

4580

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

710 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): 12-27-179-001
	Street Address (or common location if no address is assigned): 1210 Woodland Ave, Batavia IL

2. Applicant Information:	Name Michelle McNish	Phone 630-414-9192
	Address 711S Euclid Ave. Oak Park, IL 60304	Fax N/A
		Email Michelle.McNish@gmail.com

3. Record Owner Information:	Name Michelle McNish	Phone 630-414-9192
	Address 711S Euclid Ave. Oak Park, IL 60304	Fax N/A
		Email Michelle.McNish@gmail.com

Zoning and Use Information:

Current zoning of the property:

F

Current use of the property:

Vacant

Reason for Request:

Variation requested (state specific measurements):

Reduction in the current right of way setback for Park Place (an undeveloped road) from 35 ft. down to 25 ft

Reason for request:

Construction of a one story single family home with a side load 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?

- 1) Limited practical buildable area due to several factors including:
 - existing soil conditions that limit the possible location for a septic field (Stark & Sons)
 - existing water well location. Hardship cost of \$15K to \$20K necessary for capping and drilling new well in a different location (Harry C. Neely Drilling)
 - an abundance of mature trees that warrant saving
- 2) Hardship to maneuver car into proposed garage based on the location of the existing well.
- 3) The county highway commissioner indicated that the county is not inclined to vacate Park Place or develop a roadway.

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

The purpose of the proposed variance is for the construction of my personal 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.

The proposed new home is a low slung one-story two bedroom house containing less than 2,000 sq ft with a two car garage. The design is intended to hug the ground and blend with the natural landscape of the property. In addition, the location for proposed the new home is a substantial distance away from adjacent property.

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

The proposed new home will comply with the most current county building code requirements and be constructed a substantial distance away from any neighboring homes

3. Diminish the value of adjacent land and buildings.

No negative impact

4. Increase congestion or create traffic hazards.

No impact

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

No impact

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- 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.

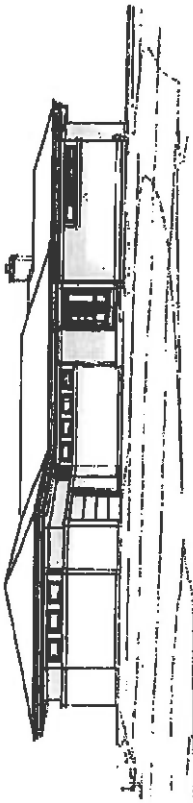
Record Owner

Date

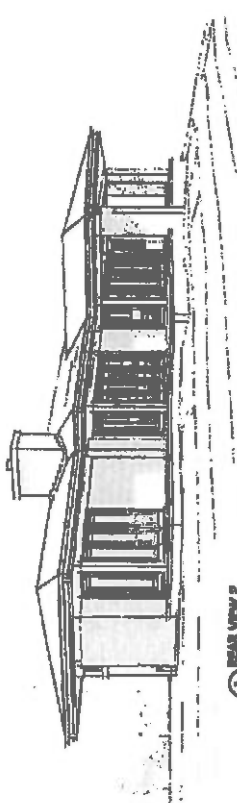
Applicant or Authorized Agent

Date

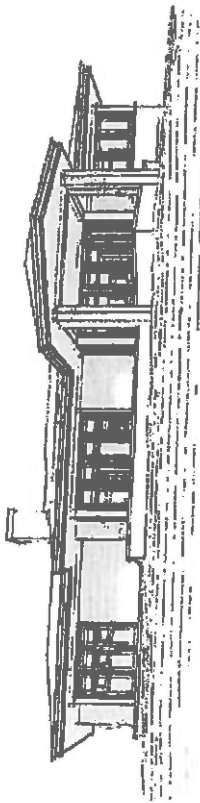
RIVER HOUSE
MENISH/ EDDY RESIDENCE
1210 WOODLAND AVE,
BATAVIA, IL 60510



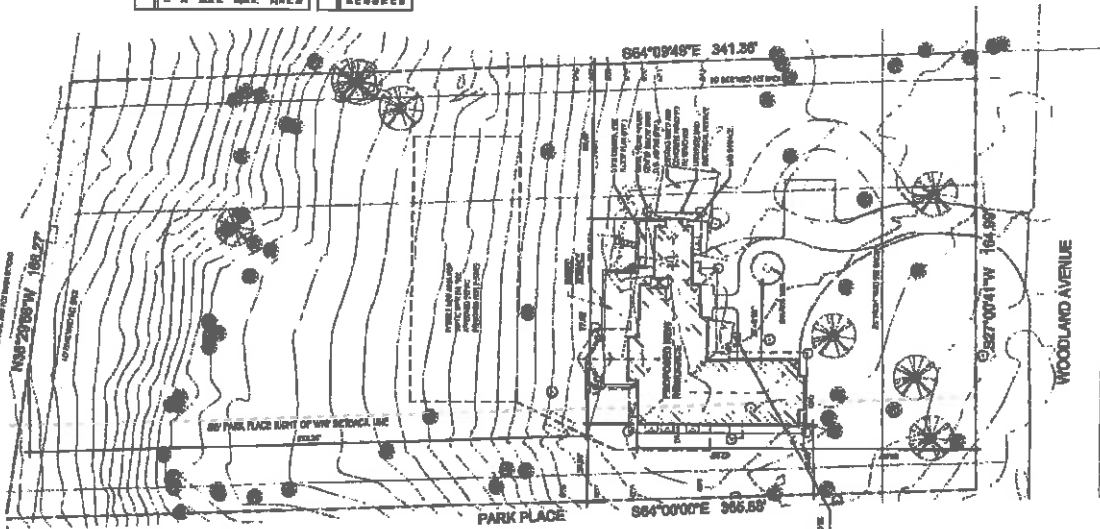
⊕ FRONT VIEW
 N.T.S.



⊕ REAR VIEW 2
 N.T.S.



⊕ REAR VIEW
 N.T.S.



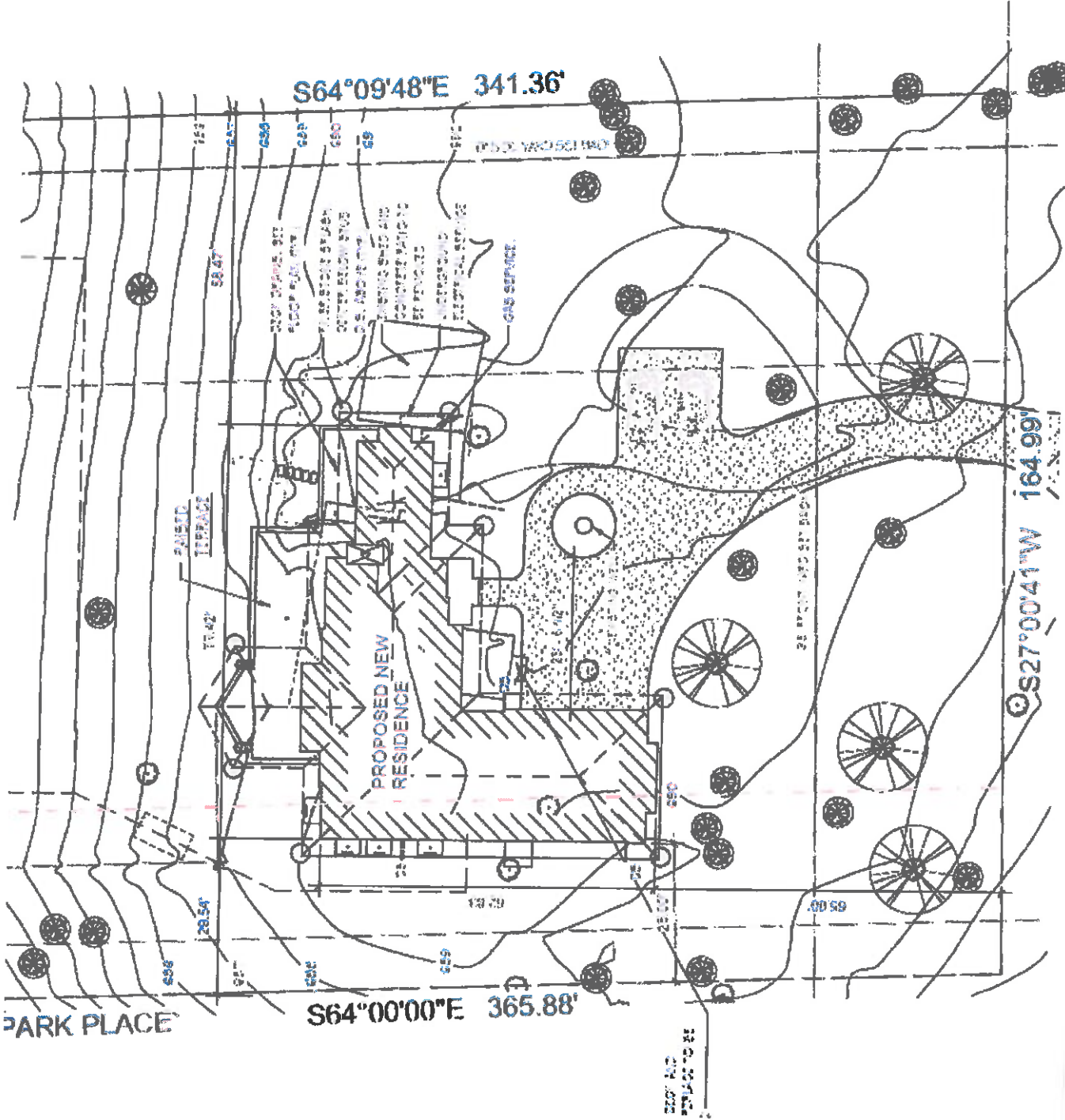
ZONING CALCULATIONS

LOT AREA	10,000.00
MINIMUM LOT AREA	10,000.00
MINIMUM FRONT YARD SETBACK	10.00
MINIMUM SIDE YARD SETBACK	10.00
MINIMUM REAR YARD SETBACK	10.00
MINIMUM FRONT SETBACK	10.00
MINIMUM SIDE SETBACK	10.00
MINIMUM REAR SETBACK	10.00

AREA DATA

LOT AREA	10,000.00
MINIMUM LOT AREA	10,000.00
MINIMUM FRONT YARD SETBACK	10.00
MINIMUM SIDE YARD SETBACK	10.00
MINIMUM REAR YARD SETBACK	10.00
MINIMUM FRONT SETBACK	10.00
MINIMUM SIDE SETBACK	10.00
MINIMUM REAR SETBACK	10.00

⊕ PRELIMINARY PROPOSED ARCHITECTURAL SITE PLAN
 10/20/2010



S64°09'48"E 341.36'

S64°00'00"E 365.88'

S27°00'41"W 164.99'

PARK PLACE

PROPOSED NEW RESIDENCE

PAVED TERRACE

GAS SERVICE

100' DRIVE, 80' WIDE, 80' HIGH
 100' DRIVE, 80' WIDE, 80' HIGH
 100' DRIVE, 80' WIDE, 80' HIGH
 100' DRIVE, 80' WIDE, 80' HIGH

100' DRIVE, 80' WIDE, 80' HIGH

25' DRIVE, 80' WIDE, 80' HIGH

17.42'

128.54'

58.47'

13.70'

100.50'

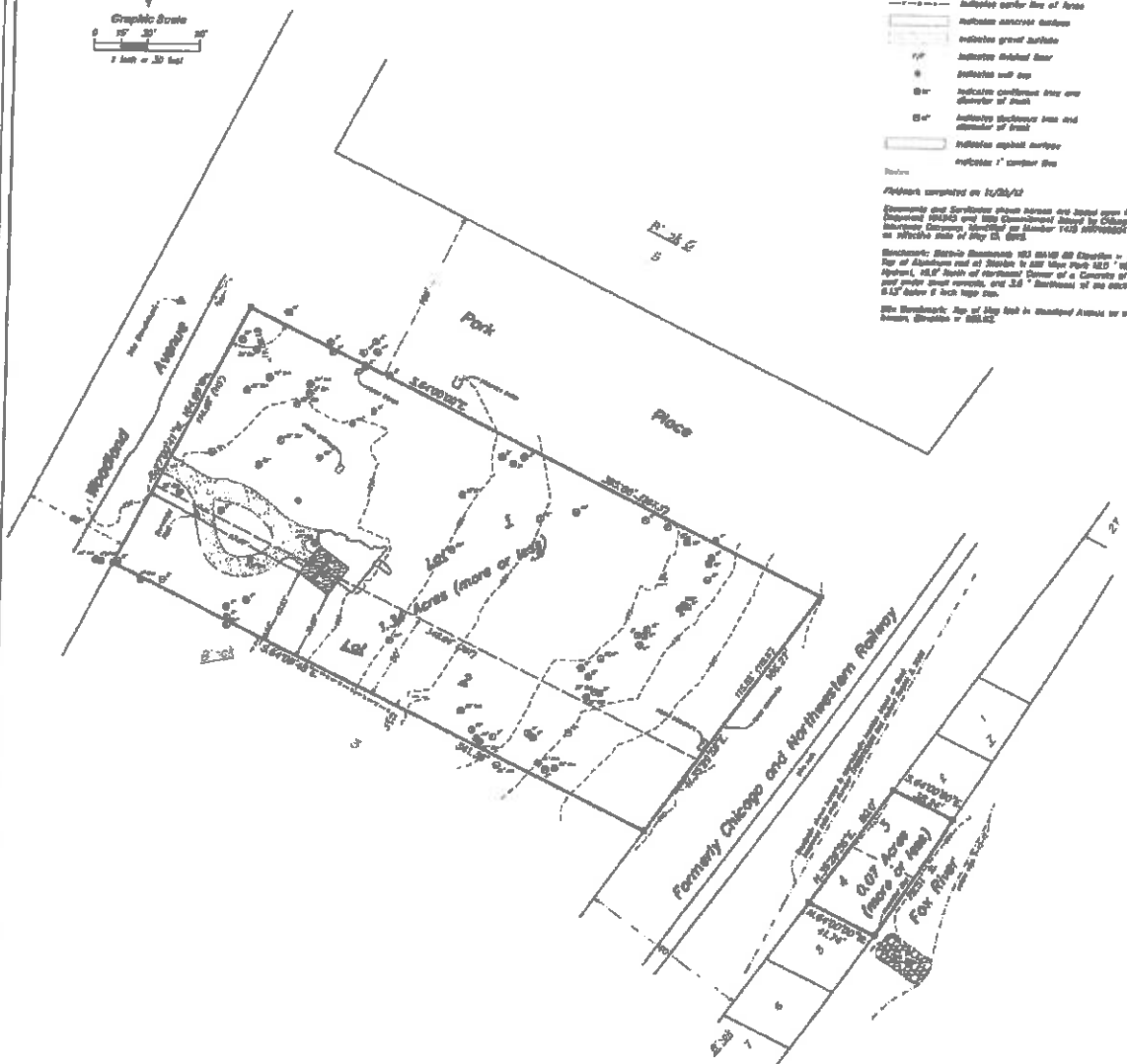
200' DRIVE, 80' WIDE, 80' HIGH

"Boundary and Topographic Survey"
Lot 1 and Part of Lot 2 Block 4 and Lots 3 and 4 Block 7
Central Park Addition to Batavia
Batavia Township Kane County Illinois



- indicates iron stake
- indicates monument style
- (M) indicates record date
- indicates center line of Area
- indicates concrete surface
- indicates gravel surface
- indicates asphalt floor
- indicates well top
- indicates center line and diameter of bush
- indicates boundary line and diameter of tree
- indicates asphalt surface
- indicates 1" corner line

Note:
 Fieldwork completed on 12/26/12
 Computations and Services shown herein are based upon Federal Government 1983-85 and 1983 Geoid-Datum based on Chicago Triangulation Data, Modified for NAD 83 (NAD 83) as applicable to the State of Illinois.
 Benchmark: Illinois Benchmark 103 (1840) 49' Elevation = 558.01' Top of Aluminum nail at Station is 100' West Park 101' West of Acheson, 15.0' North of Northwest Corner of a Concrete of concrete and under steel covering and 3.6" diameter of the side of well 6.12' above 6 inch top step.
 100' Benchmark: Top of flag nail in standard Avenue to show known elevation = 558.52'



State of Illinois)
 This is to certify that I, Carol Street-Johnson, an Illinois Professional Land Surveyor of
 County of Kane) Illinois - Western Surveying, L.L.C. (Illinois Professional Design Firm No. 104-025218), have
 surveyed and located the topographical improvements on Parcel 1: Lot 1 and the North 20 feet of
 Lot 2 of Block 4 in Central Park Addition, in the Township of Batavia, Kane County Illinois. And also Parcel 2: Lots 3 and 4
 of Block 7 in Central Park Addition to Batavia, Kane County Illinois as shown by the plot herein drawn which is a
 correct representation of said survey and topography and conforms to the current Illinois Minimum Standards of Topographic
 Surveys. All distances are given in feet and decimal parts thereof.

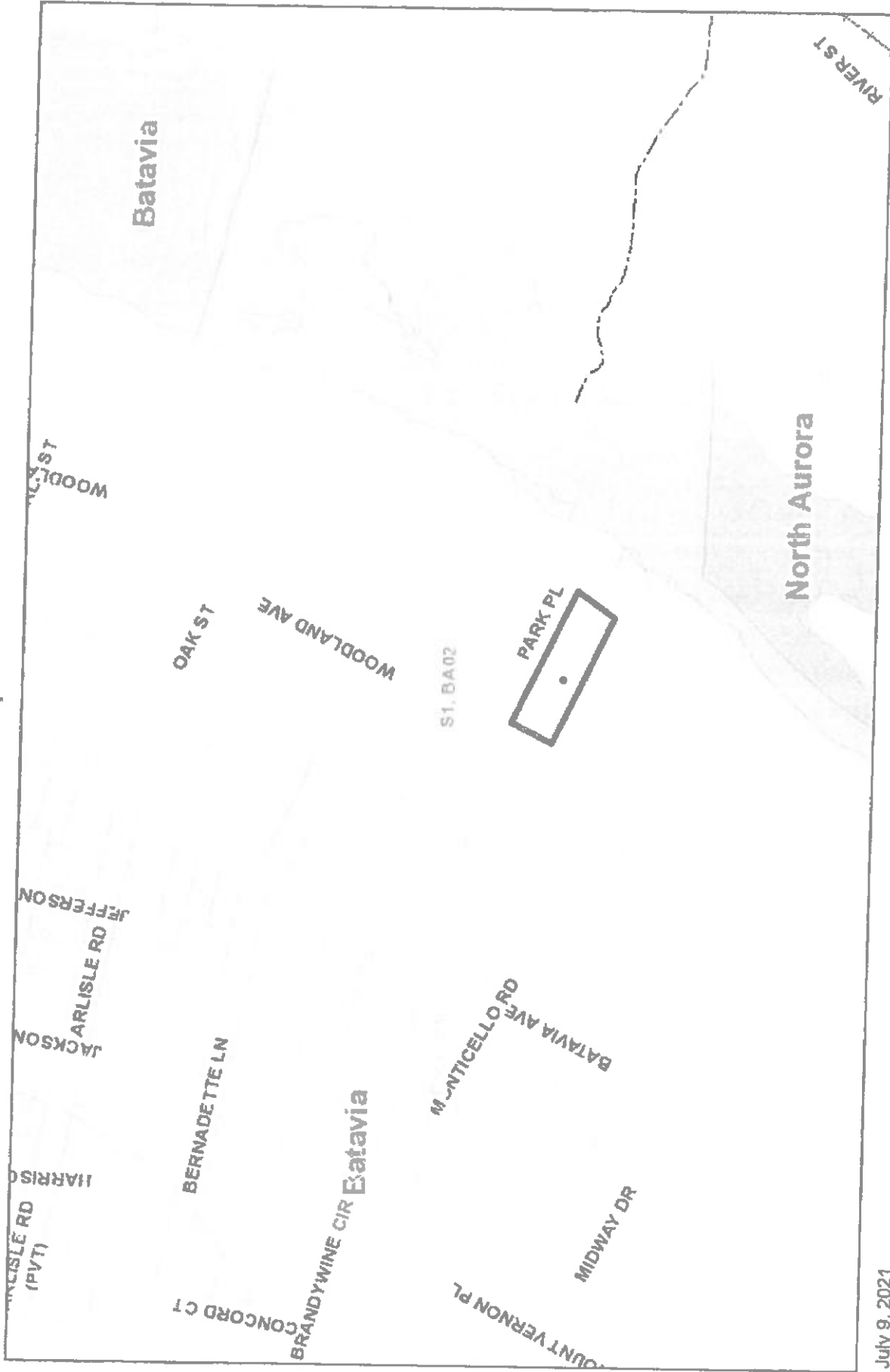
Dated at Geneva, Illinois, December 4, 2012.

Illinois Professional Land Surveyor No. 3342
 License Expiration Date: November 30, 2014
 Prepared by
Johnson - Western Surveying, L.L.C.
 100 West State Street, Suite 207
 Geneva, Illinois 60138
 (630) 945-5102
 Created © 2012 Johnson-Western Surveying, L.L.C.

Ordered by & Prepared for
 Michael Ditz

ON 12/26/12 11:44
 BY Carol Street-Johnson
 CHECKED BY Carol Street-Johnson

Map Title



July 9, 2021



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.

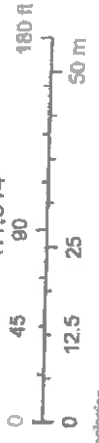
GIS-Technologies
Kane County Illinois

Map Title



July 9, 2021

1:1,014



GIS-Technologies

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