

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236

4561

Received Date

AUG 14 2020

Kane Co. Dev. Dept.
Zoning Division

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): 03-03-102-018
	Street Address (or common location if no address is assigned): 1040 Winaki Trail, Algonquin, IL 60102

2. Applicant Information:	Name Alex Kelmendi	Phone (847) 899-4613
	Address 1040 Winaki Trail	Fax n/a
	Algonquin, IL 60102	Email flooringinstallation inc@gmail.com

3. Record Owner Information:	Name Alex Kelmendi	Phone (847) 899-4613
	Address 1040 Winaki Trail	Fax n/a
	Algonquin, IL 60102	Email flooringinstallation inc@gmail.com

Zoning and Use Information:

Current zoning of the property:
R-1 Single Family Residence

Current use of the property:
Residential - Single Family

Reason for Request:

Variation requested (state specific measurements):

Reduce front setback to 29.50'

Reason for request:

Existing Flood Way Zone

Action by Applicant on Property:

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

None

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

Reduce the front setback because of the existing flood zone.

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.

Changes do not involve blocking light or restricting air flow.

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

Changes to the front setback are not using any hazardous materials.

3. Diminish the value of adjacent land and buildings.

Improvements to the house will not affect any land or buildings - the value of the house will increase as a result of changes.

4. Increase congestion or create traffic hazards.

No changes at street level for this variance.

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

Project is following all required laws and guidelines regarding health, safety and welfare.

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.

ALEX KELMENDI 25,07,2020

Record Owner

Date

Alex Kelmendi

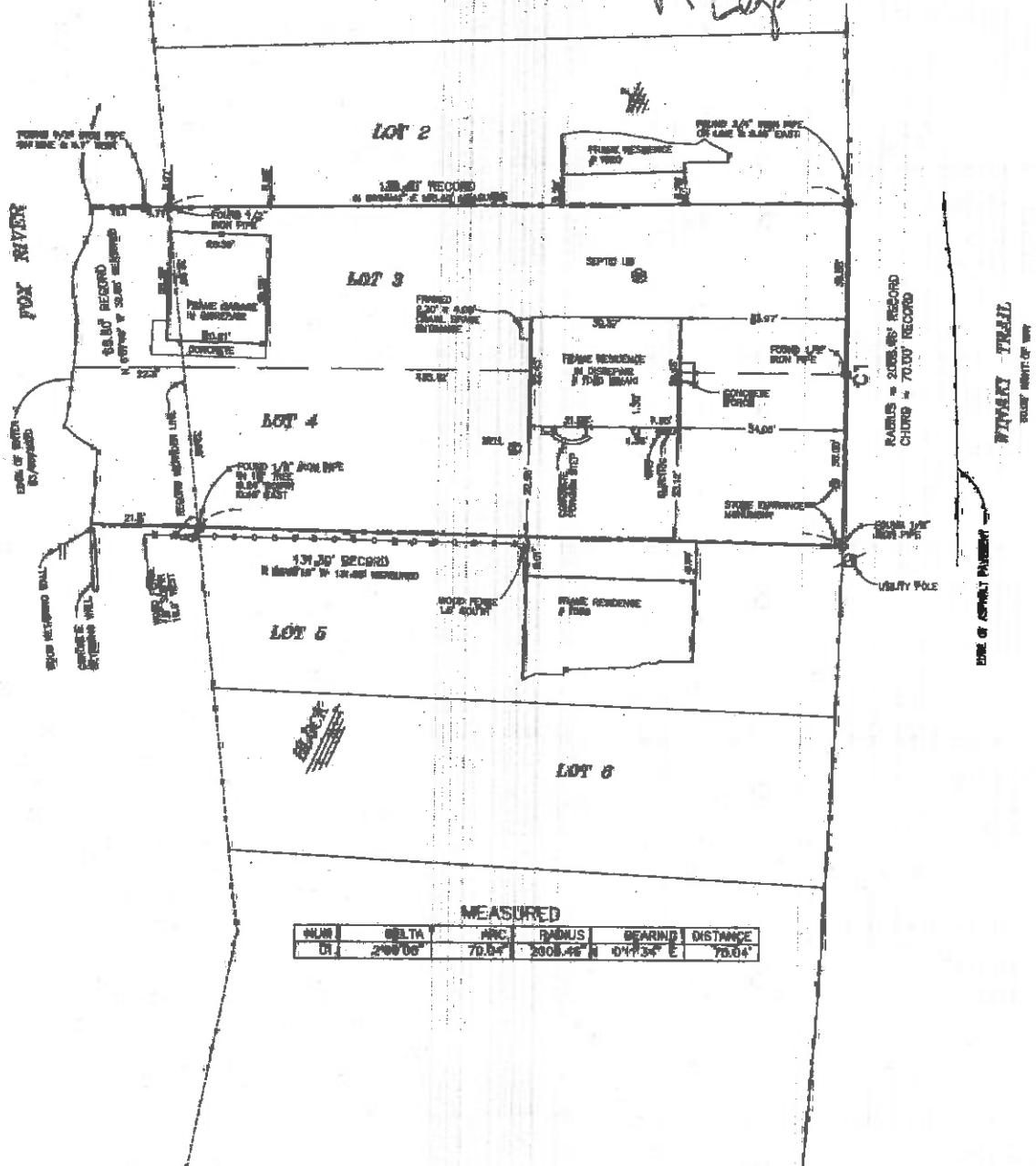
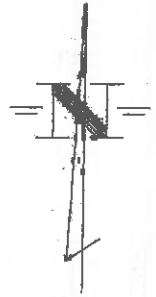
Applicant or Authorized Agent
Date



Plat Of Survey

LOTS 3-AND 4 IN BLOCK 1 OF SECTION 2, TOWNSHIP 30-N, RANGE 9-EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A DIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING JULY 16, 1927 IN BOOK 26 OF PLATS, PAGE 12 AS JUDICIAL NOTICE SPECIAL, IN SAID COUNTY, ILLINOIS.

Lead Descriptions



SCALE : 1/4 INCH EQUALS 20.00 FEET

Check this description and site markings with this plat and report any discrepancies you may find to the surveyor immediately.

Refer to title & local ordinances for possible unrecorded easements &/or building restrictions. All distances are given in feet & chained parts thereof. Bearings are azimuth.

DATE: Scale: 1" = 80'

JOB No. 89-288

DRAWN BY: Alex Kalaboussi

THE S.S. 89-288-122

State of Illinois)
 County of Henry) S.S.

I, George E. Barrett Jr., an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property. And that this Plat of Survey correctly represents the facts found at the time of the survey. Field work was completed on (03 - 08 - 2020). This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated: 03-08-2020

George E. Barrett Jr.

I.P.L.S. No. 005-3882 / Expires 11-30-2029

Design Firm No. 104-2402

3884 FARMER-888-2888

Should: barrettlandsurvey@att.net

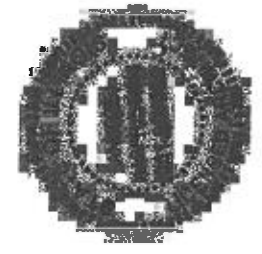
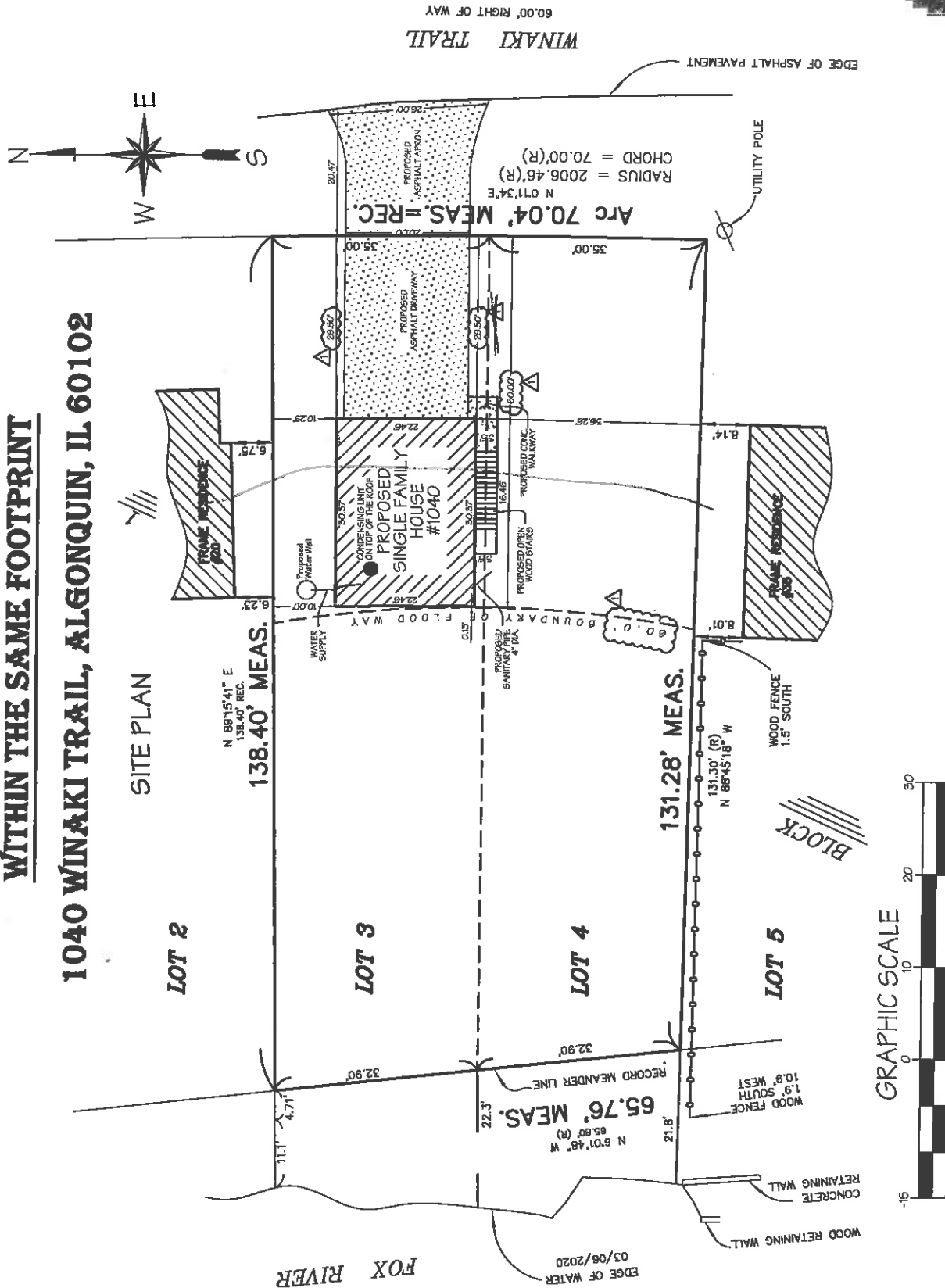


THIS PLAT VALID ONLY WHEN APPROVED BY THE STATE SURVEYOR

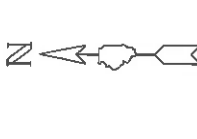
REPLACEMENT OF SINGLE FAMILY HOUSE

WITHIN THE SAME FOOTPRINT

1040 WINAKI TRAIL, ALGONQUIN, IL 60102

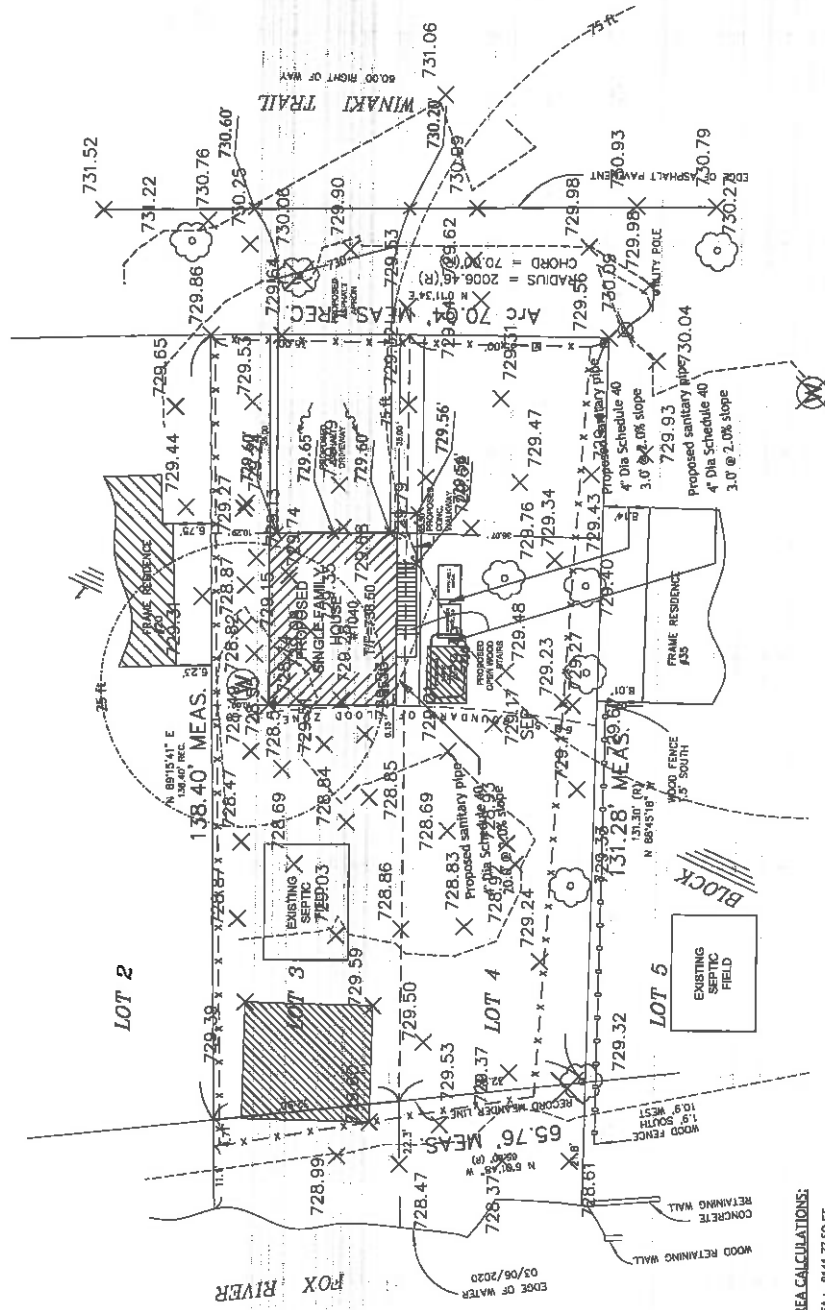


Proposed Site Conditions



LEGEND

- 810.00 PROPOSED ELEVATION
- 610.00 EXISTING ELEVATION
- 609 - EXISTING CONTOUR
- 781 - PROPOSED CONTOUR
- - - DRAINAGE FLOW
- X - SILT FENCE
- (W) WATER WELL
- (CL) CLEANOUT
- - - 75 FOOT WATER WELL RADIUS
- - - 25 FOOT WATER WELL RADIUS
- [Hatched] SOIL TREATMENT AREA
- [Hatched] SANITARY LINE
- [Hatched] TREE REMOVAL
- [Hatched] STRUCTURE REMOVAL



IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA: 9141.77 SQ. FT.	
EXISTING	PROPOSED
HOUSE AREA	577.32 SQ. FT.
DRIVEWAY AREA	610.50 SQ. FT.
CONCRETE PATIOWAY AREA	466.50 SQ. FT.
PATIO AREA	30.00 SQ. FT.
IMPERVIOUS TOTAL	1684.32 SQ. FT.

PERVIOUS TOTAL	1035.49 SQ. FT.
PERVIOUS TOTAL	8106.28 SQ. FT.
PERVIOUS TOTAL	7724.25 SQ. FT.

100 YEAR STORM ELEVATION: 732.30
BOTTOM OF FIRST FLOOR JOIST ELEVATION: 738.60
GARAGE FLOOR ELEVATION: 729.60



May 13, 2020
 Illinois Professional Engineer
 Certificate No. 062.067021
 Expiration date: 11-30-2021

Rev	Description	Date



Fluenta Consulting
 201 E. Lakeside Dr.
 Vernon Hills, IL 60061
 Tel: 773-349-5881

Client Name and Address:
 Alex Kelmendi
 1040 Winaki Trail,
 Algonquin, IL 60102
 Tel: (847)-899-4613

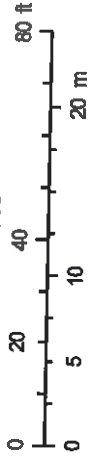
Project
DWG
Scale
1" = 10'
Sheet
C3

Map Title



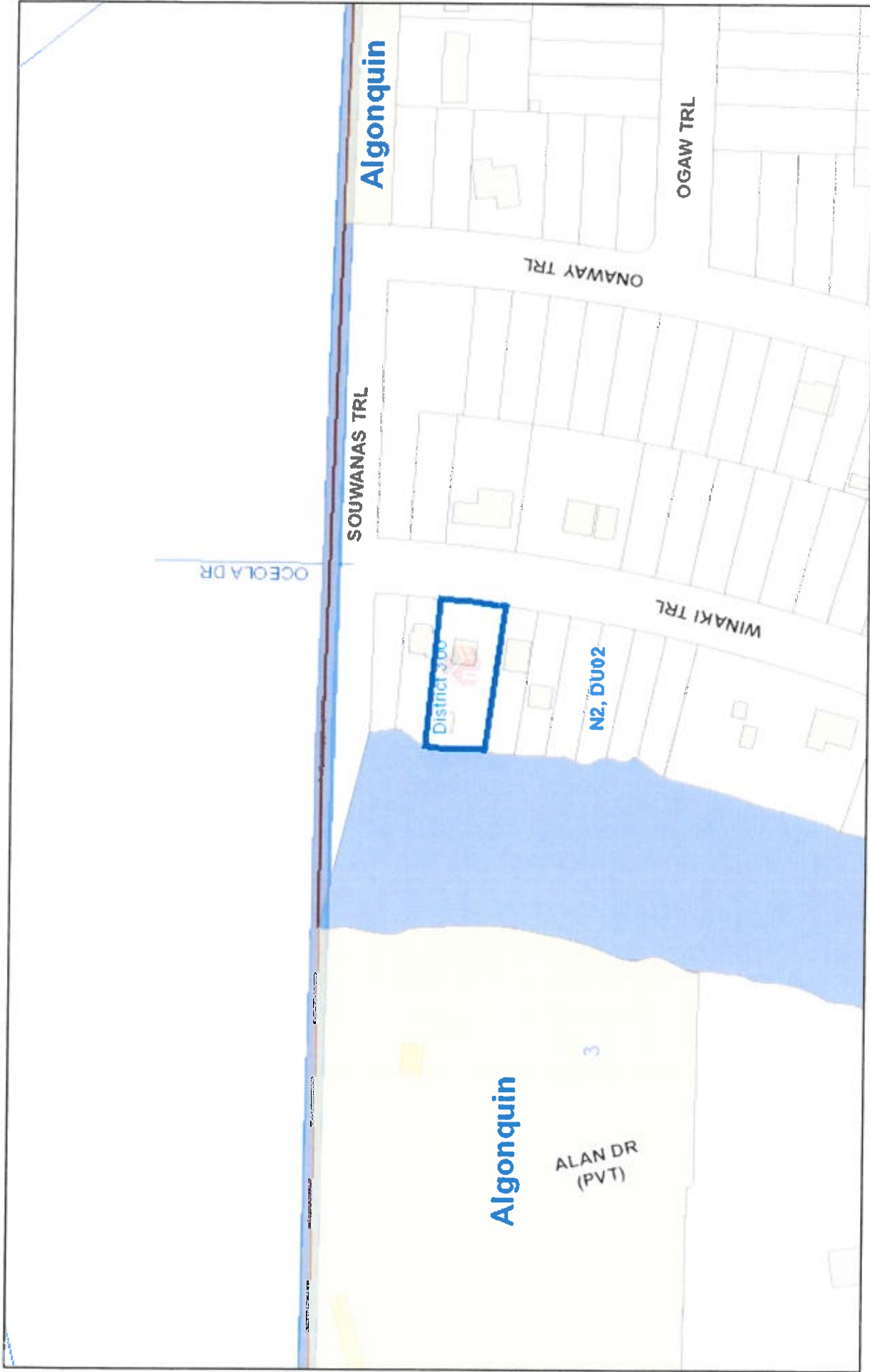
August 14, 2020

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Map Title



August 14, 2020

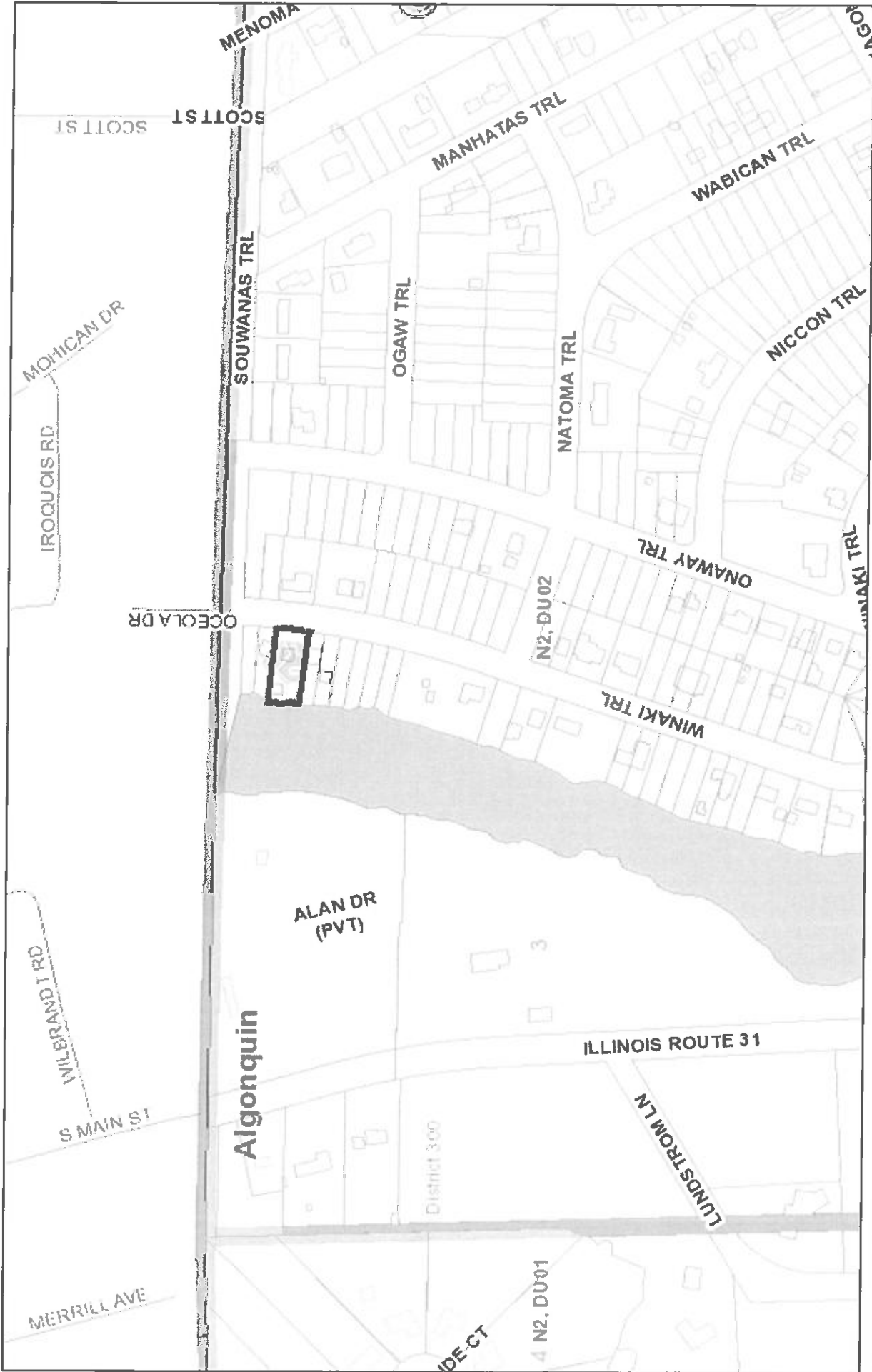
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GIS-Technologies

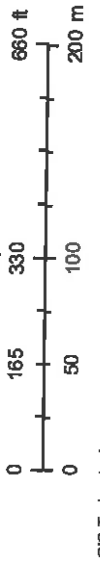
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Map Title



September 25, 2020

1:3,569



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GIS-Technologies
Kane County Illinois