

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 12-2013-0018

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): 13-10-400-005	SOUTH EAST QUARTER OF SECTION 18 TOWNSHIP 38 NORTH RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN BIG ROCK TOWNSHIP, KANE COUNTY, IL
	Street Address (or common location if no address is assigned): 65865 SHAW ROAD, BIG ROCK, IL 60511	

2. Applicant Information:	Name FITZGERALD'S ELECTRICAL	Phone 630-556-3000
	Address 60865 SHAW ROAD	Fax 630-556
	BIG ROCK, IL 60511	Email kf.fitzgerald@fitzgeralds electrical.com

3. Record Owner Info:	Name FITZGERALD'S REAL ESTATE HOLDINGS	Phone 630-556-3516
	Address 49W745 HUNCKLEY RD	Fax
	BIG ROCK IL 60511	Email

Zoning and Use Information:

Current zoning of the property: BUSINESS - COMMERCIAL

Current use of the property: BUSINESS - COMMERCIAL

Reason for Request:

Variation requested (state specific measurements):

VARIANCE TO SIGN DIMENSIONS RESTRICTIONS - STANDARDS + Set Back

Reason for request: INCREASE IN SIGN SIZE REQUESTED TO OVERCOME
DISTANCE TO ROAD AND OBSTRUCTIONS THAT INHIBIT VIEWING.

Action by Applicant on Property:

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

DISTANCE FROM MAIN ROAD

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

YES - LARGER SIGN HAS NO EXPECTED AFFECT ON SALES - REVENUE.

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

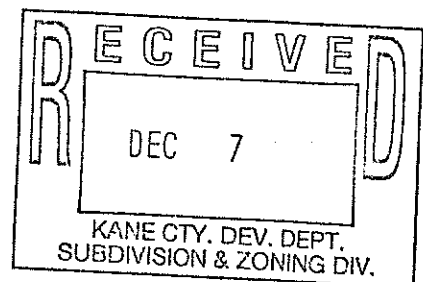
No

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:

Legal Description

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 279.18 FEET TO THE CENTERLINE OF HINCKLEY ROAD; THENCE WESTERLY, AT AN ANGLE OF 89°52'53", MEASURED CLOCKWISE FROM SAID EAST LINE, ALONG SAID CENTERLINE, 820.33 FEET TO THE CENTERLINE OF SHAW ROAD; THENCE NORTHERLY, AT AN ANGLE OF 97°53'48", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE, 200.12 FEET FOR A
→ POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID CENTERLINE, 142.0 FEET; THENCE CONTINUING NORTHERLY, AT AN ANGLE OF 178°20'19", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CENTERLINE, 205.0 FEET; THENCE EASTERLY, AT AN ANGLE OF 91°34'13", MEASURED COUNTERCLOCKWISE FROM SAID CENTER LINE, 259.50 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 91°42'42", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 353.0 FEET; THENCE WESTERLY, AT AN ANGLE OF 87°03'26", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 275.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES, ALL IN BIG ROCK TOWNSHIP, KANE COUNTY, ILLINOIS.

WES10427



 **FITZGERALD'S**
ELECTRICAL CONTRACTING INC.

6S865 Shaw Road
Big Rock, IL 60511

November 7, 2013

Kane County Development Department
Zoning Division
Kane County Government Center
719 Batavia, Avenue
Geneva, IL 60134

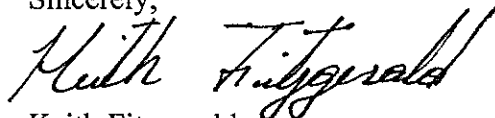
RE: Variance to Sign Ordinance

Fitzgerald's Electrical Contracting, Inc. is requesting a variance in the dimensional standards applied to signs. We are providing drawings and a property sketch showing the proposed sign dimensions and placement. As the applicant for this variance, Fitzgerald's Electrical Contracting, Inc.; located at 6s865 Shaw Road, Big Rock, IL 60511; is requesting an increase in allotted sign square footage based on the hardship created by the distance of our facility (approximately 700') from the main thoroughfare (Route 30 – Lincoln Highway) and the obstruction of view from this thoroughfare created by railroad structures, gates and easement vegetation.

Surrounding properties adjacent and attached to the sign location are owned by Fitzgerald's Real Estate Holdings. This entity has been notified of the requested variance and has voiced no objections.

Please review this request for variance and process through the proper channels.

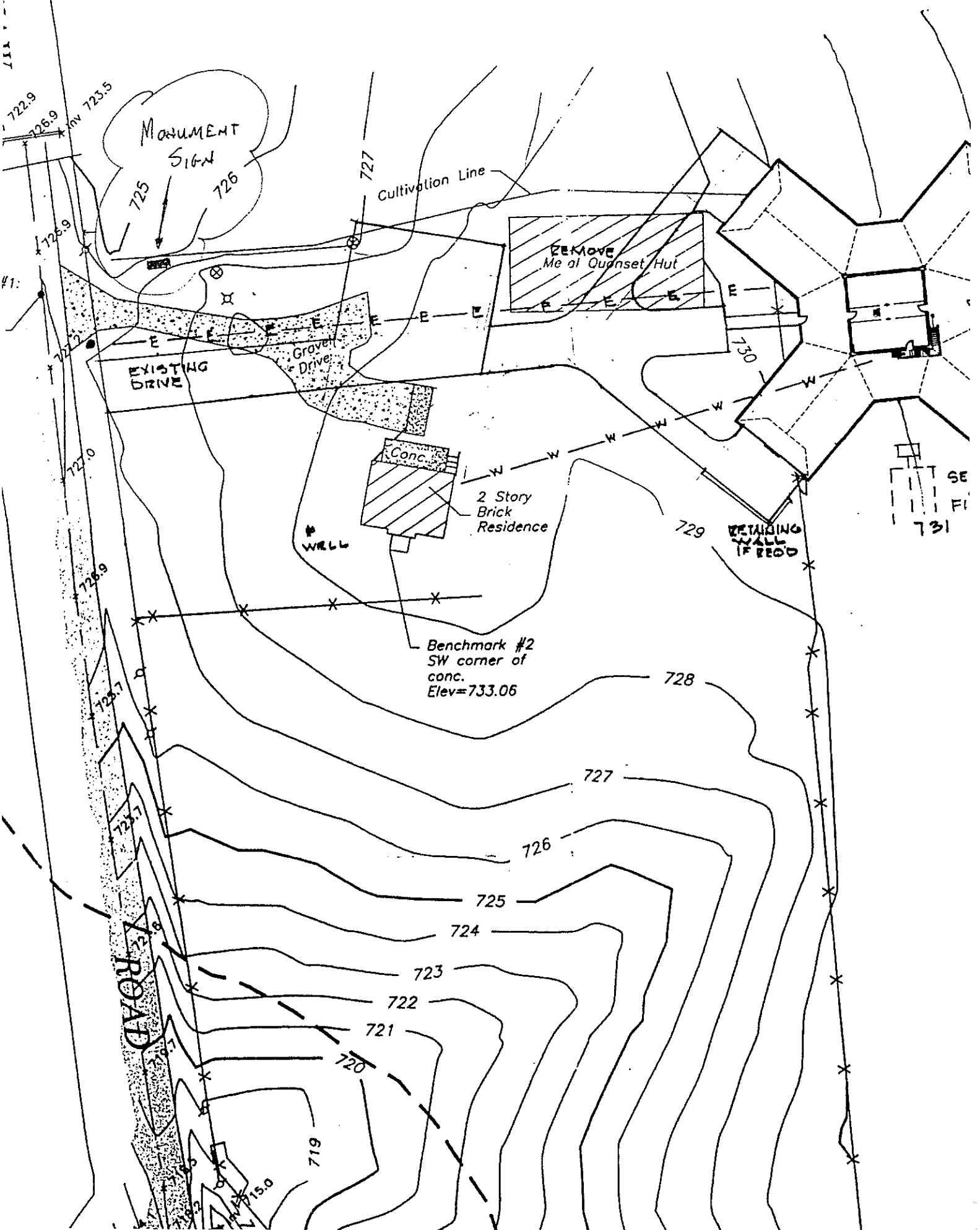
Sincerely,



Keith Fitzgerald
President

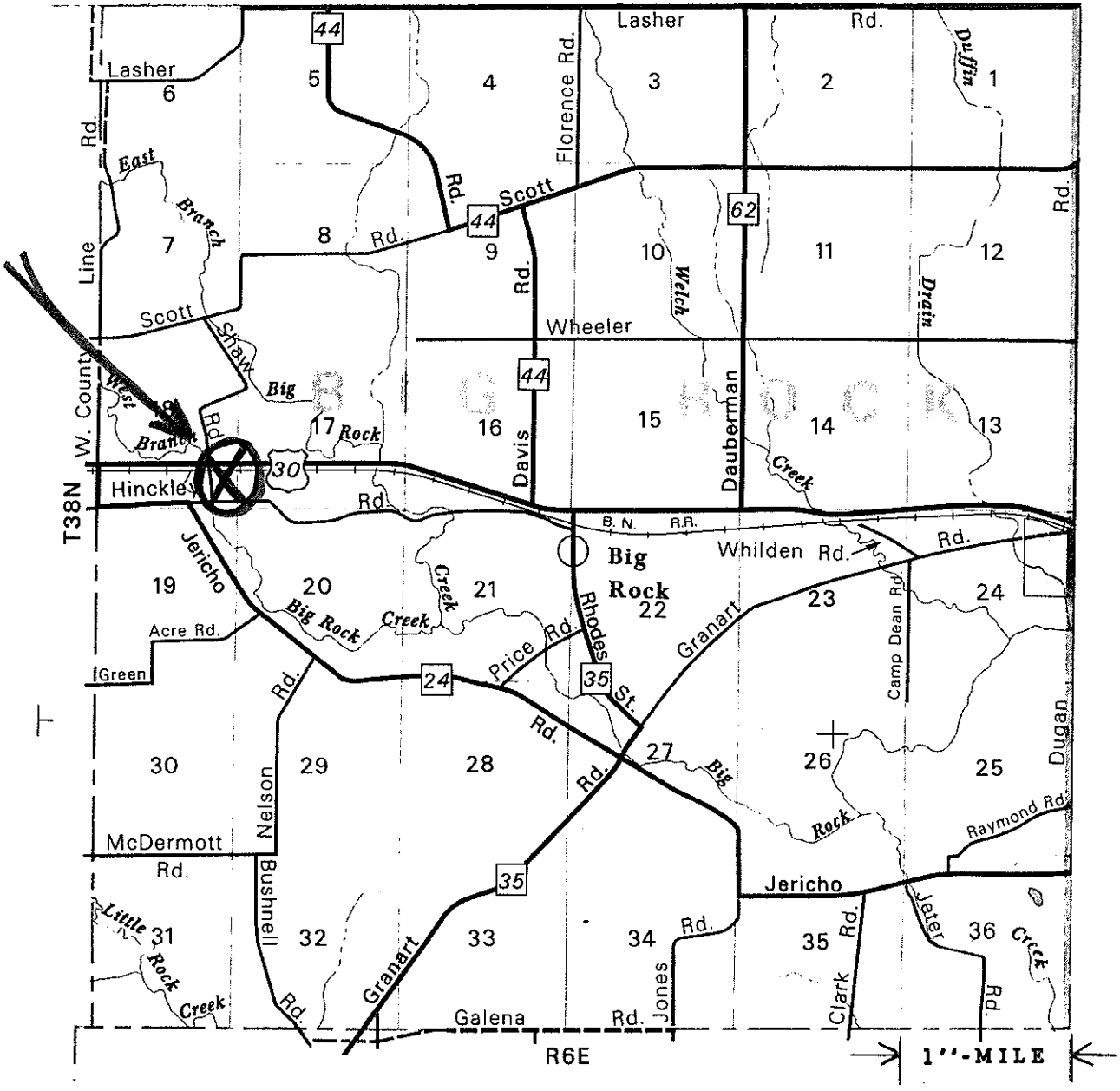
(630) 556-3000 Telephone
(630) 556-3087 Fax

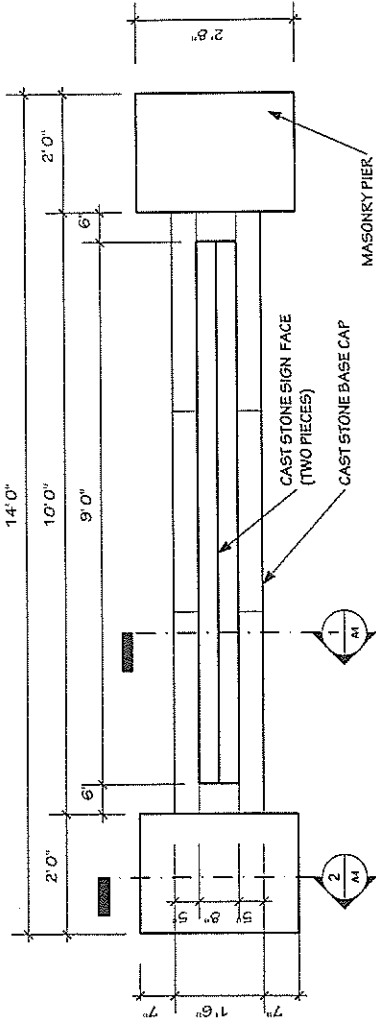
TOPOGRAPHICAL SURVEY



BIG ROCK twp.
T.38N - R.6E

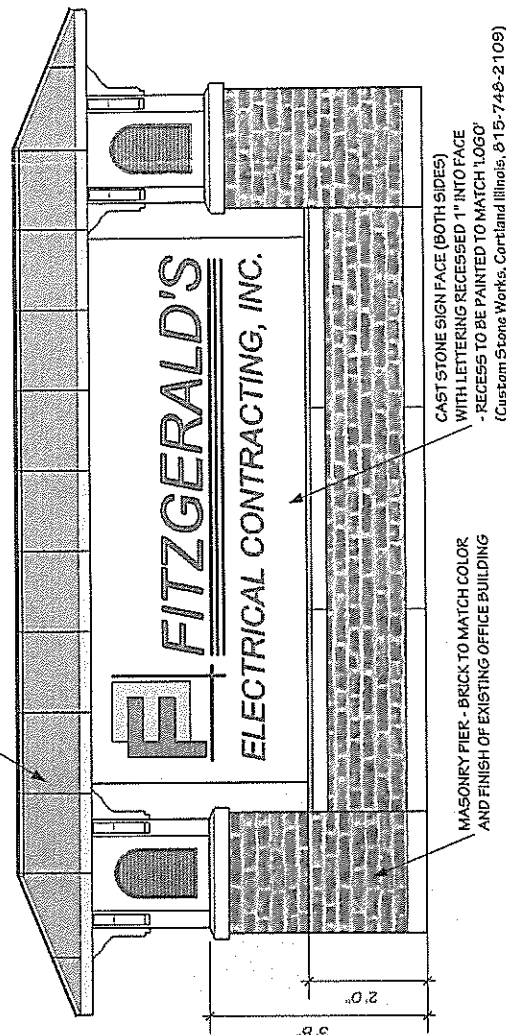
map 13



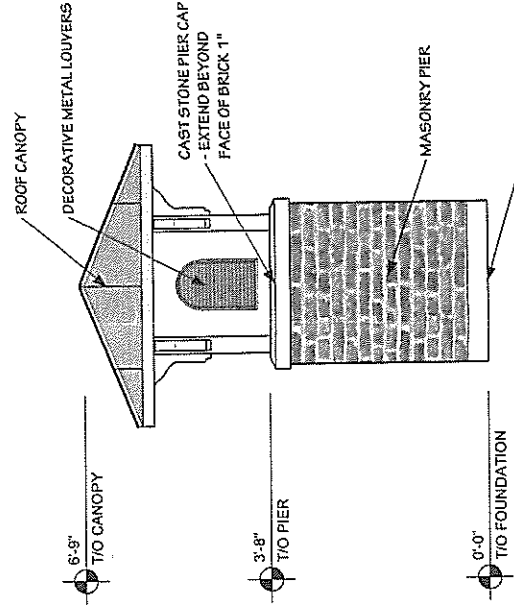
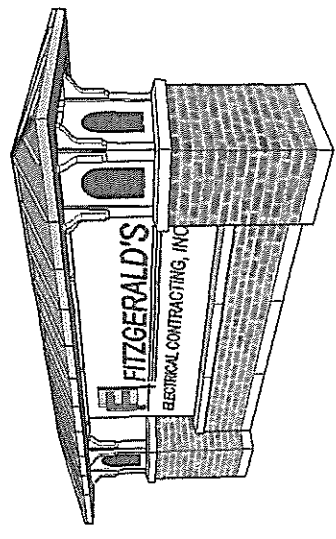


1 PLAN VIEW
Scale: 1/8" = 1' 0"

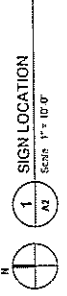
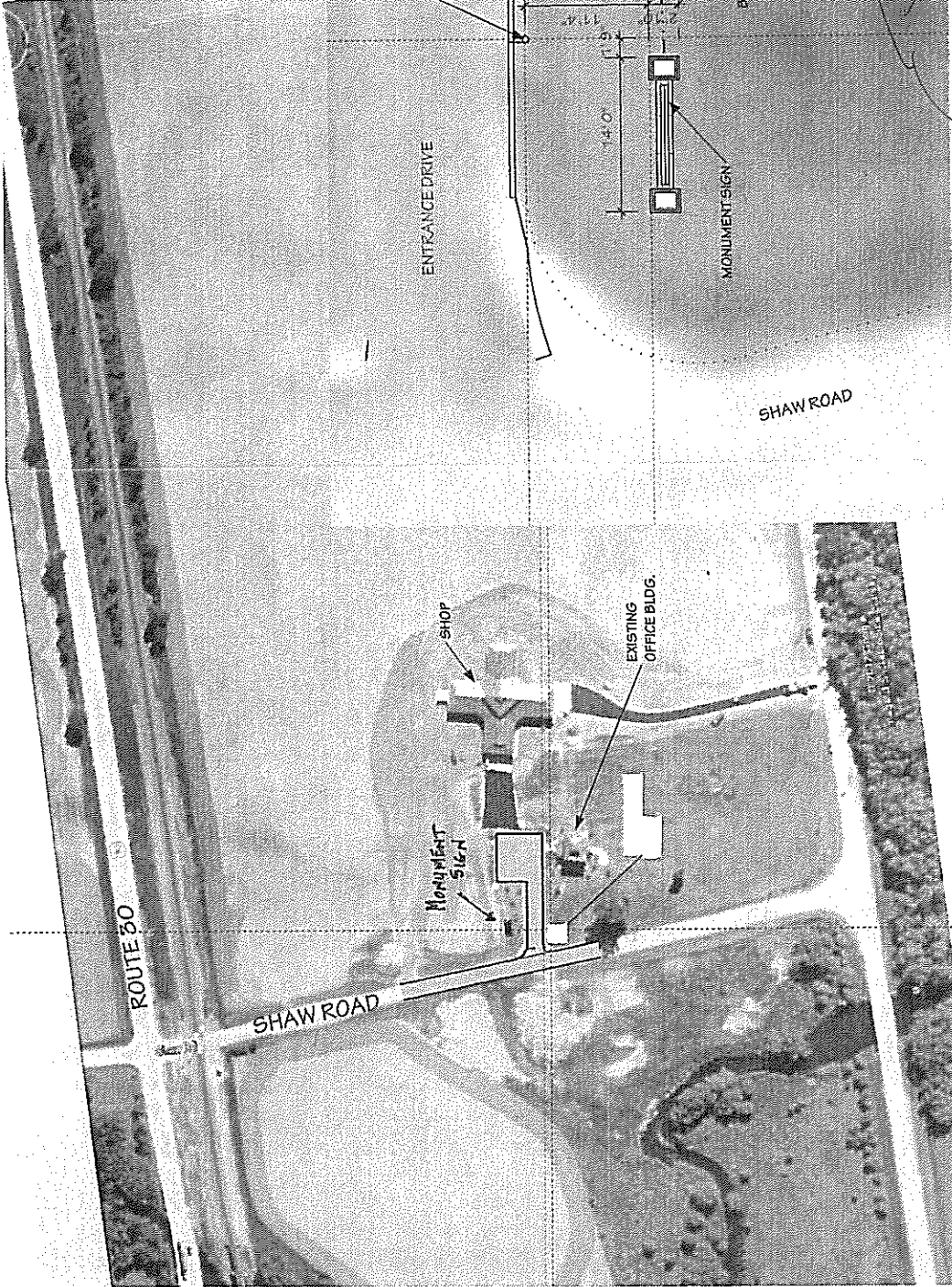
ROOF CANOPY
1 1/2" WIDE (max.), STANDING SEAM METAL ROOF PANELS OVER
1/2" SHEATHING - SEE CANOPY DETAILS FOR ROOF FRAMING
ALLOW FOR RIDGE VENTILATION



2 FRONT ELEVATION
Scale: 1/8" = 1' 0"



3 SIDE ELEVATION
Scale: 1/8" = 1' 0"



1 SIGN LOCATION
 Scale 1" = 10' 0"



2 SITE PLAN
 Scale n/a

*Sign Relocated To North Side Of Drive
 Minimum 35' From Shaw Road*