

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): 09-11-151-022 06N 734 ILLINOIS ST. ST. CHARLES, IL 60174
	Street Address (or common location if no address is assigned):

2. Applicant Information:	Name JAMIE FELDBALLE PRIME CARPENTRY GROUP, LLC	Phone 630.267.2574
	Address 915 ARNOCD AVE. GLEN ELDON, IL 60137	Fax N/A
		Email JAMIE@PRIMECARPENTRYGROUP.COM

3. Record Owner Info:	Name ROGER WARNER	Phone 630.639.8407
	Address 0N 734 ILLINOIS ST. ST CHARLES, IL 60174	Fax
		Email WARNERGRILL@GMAIL.COM

Zoning and Use Information:

Current zoning of the property: 0040 - RESIDENTIAL IMPROVED LOT

Current use of the property: RESIDENTIAL USE

Reason for Request:

Variation requested (state specific measurements):

Reason for request:

Action by Applicant on Property:

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

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

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

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.

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

3. Diminish the value of adjacent land and buildings.

4. Increase congestion or create traffic hazards.

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

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

11-8-18
Date


Applicant or Authorized Agent

11-8-18
Date

The lot discussed within these documents known as 06N734 Illinois St. ST Charles, IL 60174, parcel #: 09-11-151-022, currently has no garage or any accessory building. This particular lot has a substantial grade drop starting from the NE face of the house to the NE property line. That location would be ideal and would conform with local codes, but extensive grading, concrete, and drainage work would have to be preformed. It is also one of only two possible locations to build such a structure.

Currently, the front of the house has a setback of 35 feet from the property line, 61 feet from the street, and conforms with local codes. I am proposing to build an 18 foot wide, 22 foot deep accessory structure in the front of the house. It will be located 12 feet from the SW property line, 35 feet from the NW property line, 43 feet from the SE property line, and 5 feet from the SW face of the house. With that said, the structure will have a setback of only 12 feet from the SW property line and would not conform with the minimum 35 foot setback requirement.

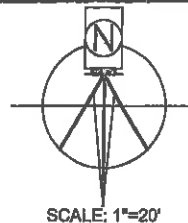
After extensive planing and research, the only locations to build a garage are the ones mentioned above. The SE area adjacent the deck currently has a septic field and does not allow a structure to be built. The 16 foot setback of the house from the NW property line is not an option as a structure would have to be undersized and would not conform with local codes as well. lastly the rear of the house, as noted above, has a substantial drop in grade. A structure could be built there and has the potential to conform to all of the local codes but would be rather costly and would not be a smart finical decision. With that said, the front of the house is arguably the best location for a garage to be built.

The purpose of this structure will in fact raise the property value and in turn have a garage to store vehicles. This structure is typically taken for granted in most properties but is very desirable for properties that do not have that amenity. If you note the aerial composite map you will see that the surrounding houses have garages, some of which seem to not conform with the 35 foot setback as well. The homeowner has been living in this house for quite some time and does not have any plans of moving. The owner is actually in the process of updating the property, with the proposed garage build being the desired first project to start.

This proposed garage will not impair an adequate supply of light and air to the adjacent property as is is located 43 feet and 35 feet from neighboring property lines. A structure of this size does not possess the ability to do so. Furthermore, this structure would not pose any threat to the adjacent properties in regards to fire hazards or any or dangers of that nature. This structure would in theory, help the surrounding property values as it is a desirable structure to have for any homeowner. In addition this structure would in fact help traffic hazards and congestion as the homeowner will have the ability to park in it, leaving the driveway open for any additional vehicles. Lastly, with a general understanding of all the factors within this proposal, public health, safety, comfort, morals and general welfare would not be impacted negatively, and would arguably be impacted in positive manner.

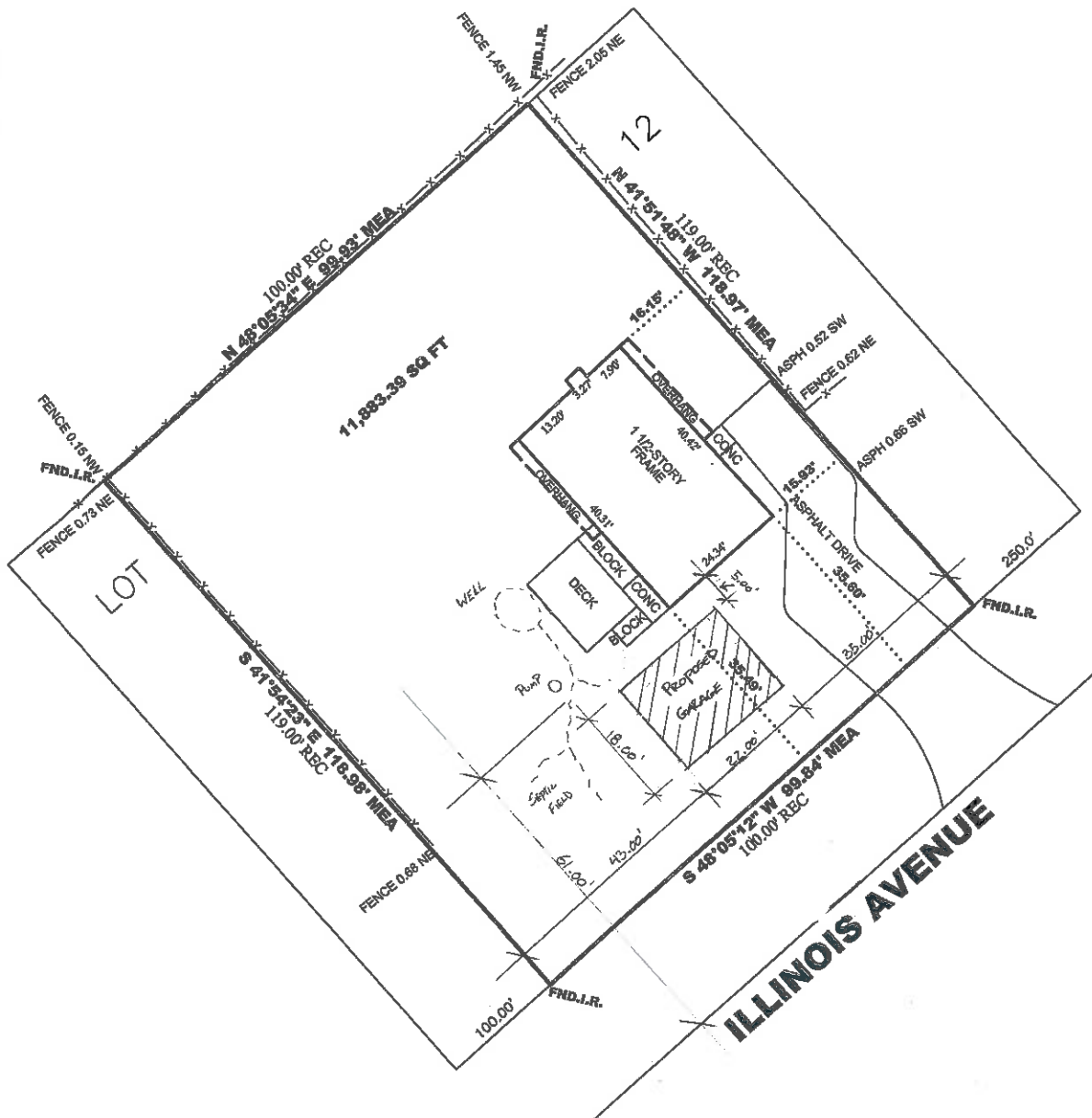
PLAT OF SURVEY D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET



THE NORTHERLY 100 FEET OF THE SOUTHERLY 200 FEET OF LOT 12 OF FOX CREST, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 6N734 ILLINOIS AVENUE, ST. CHARLES, ILLINOIS

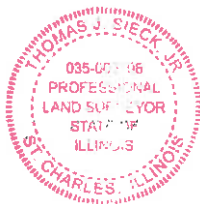


LEGEND	
FND.I.R.	= FOUND IRON ROD
FND.I.P.	= FOUND IRON PIPE
---	FENCE
.....	BLDG. TIE
.....	BLDG. LINE
.....	EASEMENT

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 994-30



License expiration date 11-30-2018

FIELD WORK COMPLETED: 9-19-2017

PREPARED FOR ROGER WARNER

STATE OF ILLINOIS
S.S.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-004129 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 9-21 A.D. 2017

Thomas J. Steck, Jr.
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003908

PLAT OF SURVEY D.F.L.S.

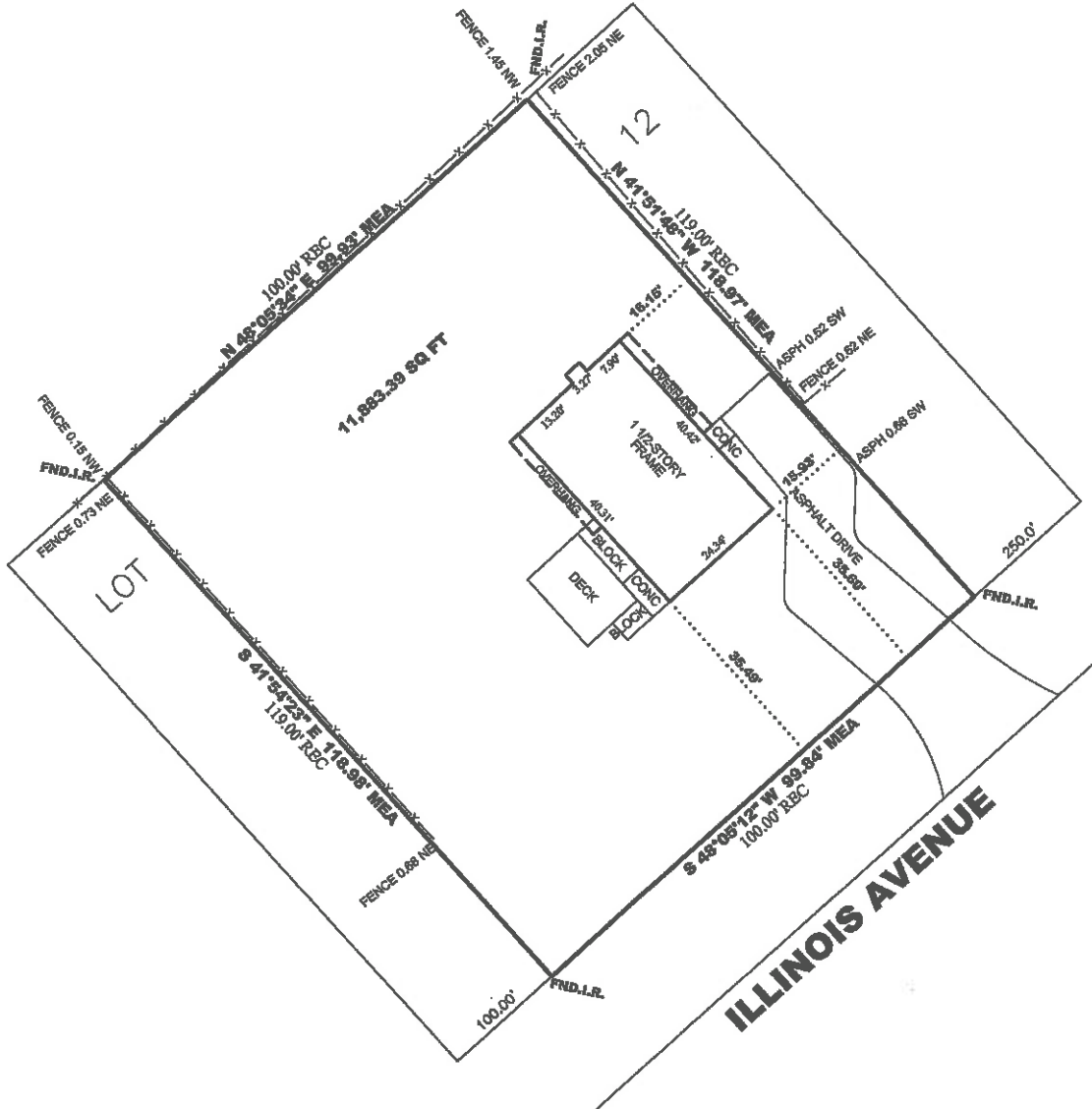
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2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET



SCALE: 1"=20'

THE NORTHERLY 100 FEET OF THE SOUTHERLY 200 FEET OF LOT 12 OF FOX CREST, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS

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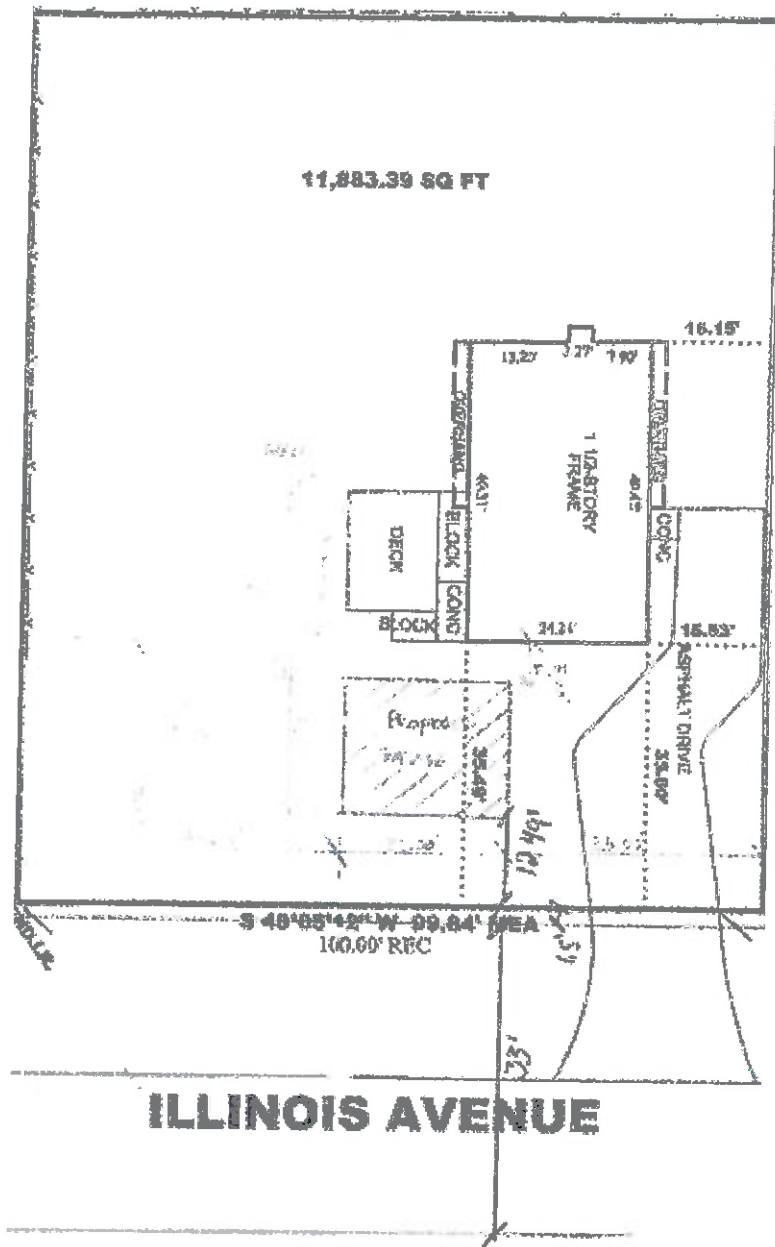
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Thomas J. Sieck, Jr.
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003908



Justin Robbins
Owner

Prime Carpentry Group LLC

630.600.7856

Justin@PrimeCarpentryGroup.com

400 East Saint Charles Rd

Carol Stream , IL 60188

KaneGIS4 AGO

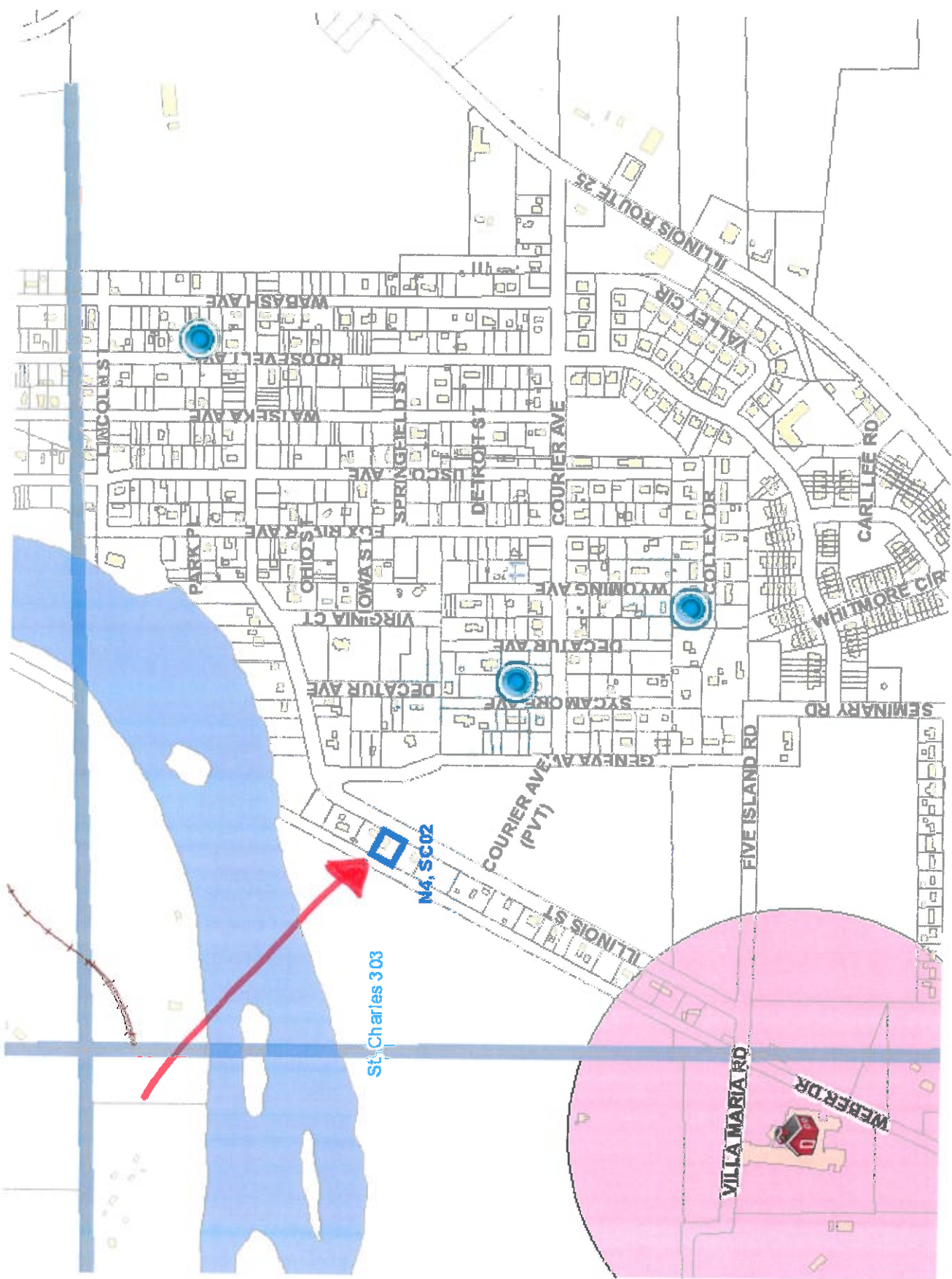


3/1/2019, 11:27:29 AM

1:1,128



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
 These layers do not represent a survey. No Accuracy is assumed for the data 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.



St. Charles 303

N4, SC02

COURIER AVE (PVT)

VILLA MARIA RD

WEBER DR

FIVE ISLAND RD

ILLINOIS ST

GENEVA AV

SYCAMORE AVE

DECATUR AVE

DECATUR AVE

WYOMING AVE

DETROIT ST

DISCO AVE

SPRINGFIELD ST

PARK P

OHIO ST

FOX RIVER AVE

WAISKA AVE

ROOSEVELT AVE

WABASH AVE

ILLINOIS ROUTE 25

VALLEY CIR

CARLEE RD

WHITMORE CIR

SEMINARY RD

Farruggia, Tony

From: John Nixon <jnixon@frcfr.org>
Sent: Wednesday, March 6, 2019 8:19 AM
To: Farruggia, Tony
Subject: EX: Re: Request for Comments - Kane County Variance Petition #4501

Tony-
We have no issues with the proposed variance.

--

John R. Nixon, Fire Chief
Fox River & Countryside Fire Rescue District



Farruggia, Tony wrote on 3/5/2019 2:34 PM:

To whom it may concern,

Attached is a variance petition that will be going before the Kane County Zoning Board April 9, 2019. Note that the 3rd page of the application is a typed description of the proposal submitted by the applicant. Please provide any comments in response to this email.

If you are a municipal government, please forward the petition to your Plan Commissions and Zoning Departments.

Regards,

Tony Farruggia, AICP Candidate
Zoning Planner
FarruggiaTony@Co.Kane.IL.US
630.232.3494
The
County of Kane, Illinois
Development & Community Services Department

Farruggia, Tony

From: McGraw, Keith
Sent: Tuesday, March 5, 2019 3:24 PM
To: Farruggia, Tony
Cc: Nika, Kurt; Rickert, Tom
Subject: RE: Request for Comments - Kane County Variance Petition #4501
Attachments: 2019-03-05 application for variance.pdf

Tony,

In regard to the above referenced and attached application for variance, KDOT has no comments or suggestions.

As always, should you need anything further, please don't hesitate to reach out.

Keith McGraw

Kane County - Division of Transportation

Permitting Section
41W011 Burlington Road
St. Charles IL 60175

t (630) 584-1171
f (630) 584-5239

From: Farruggia, Tony
Sent: Tuesday, March 5, 2019 2:34 PM
To: Kramer, Don <KramerDon@co.kane.il.us>; Schoedel, Carl <schoedelcarl@co.kane.il.us>; Gerard.Fabrizius@kanedupageswcd.org; Meyers, Monica <MeyersMonica@kaneforest.com>; William.boyd@illinois.gov; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wilford, Anne <WilfordAnne@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; jh@hmcpc.com; rjohnson@stcharlestownship.org; sfrohling@stcharlestownship.org; boardofeducation@d303.org; eyoung@stcparks.org; jnixon@frcfr.org; mayor@stcharlesil.gov; mailbox@villageofwayne.org; sward@southelgin.com; Sparks, Rickey <SparksRickey@co.kane.il.us>
Subject: Request for Comments - Kane County Variance Petition #4501

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Tony Farruggia, AICP Candidate

Zoning Planner
FarruggiaTony@Co.Kane.IL.US
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The
County of Kane, Illinois
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