

# 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):  10-12-255-004
	Street Address (or common location if no address is assigned):

2. Applicant Information:	Name ROSEANNE + RAY FREUNDT	Phone 224-436-3976
	Address 0N530 SCHNEIDER RD	Fax
	ELBURN, IL 60119	Email rfrendt@usa.net

3. Record Owner Info:	Name ROSEANNE + RAY FREUNDT	Phone (c) 224-436-3976 (c) 224-213-0523
	Address 0N530 SCHNEIDER RD	Fax
	ELBURN, IL 60119	Email rfrendt@usa.net

Zoning and Use Information:

Current zoning of the property: RESIDENTIAL

Current use of the property: Residential

Reason for Request:

Variation requested (state specific measurements):  
2400 SQ FT BUILDING - SETBACK 400' BACK FROM SCHNEIDER  
APPROX.  
ROAD - WEST SIDE OF HOUSE - APPROX 75' FROM HOUSE

Reason for request:  
TO BUILD A BUILDING

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)  
NO, SOLE PURPOSE HAVING THE BUILDING TO STORE OUR RV, SNOW MOBILES,  
RACE CAR, LAWN MOWER + EQUIPMENT, AND TRAILERS (SNOW MOBILE + RACE CAR)

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.  
BUILDING WILL NOT BLOCK LIGHTING OR AIR

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2. Increase the hazard from fire and other dangers to adjacent property.  
BUILDING IS FAR ENOUGH AWAY FROM RESIDENTIAL PROPERTY

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3. Diminish the value of adjacent land and buildings.  
WOULD NOT DIMINISH THE VALUE OF ADJACENT LAND + BUILDINGS - SEE ATTACHED PHOTOS OF ADJACENT BUILDINGS

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4. Increase congestion or create traffic hazards.  
WILL NOT CREATE CONGESTION OR TRAFFIC HAZARDS

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5. Impair the public health, safety, comfort, morals and general welfare.  
NO!

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**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.**

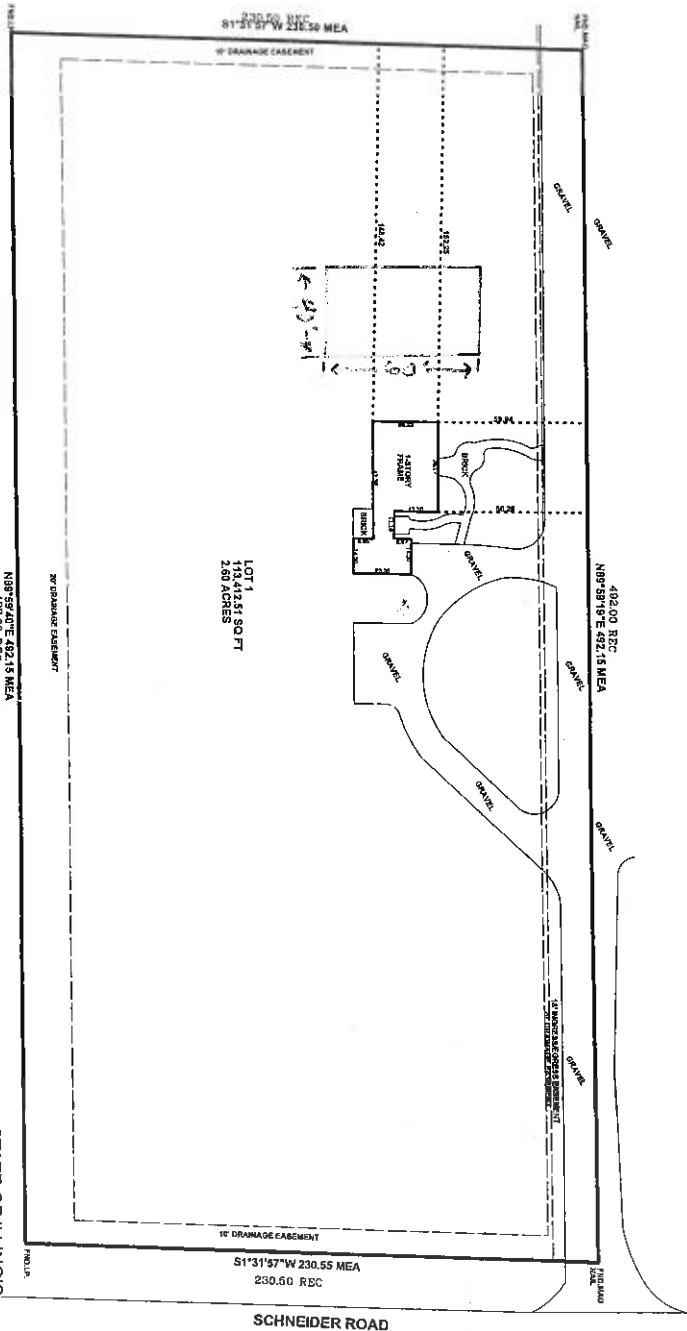
Roseanne J Freundt 7-12-2015  
 Record Owner Date

\_\_\_\_\_  
 Applicant or Authorized Agent Date

**PLAT OF SURVEY**  
**DALE FLOYD LAND SURVEYING L.L.C.**

2600 KESLINGER ROAD, SUITE A  
 GENEVA, ILLINOIS 60134  
 PH: 630-232-7705 FAX: 630-232-7725  
 LOT 1 OF WELCH CREEK PARK, KANEVILLE TOWNSHIP, IN THE TOWNSHIP OF KANEVILLE, KANE COUNTY,  
 ILLINOIS  
 COMMONLY KNOWN AS: 0N530 SCHNEIDER ROAD, ELBURN, ILLINOIS.

SCALE: 1"=50'

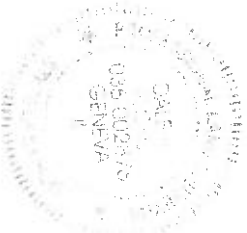


NOTE: THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE  
 STRUCTURE LOCATED AND INITIAL SURVEY COMPLETED 4-16-2014

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002876

JOB NO. 000314--31

LICENSE EXPIRATION DATE: 11-30-2014



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.

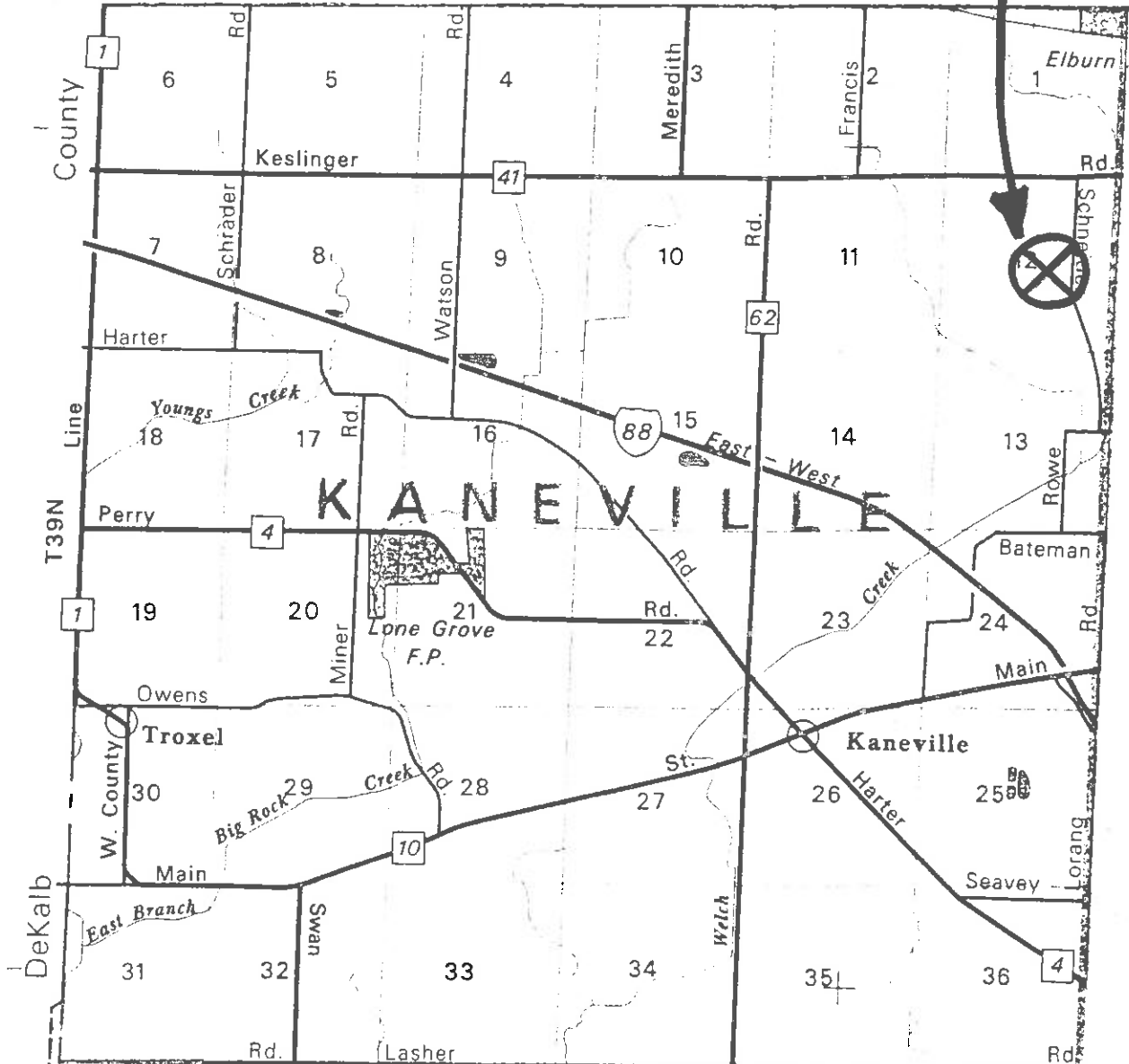
GENEVA, ILLINOIS 4-17 A.D. 2014

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002876

# KANEVILLE TWP.

T. 39 N - R. 6 E

map 10



1 MILE