

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): 05-11-300-043
	Street Address (or common location if no address is assigned): 12N268 Switzer Road, Elgin, IL 60124

2. Applicant Information:	Name St. Paul's United Church of Christ	Phone (847)628-6118
	Address 12N268 Switzer Rd	Fax
	Elgin, IL 60124	Email stpauls4me@yahoo.com

3. Record Owner Info:	Name St. Paul's United Church of Christ	Phone 847-628-6118
	Address above	Fax
		Email

Zoning and Use Information:

Current zoning of the property: F-District Farming.

Current use of the property: Church

Reason for Request:

Variation requested (state specific measurements):

The sign would be set back 108' from our Plank Rd property line.

There is a dedicated strip for a possible future turn lane on our property causing the need for this variance request.

Reason for request:

Placement of sign on church property

Requested (2' Right of way setback, 33' Variance)

Action by Applicant on Property:

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

Sign would be too far from existing roadway to be in a sight line.

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

This is not to make money but for people to know who we are and for that to be easily seen.

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.

Sign will not obstruct any line of sight. It will not be tall enough to cast any shadows on any other property.

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

The sign monument will be of stone. The sign itself will be of non-flammable material.

3. Diminish the value of adjacent land and buildings.

The sign will blend in with our building, being a light colored stone. This should affect adjacent property.

4. Increase congestion or create traffic hazards.

It will be small and simple enough that traffic going by will see the name and not slow down.

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

The sign will simply have our name and be lit by two (2) floods at night set on a timer. This should not affect any of the above.

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.

St. Paul's United Church of Christ

9/11/14

Record Owner

Date

D. Thompson Treasurer

9/11/14

Applicant or Authorized Agent

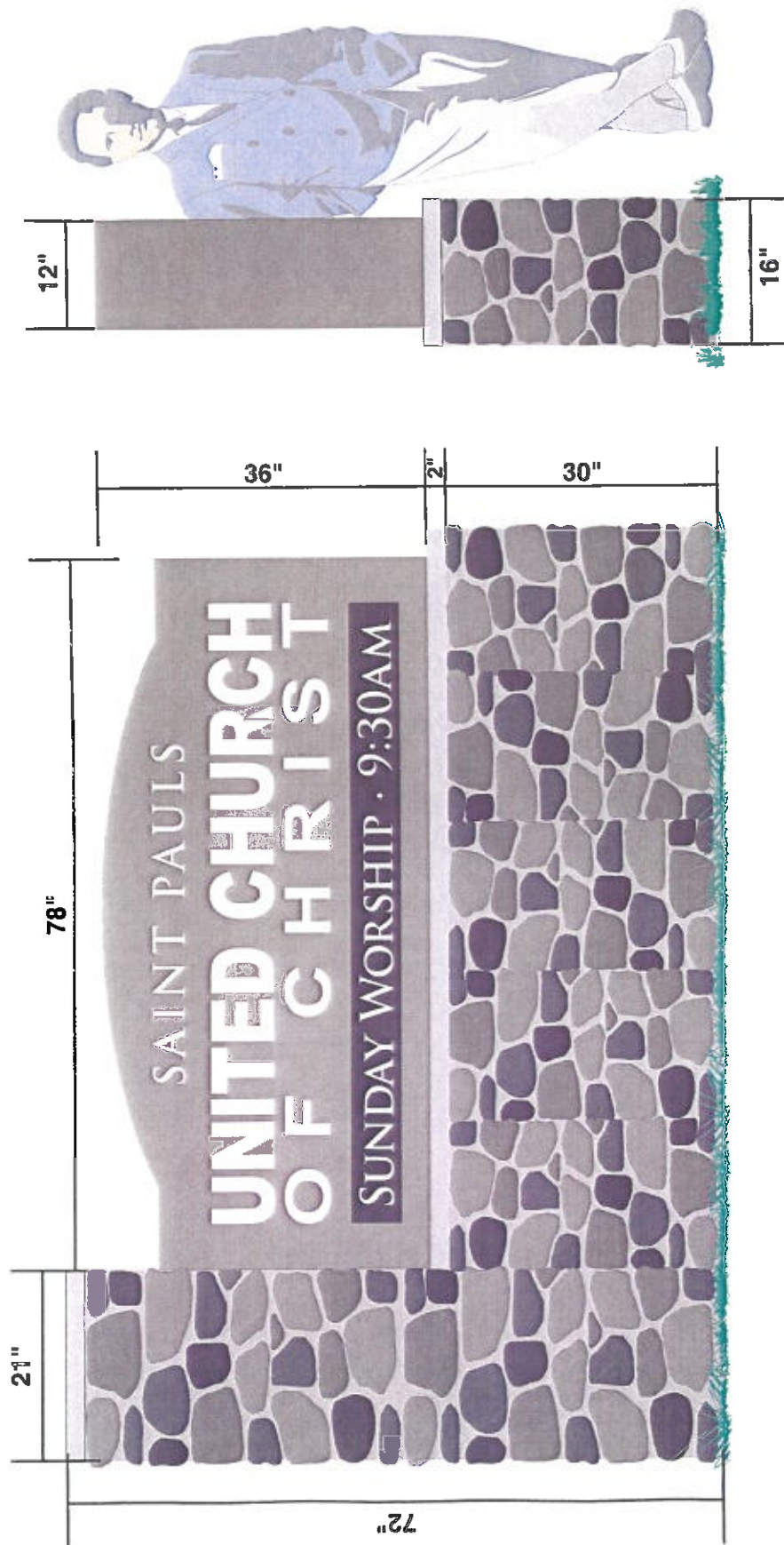
Date



847.468.8981 847.468.9436
889 S. Randall Rd. - Elgin, IL 60123
Brian@signarama-elgin.com

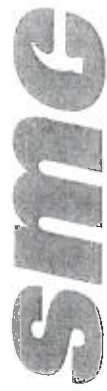
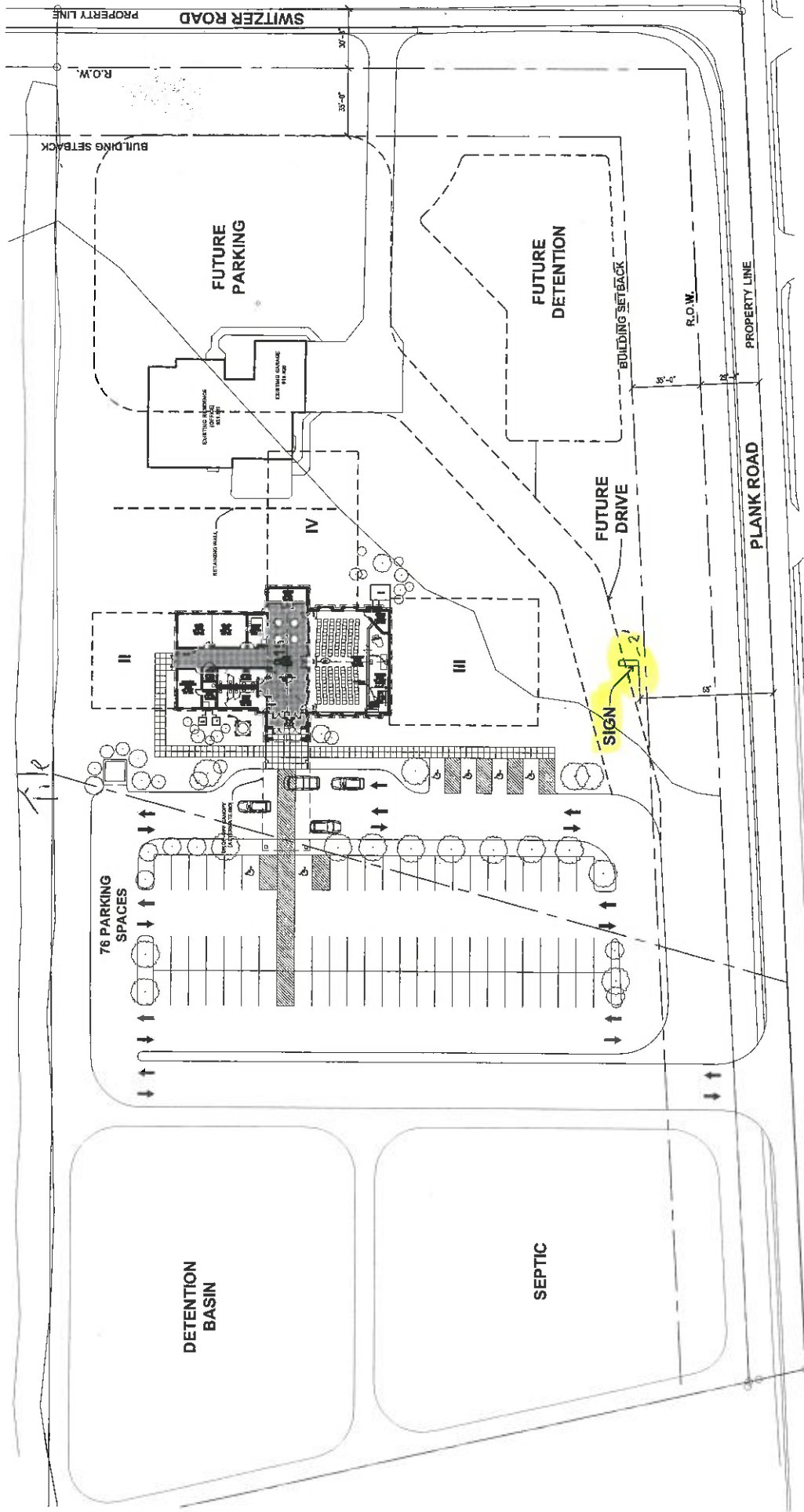
File: saint pauls united church monument
Designer: D. Stenken

PROOF TEMPLATE



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WE WILL NOT BEGIN ANY WORK UNTIL THIS SHEET IS SIGNED & RETURNED. Thank You.
Signature: _____ Date: _____



shalesmcnutt CONSTRUCTION
 P. 847.622.1214 www.shalesmcnutt.com

CARLSON
 P. 847.845.6946 www.carlsonarchitecture.com

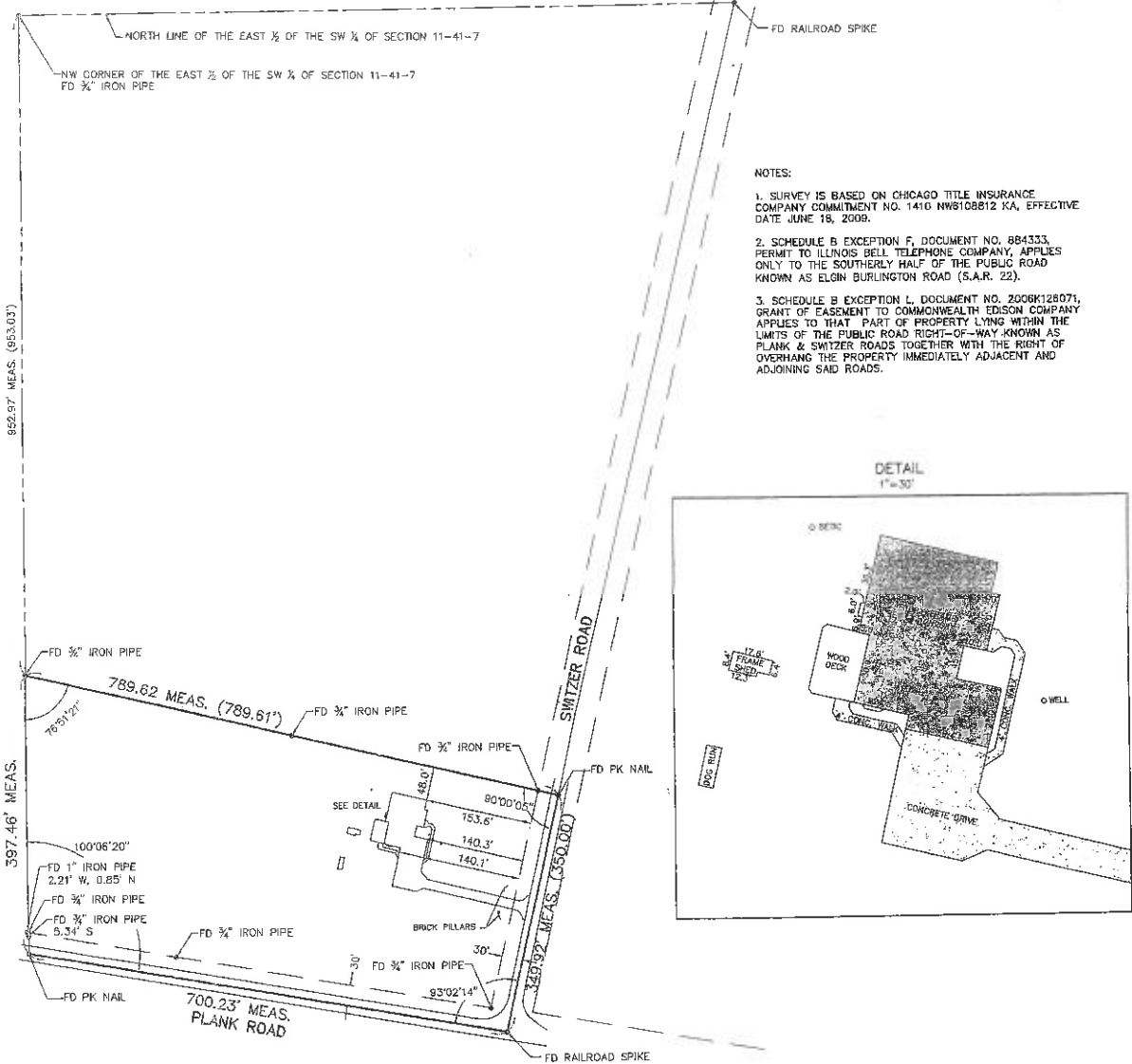
PLAT OF SURVEY

OF PROPERTY DESCRIBED AS FOLLOWS:

That part of the east half of the Southwest Quarter of Section 11, Township 41 North, Range 7 East of the Third Principal Meridian, described as follows:

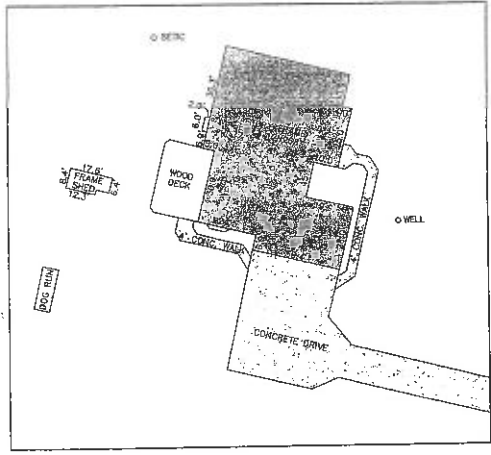
Commencing at the northwest corner of said east half; thence southerly along the west line of said east half, a distance of 953.03 feet to the Point of Beginning; thence southerly along said west line to the centerline of Plank Road; thence easterly along said centerline of Plank Road to the intersection of the centerline of Plank Road with the centerline of Switzer Road; thence northerly along the centerline of Switzer Road, 350.0 feet; thence westerly along the south line of property described in a deed recorded as Document 199B149, being a line forming an angle of 90 degrees with the last described course, a distance of 789.61 feet to the Point of Beginning, in Plato Township, Kane County, Illinois.

Said parcel contains 8.317 acres, more or less, of which 0.705 acre, more or less, has been previously used for roadway purposes.



- NOTES:
1. SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1410 NW510BB12 KA, EFFECTIVE DATE JUNE 18, 2008.
 2. SCHEDULE B EXCEPTION F, DOCUMENT NO. 884333, PERMIT TO ILLINOIS BELL TELEPHONE COMPANY, APPLIES ONLY TO THE SOUTHERLY HALF OF THE PUBLIC ROAD KNOWN AS ELGIN BURLINGTON ROAD (S.A.R. 22).
 3. SCHEDULE B EXCEPTION L, DOCUMENT NO. 2006K128071, GRANT OF EASEMENT TO COMMONWEALTH EDISON COMPANY APPLIES TO THAT PART OF PROPERTY LYING WITHIN THE LIMITS OF THE PUBLIC ROAD RIGHT-OF-WAY KNOWN AS PLANK & SWITZER ROADS TOGETHER WITH THE RIGHT OF OVERHANG THE PROPERTY IMMEDIATELY ADJACENT AND ADJOINING SAID ROADS.

DETAIL
1"=30'



I, REJENA H. LYON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.

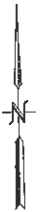
DATED THIS 28th DAY OF September 2009, A.D.

Rejena H. Lyon
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3302



CLIENT: St. Paul's United Church of Christ
ADDRESS: 12N266 Switzer Rd, Elgin, IL

SCALE: 1 INCH = 100 FEET
● - INDICATES IRON SURVEY MARKER FOUND
FIELD WORK COMPLETED 8/11/09



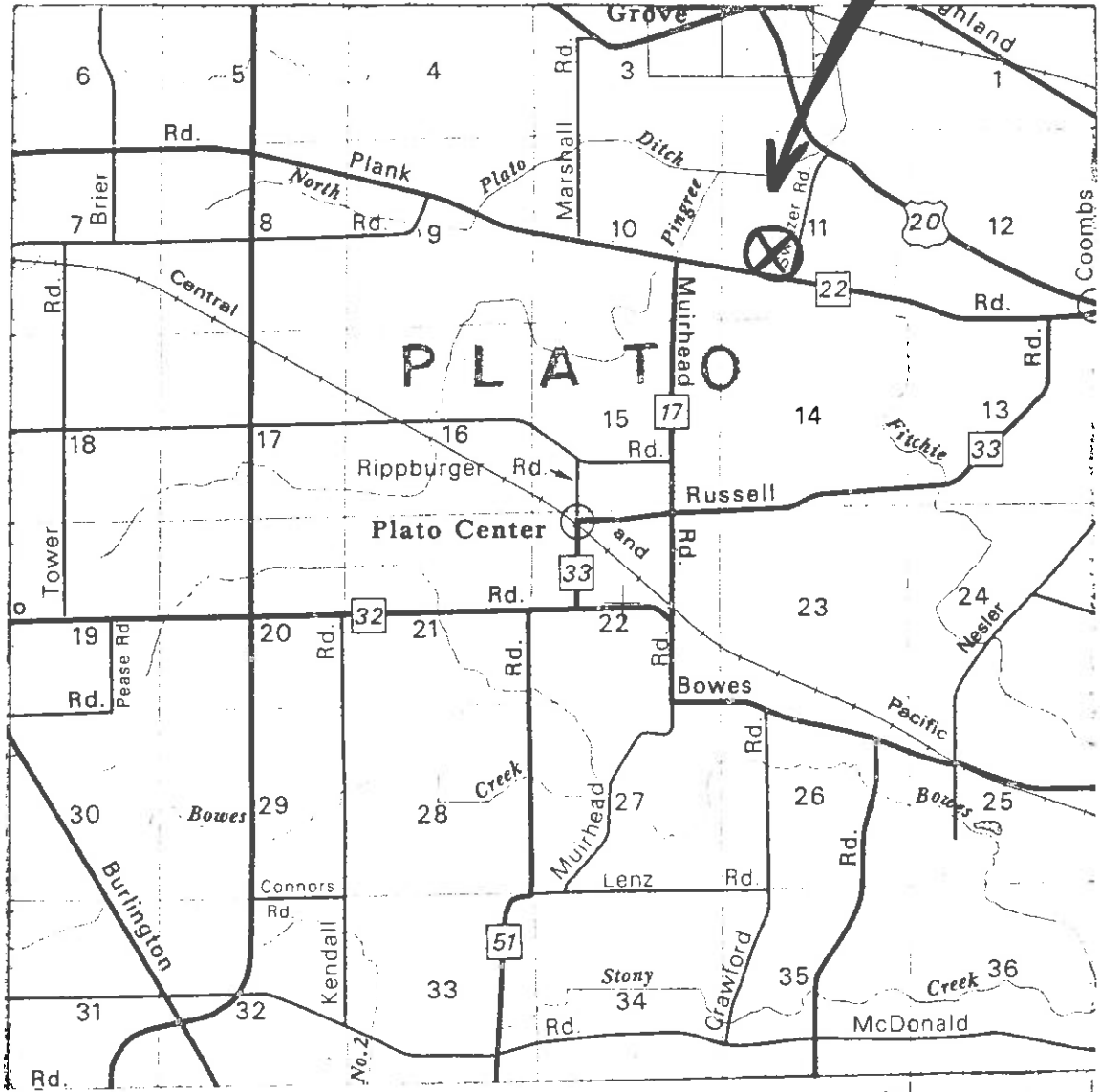
HAMPTON, LENZINI AND RENWICK, INC.
CIVIL ENGINEERS - STRUCTURAL ENGINEERS - LAND SURVEYORS
850 SHEPARD DRIVE
ELGIN, ILLINOIS 60123
847.697.6706 www.hlengineering.com

Account Number
09.0211.220

REVISED 9/28/09 PER REVISED LEGAL DESCRIPTION IN TITLE LICENSE EXPIRES 11/30/2010

PLATO twp.
T. 41N. - R. 7E

map 5



1" = MILE



Mayor
David J. Kaptain

City Council
Richard Dunne
Terry Gavin
Rosamaria Martinez
Tish S. Powell
John Prigge
Carol Rauschenberger
Toby Shaw
F. John Steffen

October 8, 2014

City Manager
Sean R. Stegall

Keith Berkhout
Subdivision and Zoning Division
Kane County Development Department
County Government Center
719 Batavia Avenue
Geneva, IL 60134

RE: Property located at 12N268 Switzer Road, Elgin IL. 60124 – St. Paul's United Church of Christ Sign Right of Way Variation.

Dear Mr. Berkhout,

Thank you for providing the City of Elgin with information on the above referenced petition and the opportunity to comment, make recommendations or suggestions on the petition.

The City of Elgin has no objection to the requested sign right of way setback variation for the subject property located at 12N268 Switzer Road, Elgin IL. 60124.

Sincerely,

Dave Waden
Senior Planner

Berkhout, Keith

From: Larry Trainor <platohighway@comcast.net>
Sent: Tuesday, October 14, 2014 8:12 AM
To: Berkhout, Keith
Subject: Re: Church sign row setback variance request from Kane County
Attachments: image001.png

Hello Keith,

I looked at the set back for the sign on Plank rd. and have no problems with it . Plato Township Road District has inspected the plans and approves of the sign size and location. If you need anything else from me let me know.

Thank you Larry T.

Larry Trainor
Highway Commissioner
Plato Township Road District
Plato Township
10N924 Rippburger Road
Elgin, IL 60124
Office - 847-464-5121
Fax - 847-464-5122
Cell - 847-812-1416
E-mail - platohighway@comcast.net

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From: "Keith Berkhout" <BerkhoutKeith@co.kane.il.us>
To: "platohighway" <platohighway@comcast.net>
Sent: Wednesday, October 8, 2014 9:28:36 AM
Subject: Church sign row setback variance request from Kane County

Keith T. Berkhout
Zoning Planner
Kane County Development and Community Services Department
719 S. Batavia Avenue
Geneva, Illinois 60134