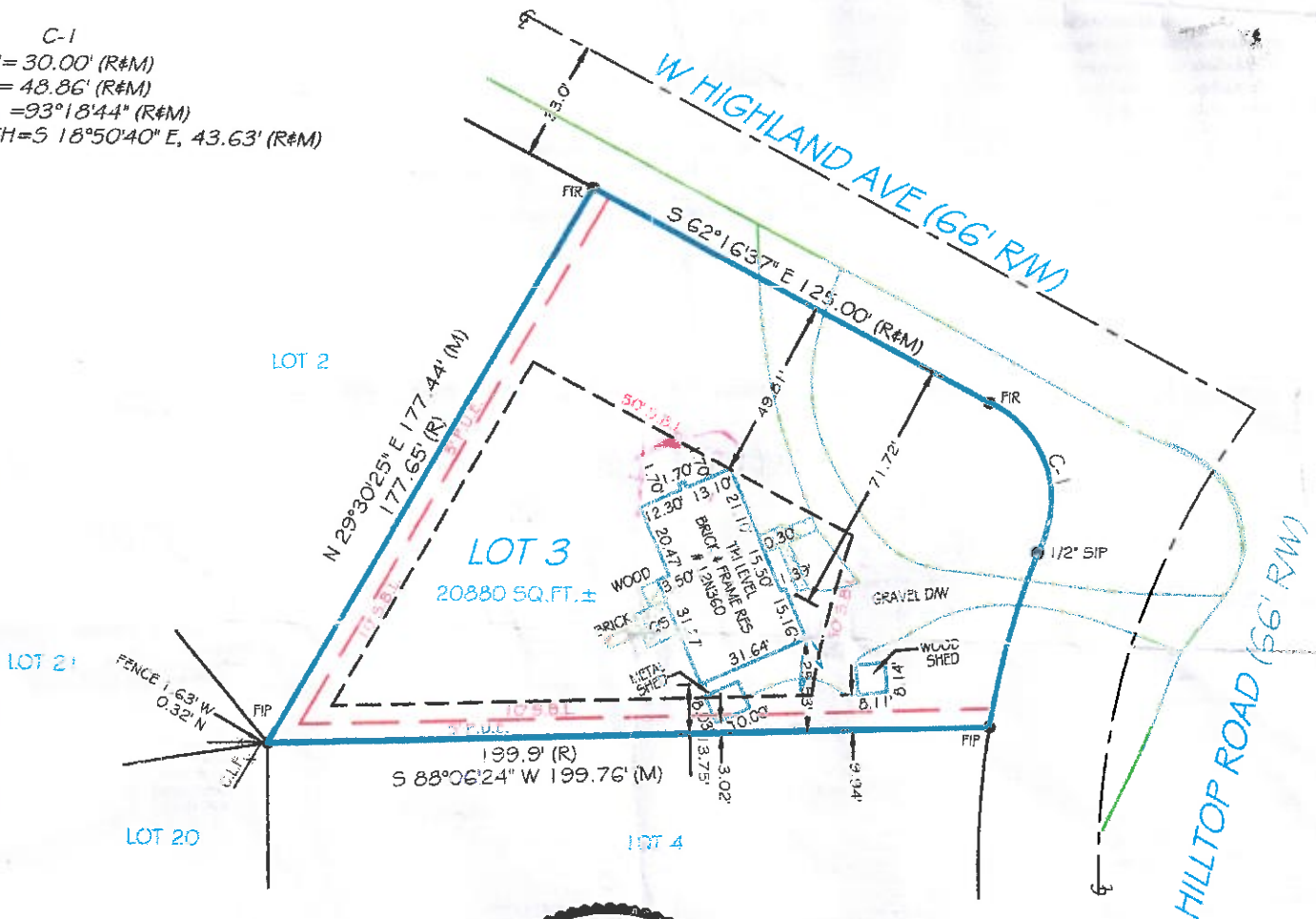
FIELD WORK DATE: 2/20/2013  
 IL1212.0398

REVISION DATE(S): (REV.0 2/20/2013)

BOUNDARY SURVEY  
 KANE COUNTY

LOT 3 BLOCK 2 IN THE THIRD ADDITION TO ALMORA HEIGHTS, BEING A SUBDIVISION OF LOT 9 IN THE SECOND ADDITION TO ALMORA HEIGHTS AND PART OF SECTIONS 8 AND 17, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

C-1  
 $R = 30.00'$  (R#M)  
 $L = 48.86'$  (R#M)  
 $\Delta = 93^\circ 18' 44''$  (R#M)  
 $CH = S 18^\circ 50' 40'' E, 43.63'$  (R#M)



STATE OF ILLINOIS } SS  
 COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF FEBRUARY, 2013 AT 316 E. JACKSON ST. IN MORRIS, IL 60450.

*Kenneth Kennedy*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
 LICENSE EXPIRES 11/30/2014  
 EXACTA LAND SURVEYORS LB# 5763

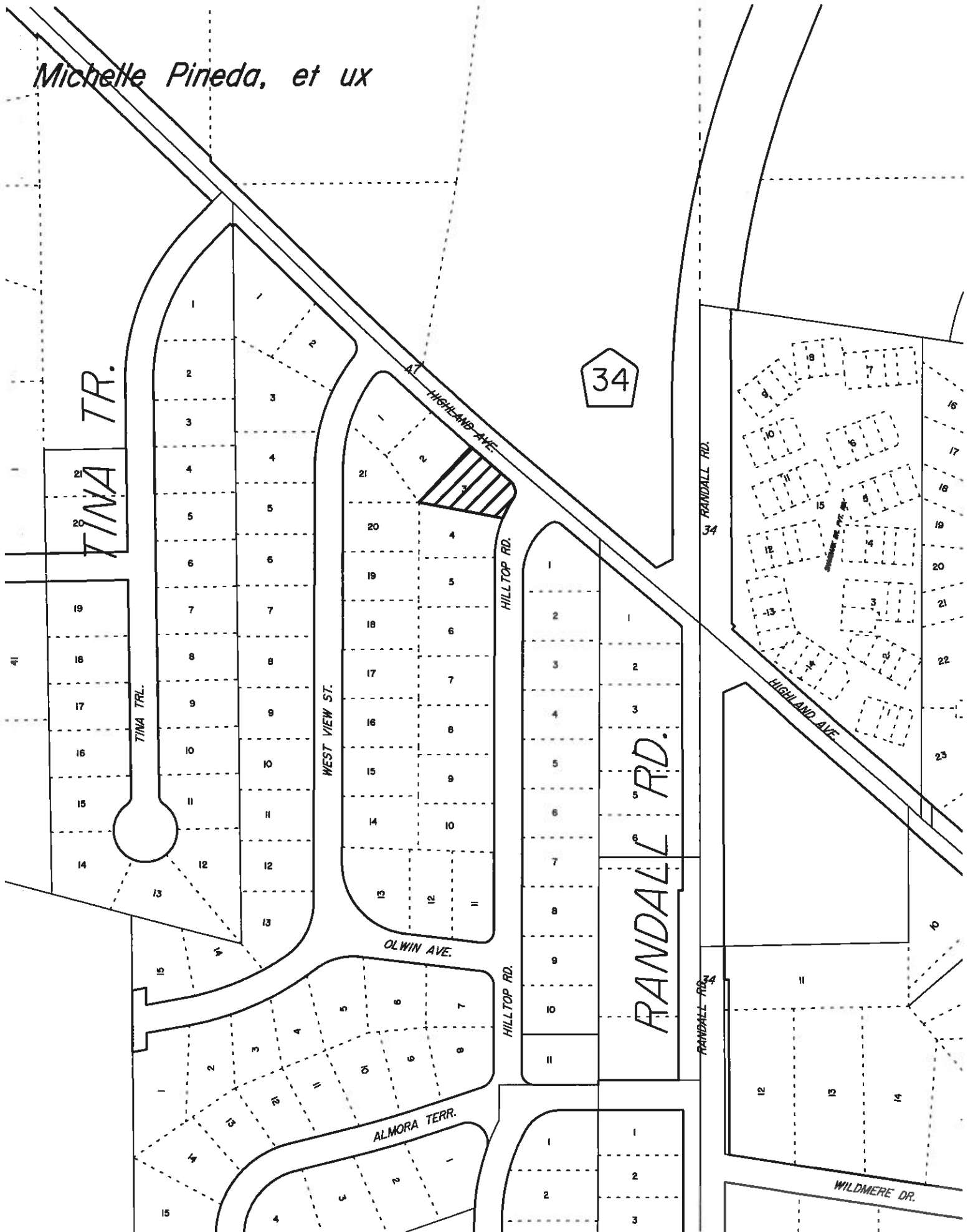


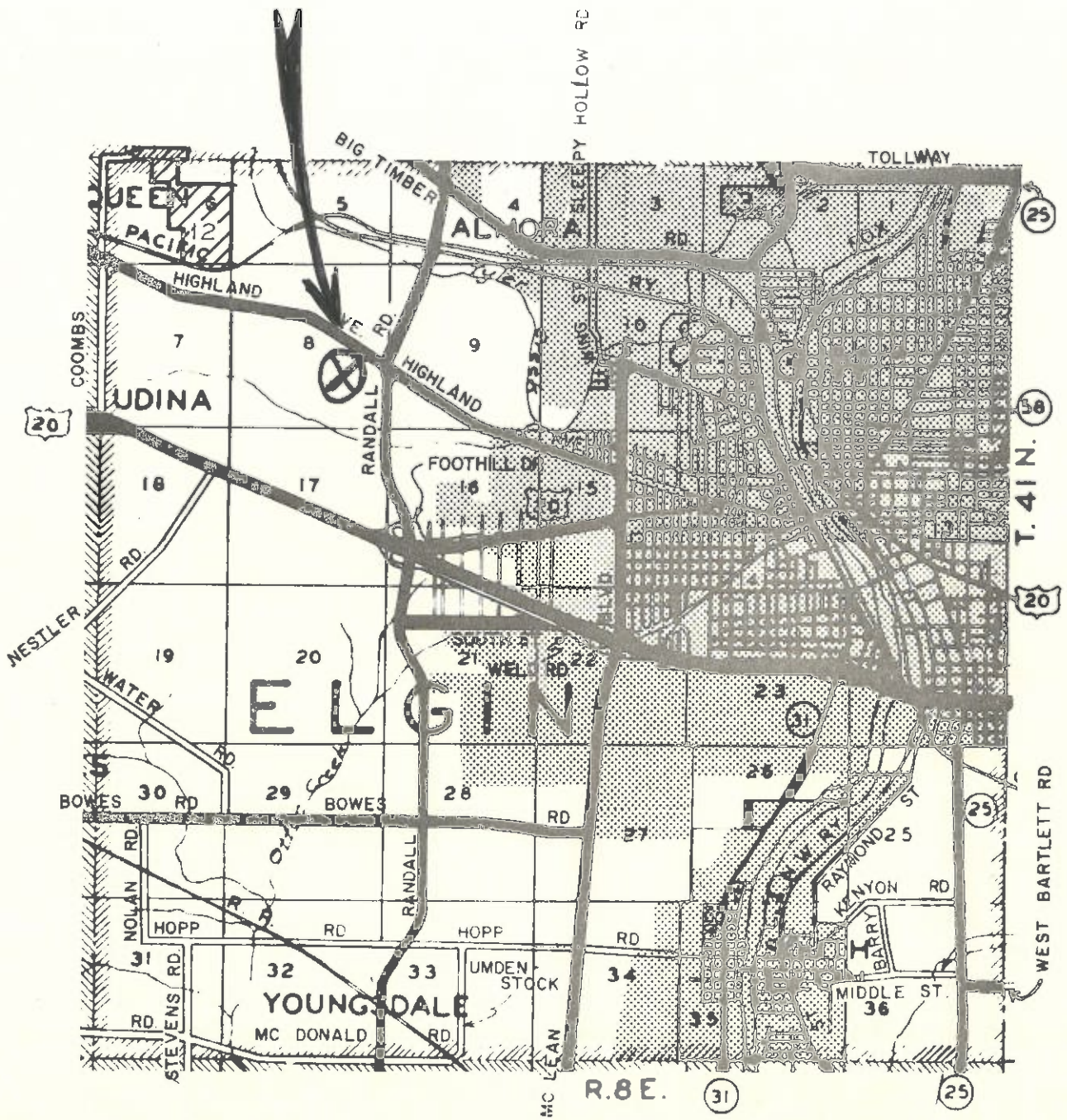
GRAPHIC SCALE (In Feet)  
 1 inch = 50' ft.





Michelle Pineda, et ux









**Mayor**  
David J. Kaptain

**City Council**  
Richard Dunne  
Terry Gavin  
Rosamaria Martinez  
Tish S. Powell  
John Prigge  
Carol Rauschenberger  
Toby Shaw  
F. John Steffen

**City Manager**  
Sean R. Stegall

December 10, 2014

Brooke Biewer  
Building and Zoning Division  
Kane County Development Department  
County Government Center  
719 Batavia Avenue  
Geneva, IL 60134

RE: Property located at 12N360 Hilltop Road Elgin, Illinois 60124 – Michelle Panenda, Right of Way Setback Variance

Dear Ms. Biewer,

Thank you for providing the City of Elgin with information on the above referenced petition and the opportunity to comment, make recommendations or suggestions on the petition.

The City of Elgin has no objection to the proposed right of way setback variance, for the subject property located at 12N360 Hilltop Road Elgin, IL 60124.

Please do not hesitate to contact me at (847) 931-5909.

Sincerely,

Dave Waden  
Senior Planner