

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

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.

1. Property Information:	Parcel Number (s): 10-33-400-004
	Street Address (or common location if no address is assigned): 48W450 LASHER RD ELBURN IL 60119

2. Applicant Information:	Name RANDY AND KATHY BARKEI	Phone 630 779 0615
	Address	Fax 630 557 0141
	48W450 LASHER RD ELBURN	Email BARKEI@aol.com

3. Record Owner Info:	Name RHARLAN AND PATRICIA PAYDON	Phone 630-326-9234 (HM)
	Address 1201 HOWE ST BATAVIA IL 60510	Fax N/A
		Email

Zoning and Use Information:

Current zoning of the property: 2.259 ACRES ZONED Aq; 1.212 ACRES
Current use of the property: FARMED ; ZONED R1
RESIDENTIAL

Reason for Request:

Variation requested (state specific measurements):
32 x 50 POLE BARN (STORAGE ONLY) TO BE BUILT ON 2.259 ACRES
ZONED Aq OF THE 3.471 ACRES TOTAL PARCEL

Reason for request: PLEASE SEE ATTACHED --

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?
EXISTING POLE BARN UNSUITABLE TO ADD ON FOR ADDITIONAL SQ. FOOTAGE
NEEDED - EXISTING POLE BARN IS 1260 SQ FT

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)
THE VARIATION IS JUST TO HAVE AN ADDITIONAL BUILDING TO STORE OUR FARMING EQUIPM - TRACTORS, WAGONS ETC, USED TO FARM LAND ZONED Aq. - THE VARIATION WILL NOT PRODUCE ADDITIONAL INCOME

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain) NO -
WE JUST DONT HAVE ENOUGH ROOM TO STORE OUR FARM EQUIPMENT - NO LAND WAS AVAILABLE TO PURCHASE TO ENLARGE OUR PARCEL TO 5 ACRES WHICH WOULD GIVE US MORE OPTIONS

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.
THIS FARM IMPLEMENT STORAGE BUILDING IS LOCATED ON 2.259 ACRES OF FARMED LAND SURROUNDED BY HUNDREDS OF ACRES OF FARMED LAND

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

THE CLOSEST STRUCTURE IS APPROX 85 FT AWAY - IT IS OUR HOME

3. Diminish the value of adjacent land and buildings.

THIS BUILDING WILL BE USED TO STORE OUR TRACTORS, WAGONS AND OTHER FARMING EQUIPMENT AND IT WILL SIT ON FARMED LAND

4. Increase congestion or create traffic hazards.

THERE WILL BE NO TRAFFIC OTHER THAN WHEN WE DRIVE THE TRACTORS INTO THE BARN OR OUT OF THE BARN - VERY RARELY IT IS LOCATED ON A RARELY TRAVELED TOWNSHIP ROAD -

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

NO IMPAIRMENT OF ANYONE'S WELFARE - THE AREA IS ALREADY BEING FARMED - WE NEED THE EXTRA BUILDING TO STORE OUR FARM EQUIPMENT

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.

N/A

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.

Patricia Paydon _____ Date 6/4/15
Record Owner

Randy Barker Hokey Barker _____ Date 6/4/15
Applicant or Authorized Agent

Application for Variation
Reason for Request

48W450 Lasher Rd Elburn

We own the property at 48W450 Lasher Rd (Contract for Deed). It is a 3.471 Acres Parcel divided by a Plow Line into Two Pieces- 2.259 Acres Zoned Ag and 1.212 Acres Zoned F1 Residential.

We are requesting a variance to build a 32 x 50 (1600 sq ft) Pole Barn on the 2.259 Acres Zoned Ag. to store our Farm Equipment- Tractors, Plow, Wagons etc. This Building will be strictly a Farm Equipment Storage Building- gravel floor, metal building- no heat, no electric.

We had to purchase an Additional Tractor with a Plow in order to keep the Drive Clear in the Winter- Twice we have been completely Snowed-In and Two Years ago proved to be an Extreme Hardship in that Our Drive was Snowed and Drifted Completely Closed. There have been times when the Road was completely Closed due to Blowing and Drifting Snow. Two Years ago the Man we had hired to plow the drive could not get here because of the drifting and blowing snow- we ran out of gas and Hicks gas could not get up our drive. Finally, being without gas for the entire day and unable to get down the drive Hicks Gas came back in the evening, plowed the drive and delivered the gas. That Spring we bought the Additional Tractor with the Plow.

Keeping these Tractors and Implements Outside during the Winter has proven very hard on the Equipment providing another Hardship. This Spring 5 Hydraulic Lines on the one Tractor have Burst, directly related to being stored Outside in the inclement weather year round, not to mention the difficulty in starting the equipment in the Bitter Cold when it is sitting outside, even when covered with a tarp. Maintenance in general is a Hardship on Farm Equipment that is Stored Outside, Exposed to the Elements.

We tried to purchase additional land to enlarge our 3.471 Acre Parcel to 5 Acres, which would provide us with more options, but no additional land was available. We have a Detached Building on the 1.212 portion. Part of this Building is finished inside with Heat, Electric, Drywall and a Concrete Floor. It is used as a Shop to work on the Tractors and Equipment. The other side is used to store other equipment we have- saws, planks, ladders etc. We do not have the room to enlarge this building to Store the Farm Tractors, Plows, Wagons etc.

These Tractors and Plows need to be stored inside a Permanent Structure to prolong their lifetime. Also, is it Much More pleasing Aesthetically, rather than have equipment sitting outside, which would be our alternative. It prevents Predatory Animals and Rodents seeking shelter in the Equipment when it is exposed to the elements.

Please Consider our Request for this Variance- It has Truly been a Hardship without the Equipment and Now without a Place to Properly Store this Equipment- Thank You for Your Consideration.

Randy and Kathy Barkei

Randy Barkei
Kathy Barkei

Barkeik@aol.com

630-779-0615

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA, Director
Building Officer



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3480
Fax: (630) 232-3411
Website: www.co.kane.il.us

NOTICE TO: All adjacent and adjoining property owners of property located at 48W450 Lasher Road, Section 33, Kaneville Township (10-33-400-004)

FROM: Kane County Building & Zoning Division
Keith Berkhout, Zoning Planner

DATE: August 27, 2015

RE: Zoning Board of Appeals Public Hearing

NOTICE IS HEREBY GIVEN that the Kane County Zoning Board of Appeals has received a petition for a public hearing from Randy Barkei, et ux.

THE PETITIONER IS APPEALING the ruling of the Zoning Enforcement Officer of the Kane County Ordinance, refusing to allow an accessory building to be constructed larger than allowed (2860 Square Feet, 1060 Square Foot Variance).

NOTICE IS ALSO GIVEN that a public hearing to consider said request will be held before the Kane County Zoning Board of Appeals on September 8, 2015, A.D., at the Kane County Government Center, 719 S. Batavia Avenue, Geneva, IL at 7:00 p.m.. Said Notice was published in the Kane County Chronicle on August 20, 2015. All interested parties are invited to attend the public hearing, present testimony for or against the petition and cross-examine witnesses presenting testimony for or against the petition.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Kane County Development Department, Kane County Government Center, 719 S. Batavia Ave., Geneva, IL. **If you have any further questions, please call Keith Berkhout at (630) 232-3495.**

KANEVILLE TWP.

T.39N - R.6E

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