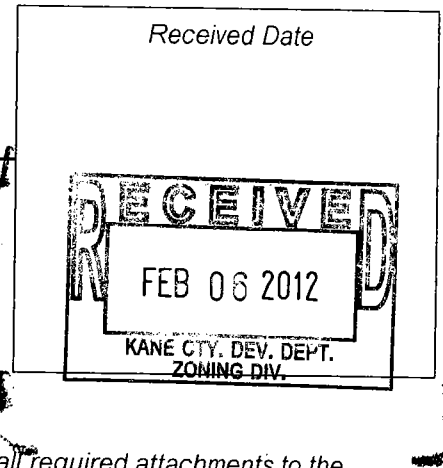


KANE COUNTY DEVELOPMENT DEPARTMENT

Subdivision and Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492
 Fax: (630) 232-3411



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): <div style="text-align: center; font-size: 1.2em;">0903354012</div>
Residential	Street Address (or common location if no address is assigned): <div style="text-align: center;">7N042 Jackson Ave., St. Charles, IL 60174-6418</div>

2. Applicant Information:	Name <div style="text-align: center;">myron dvorak</div> -mailing-	Phone <div style="text-align: center;">773-425-1410</div>
	Address <div style="text-align: center;">3023 N. Clark St., Suite 292</div>	Fax
	Chicago, IL 60657	Email <div style="text-align: center;">mr.repairman@comcast.net</div>

3. Record Owner Info:	Name <div style="text-align: center;">myron DVORAK Ceily Randall</div> -Home-	Phone <div style="text-align: center;">773-871-8606</div>
	Address <div style="text-align: center;">539 W. Roscoe St., Unit 3S</div>	Fax
	Chicago, IL 60657	Email <div style="text-align: center;">mr.repairman@comcast.net</div>

Zoning and Use Information:

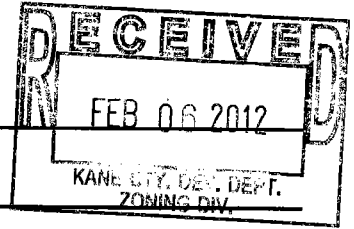
Current zoning of the property: Residential / F-District Farming

Current use of the property: vacant, under renovation

Reason for Request:

Variation requested (state specific measurements):
(9.67', 25.33' variance)

RIGHT OF WAY Setback variance



Reason for request:

want to use existing foundation

Action by Applicant on Property:

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

The existing foundation, septic, and well - we wish to grandfather the existing footprint for the residence.

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

NO, intend to live in the home.

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 home footprint will not change.

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

Again, home footprint will not change.

3. Diminish the value of adjacent land and buildings.

Existing home at time of purchase was inhabitable. The work in our case should enhance the value of adjacent land and buildings.

4. Increase congestion or create traffic hazards.

Property will remain a single family home.

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

Will create a more attractive single family home. The goal is not to impair but rather enhance the health, safety, morals, general welfare of the immediate environs.

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.

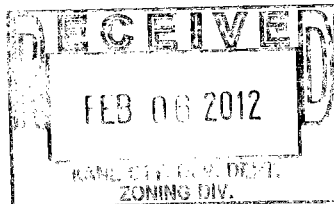
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

MYRON DVORAK Cecily Randall
Record Owner

1-31-2013
Date

Applicant or Authorized Agent

Date



CERTIFICATION OF NOTIFICATION OF ADJACENT PROPERTY OWNERS

Date: 3-20-13

To: KANE COUNTY ZONING BOARD OF APPEALS

From: Myron Dvorak and Cecily Randall

(Ph #) 773 425-1410

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property referred to in petition for

(circle one) Variance Rezoning Special Use

for the purpose of Right-of-way Setback Variance Request

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 09-03-354-012, Township ST Charles, County of Kane. (Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

Table with 2 columns: NAME and ADDRESS (street, city, state and zip code). Lists various property owners and their addresses in St. Charles, IL.

By: [Signatures of Myron Dvorak and Cecily Randall]

(Property Owner or Agent)

Subscribed and sworn to before me

this 20th day of March, 2013

[Signature of Christine Dalphy] Notary



* We recommend that the petitioner duplicate this form and use it as notification to the adjacent property owners

LEGAL DESCRIPTION

**LOTS 2550, 2551, 2552, 2553 AND 2554 OF MAP 3 OF THE FOX RIVER HEIGHTS, IN
THE TOWNSHIP OF SAINT CHARLES, KANE COUNTY, ILLINOIS.**

25 February 2013

ZONING PLANNER
Keith T. Berkhout
719 s. Batavia Avenue
Geneva, IL 60134

Greetings:

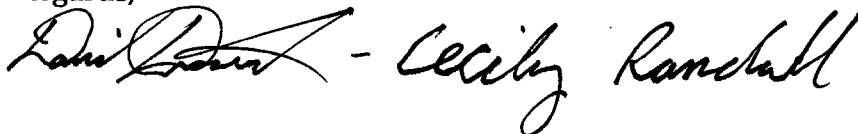
We have purchased 7N042 Jackson Avenue, a property near you and write to advise you that we are in the process of requesting a right-of-way setback variance.

The home on this lot was uninhabitable. We would like to rebuild using the original home footprint: garage, well, and, critically, the existing foundation. We've enlisted an architect and hope to build a home that will enhance the value of this property and thereby enhance the neighboring area.

You will be notified of a Zoning Board of Appeals meeting date at which our request for a variance will be on the agenda.

We look forward to residing in St. Charles provided our appeal is granted.

Regards,

A handwritten signature in black ink, appearing to read "David Dvorak - Cecily Randall". The signature is fluid and cursive, with a horizontal line separating the two names.

David Dvorak & Cecily Randall
539 W. Roscoe St., Unit 3S
Chicago, IL 60657

Berkhout, Keith

From: Harlan Spiroff <spiroff@thesglawfirm.com>
Sent: Friday, March 08, 2013 12:14 PM
To: Berkhout, Keith
Subject: FNMA/Dvorak Variation Application - PIN 09-03-354-012

Keith –

As you will recall, I represent the Village of Wayne. The Village Board was briefed on the above variation at its meeting of March 5th. I was directed to advise you that the Village has no objections to the variation as requested.

Harlan Spiroff

Harlan Spiroff
Spiroff & Gosselar, Ltd.
610 West Roosevelt Road, Suite A-2
Wheaton, Illinois 60187
Phone: 630-510-6000
Fax: 630-510-6005
E-mail: spiroff@thesglawfirm.com

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STATE OF ILLINOIS }
 }§
COUNTY OF KANE }

TO WHOM IT MAY CONCERN:

Petition No.: 2013-0003

Public notice is hereby given to all persons concerned that on the 9th day of April 2013, A.D. at seven o'clock (7:00 P.M.) Central Time, in the evening of said day, a public hearing will be held at the Kane County Government Center, Bldg. A, 719 S. Batavia Ave., Geneva, IL, to consider the petition of Myron Dvorak, et ux, appealing from the ruling of the Enforcing Officer of the Kane County Zoning Ordinance, refusing to allow a home to be rebuilt closer to the public right-of-way than allowed (9.67', 25.33' variance) on the following described property: Lots 2550, 2551, 2552, 2553 and 2554 of Map 2 of the Fox River Heights, in the Twp of St. Charles, KCI. The property is located at 7N042 Jackson Avenue . All interested persons and especially those owning adjacent and adjoining property are requested to attend said hearing.

KANE COUNTY ZONING BOARD OF APPEALS

Mark VanKerkhoff
Zoning Enforcement Officer

DATED at Geneva, Illinois
this 23rd day of March, A.D., 2013

KANE COUNTY DEVELOPMENT DEPT.
BUILDING & ZONING DIVISION
719 BATAVIA AVENUE
GENEVA, IL 60134
(630) 232-3492

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



County Government Center

719 Batavia Avenue

Geneva, IL 60134

Phone: (630) 232-3480

Fax: (630) 232-3411

March 26, 2013

Myron Dvorak
3023 N. Clark Street
Suite 292
Chicago, Illinois 60657

RE: Petition No. 2013-0003
Myron Dvorak, et ux

Dear Mr. Dvorak,

The legal publication notice with regard to the referenced petition did appear in the Kane County Chronicle on March 23, 2013. The hearing will be held at the Kane County Government Center, Building A, 719 Batavia Ave, Geneva, IL, at 7:00 p.m. on the evening of **Tuesday, April 9, 2013.**

It is required that you and/or your representative be present for said hearing.

Sincerely,

KANE COUNTY DEVELOPMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "Keith Berkhout", written in a cursive style.

Keith Berkhout
Building & Zoning Division

cc: Joseph White, Chairman, Zoning Board of Appeals
County Board Member District

COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

April 22, 2013

Myron Dvorak, et ux
7N042 Jackson Avenue
St. Charles, IL 60174-6418

RE: Home Right-of-Way Setback Variance
Petition No.: 2013-0003

Dear Mr. Dvorak,

This office has received the results of the Kane County Zoning Board of Appeals public hearing held on Tuesday, April 9, 2013.

The petition for a variation to reconstruct a home closer to the right-of-way than allowed (9.67 ft; 25.33 ft. variance) for the property located at 7N042 Jackson Avenue, Section 3, St. Charles Township, Kane County, Illinois, has been **GRANTED**.

Before beginning any construction on said premises (including signs), a building permit is required. Applications for a permit are available from the Kane County Building Permit Division, 719 S. Batavia Avenue, Geneva, Illinois.

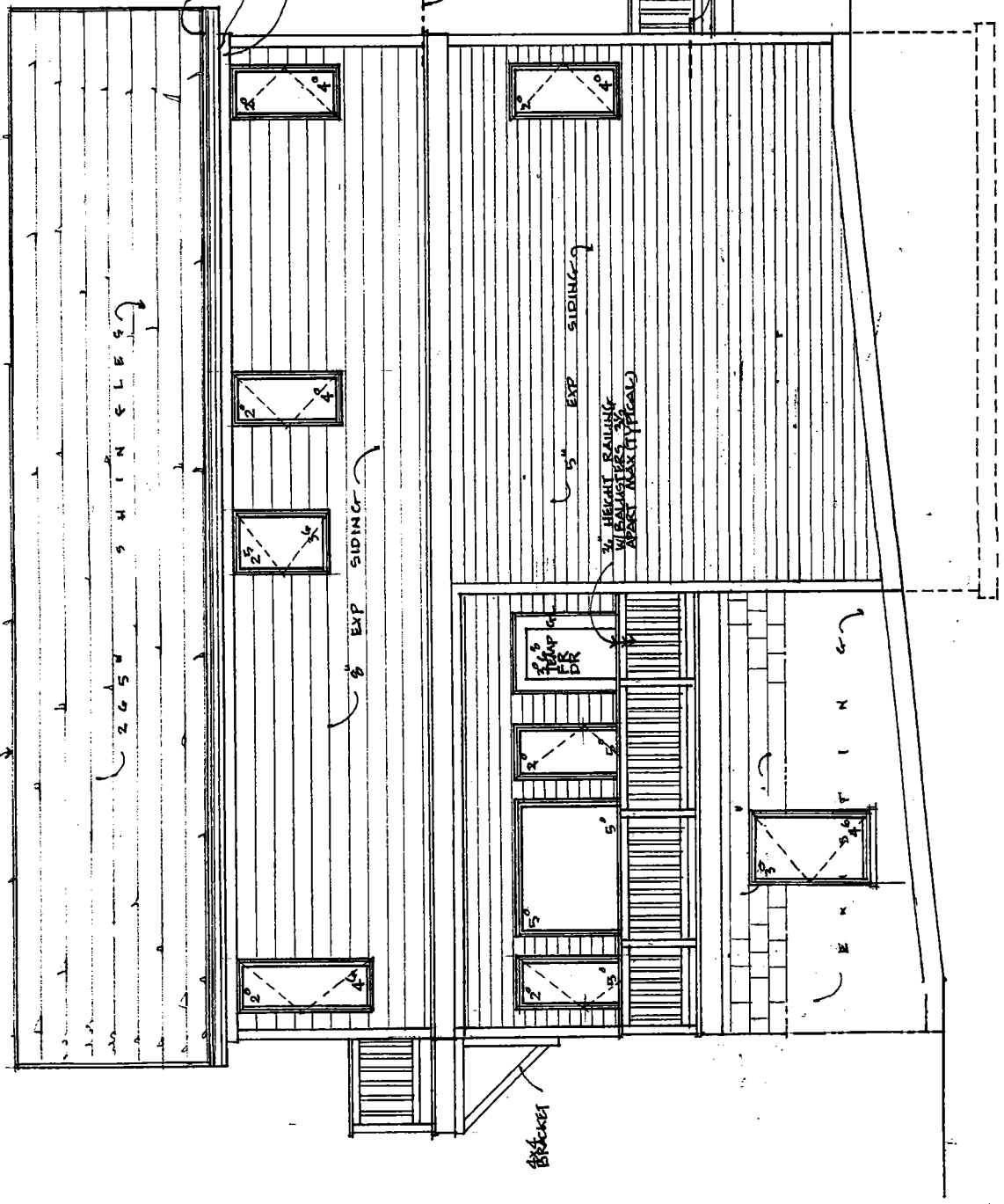
If you have any questions, please contact this office.

Sincerely,

KANE COUNTY DEVELOPMENT DEPARTMENT

Keith Berkhout, Zoning Planner
Building & Zoning Division

CONTINUOUS
RIBBING VENT



ALUMINUM
GUTTER

1/2" ALUMINUM
BD
5/8" ALUMINUM
FRIEZE BD

CORNER
TRIM

ONE P.L.R

ONE P.L.R

TREATED
4x4 POST

12" x 8" DEEP CONC
PIER

SHINGLE
2650

8" EXP SIDING

5" EXP SIDING

3/4" HEAVY RAILING
W/ BRACKETS
AS SHOWN MAX TYPICAL

3/4" P.L.R
FR
DR

SHINGLE

BRACKET

SOUTH ELEVATION

3/4" HEAVY RAILING
W/ BRACKETS
AS SHOWN MAX TYPICAL

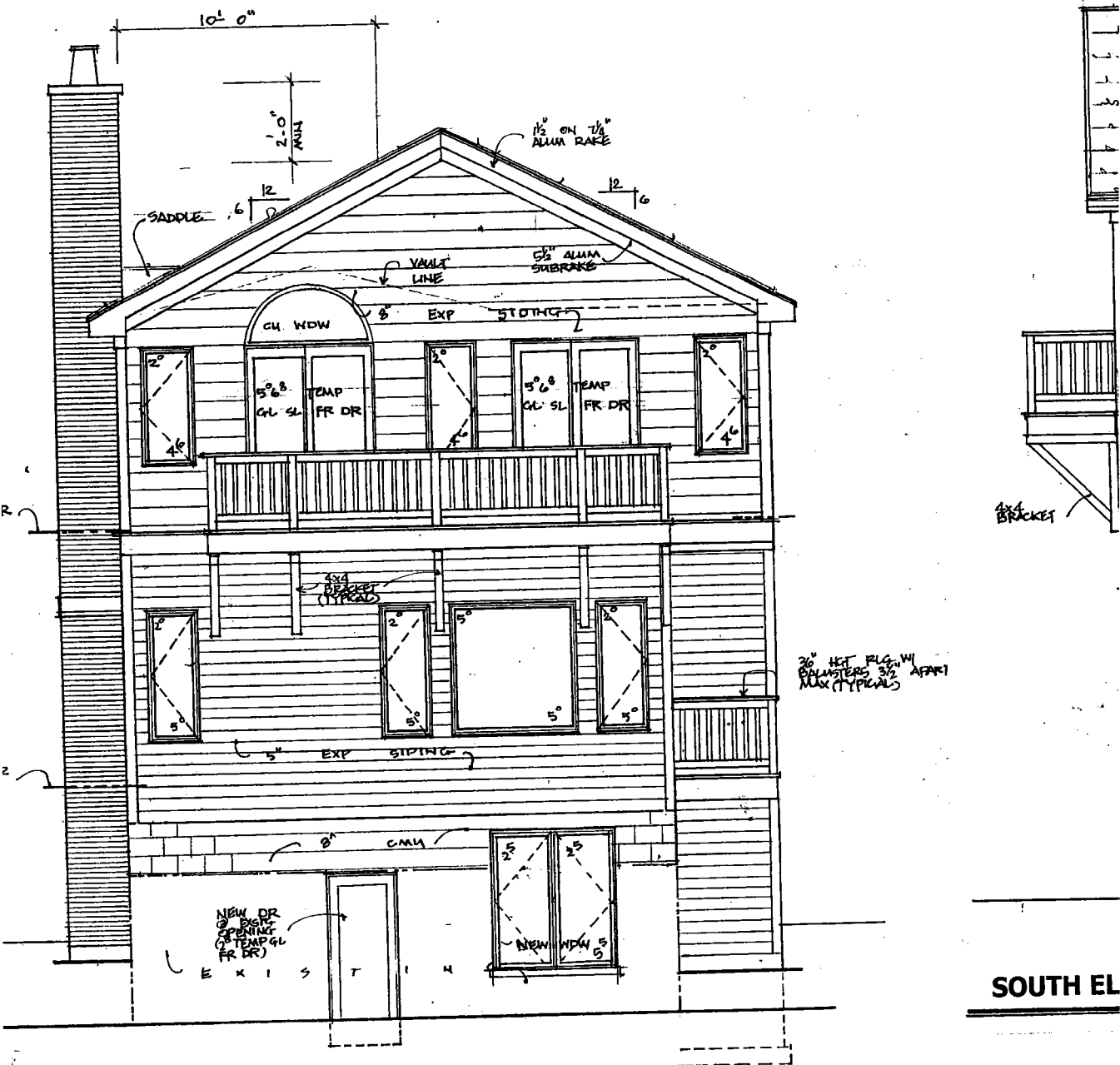
1/2"

12/16

UP
R DR

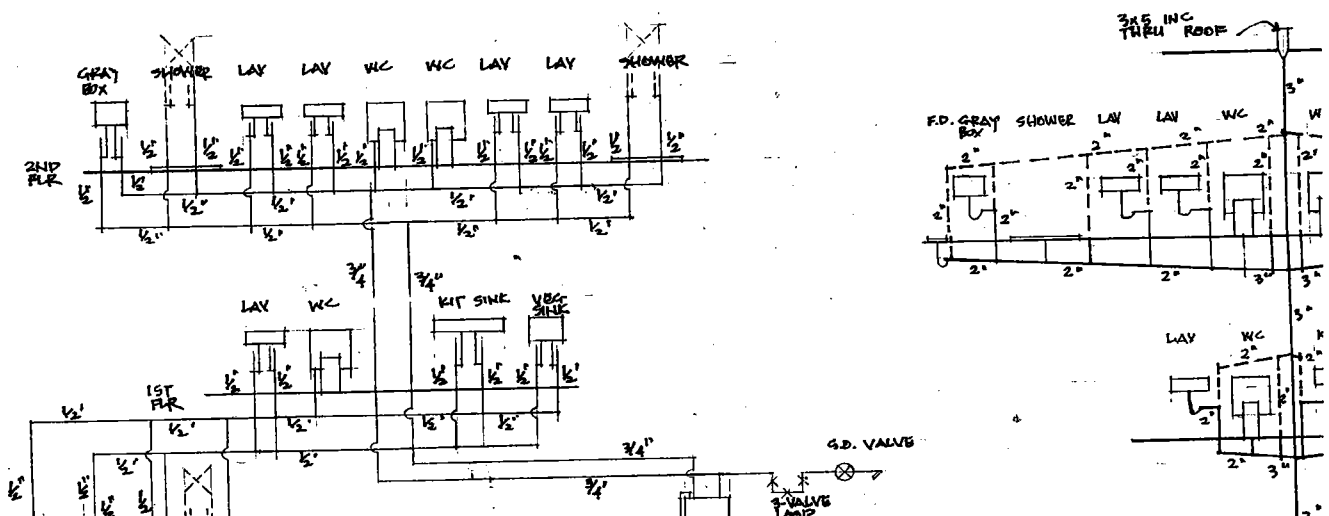
5"

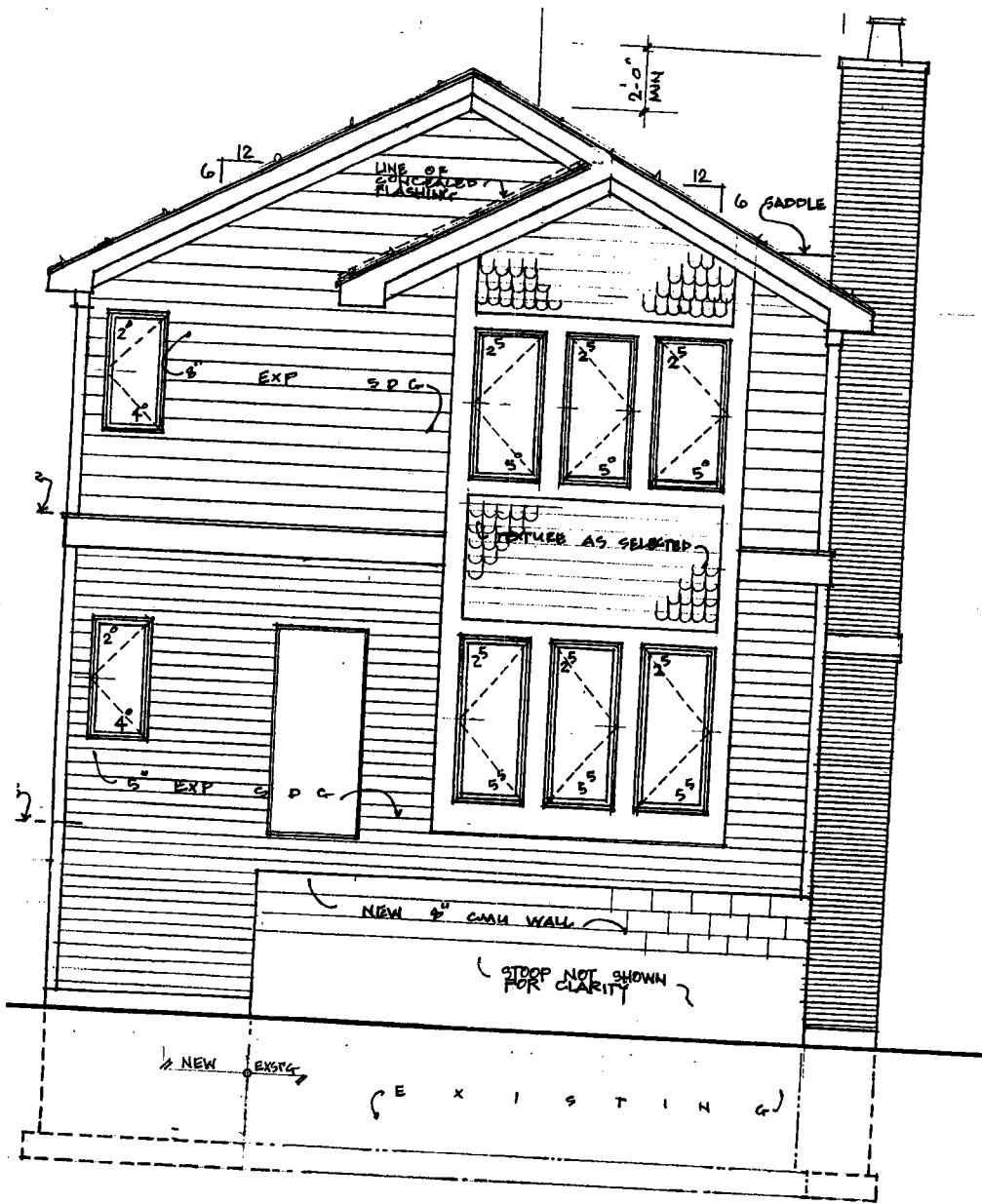
3"



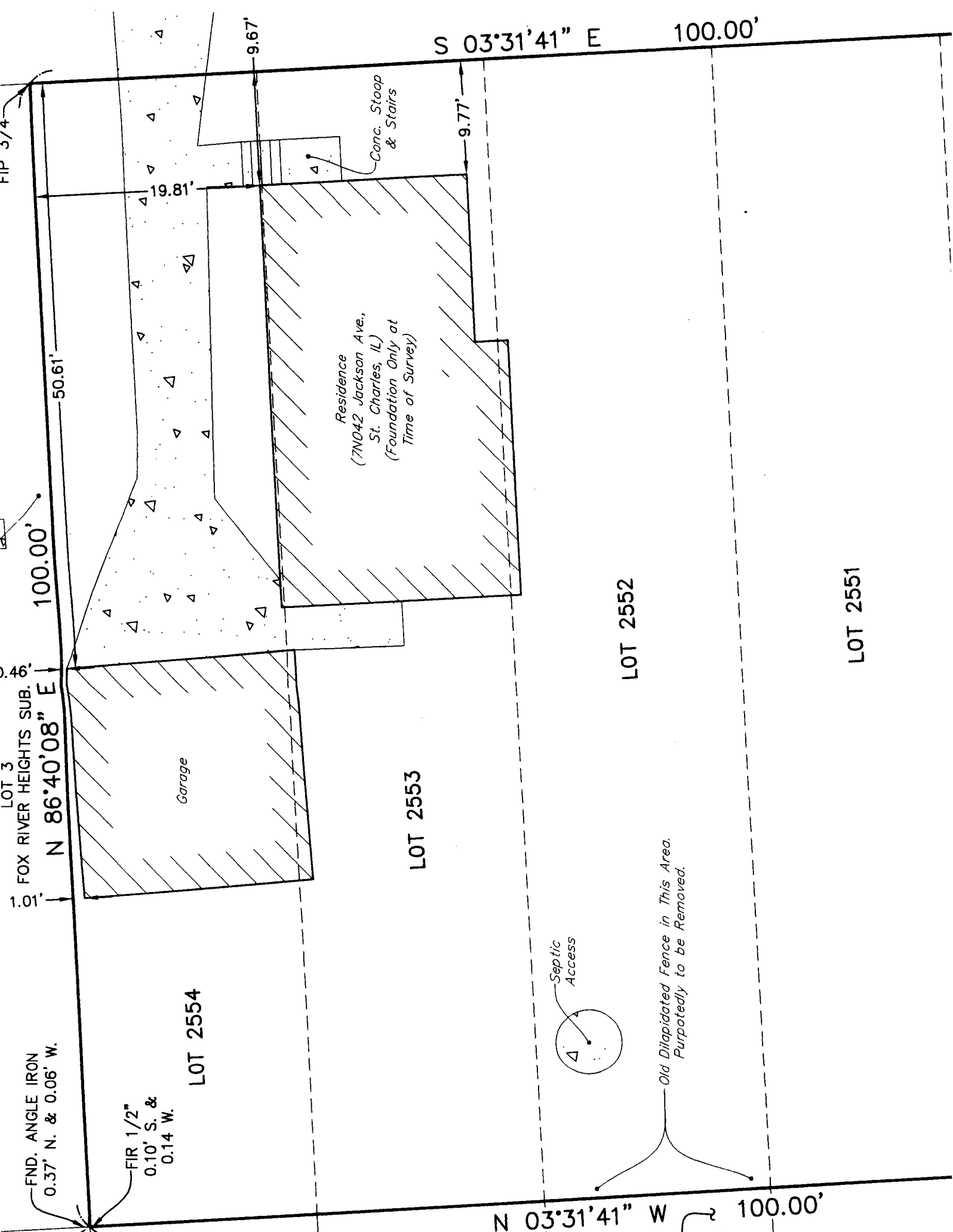
SOUTH EL

WEST ELEVATION





EAST ELEVATION



FIR 3/4"

50.61'

100.00'

LOT 3
FOX RIVER HEIGHTS SUB. #6
N 86°40'08" E
100.00'

FND. ANGLE IRON
0.37' N. & 0.06' W.
FIR 1/2"
0.10' S. &
0.14' W.

19.81'

9.67'

9.77'

Conc. Stoop
& Stairs

Residence
(77042 Jackson Ave.,
St. Charles, IL)
(Foundation Only at
Time of Survey)

Garage

LOT 2554

LOT 2553

LOT 2552

LOT 2551

S 03°31'41" E
100.00'

Septic
Access

Old Dilapidated Fence in This Area.
Purportedly to be Removed.

N 03°31'41" W
100.00'

ST. CHARLES twp.
T.40N - R.8E

map 9

