

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

D2-2016-0006

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): 09-28-202-003
	Street Address (or common location if no address is assigned): 30 W 393 WILD ROSE LANE ST. CHARLES, IL. 60174

2. Applicant Information:	Name NICHOLAS MANHEIM MANHEIM ARCHITECTURE, INC.	Phone 630.921.0317
	Address 41009 THORNAPPLE RD. ST. CHARLES, IL. 60174	Fax
	NICK@MANHEIMARCHITECTURE.COM	Email ↩

3. Record Owner Info:	Name HUGH & ELENA PALMER 30 W 393 WILD ROSE LANE ST. CHARLES, IL. 60174	Phone 630.204.0211
	Address ↗	Fax
		Email ELENA@THE-PALMERS.NET

Zoning and Use Information:

Current zoning of the property: E-3 District Estate

Current use of the property: Residential

Reason for Request:

Variation requested (state specific measurements):

VARIATION REQUESTED TO LOCATE CARPORT (OPEN AIR) WITH IN PROPERTY LINE + 30' BUILDING SET BACK (APPROXIMATELY 5'-0").

Reason for request:

THE EXISTING TOPOGRAPHY CREATED SIGNIFICANT CHALLENGES AS WELL AS THE OPPORTUNITY TO USE AN EXISTING BITUMINOUS SURFACE.

Action by Applicant on Property:

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

NORTH OF THE HOUSE HAS A STEEP TERRAIN AS WELL AS MANY

LARGE SPECIES TREES WORTH KEEPING. SOUTH OF THE RESIDENCE IS VERY LOW AND FEEDS INTO FERSON CREEK, ALSO LARGE SPECIES TREES.

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

IT IS NOT. IT IS MORE ABOUT MAINTAINING EXISTING TOPOGRAPHY +

MAINTAINING TREES WHILE USING EXISTING BITUMINOUS SURFACE.

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

THE HARDSHIPS HAVE NOT BEEN CREATED BY THE CURRENT

OWNER. OWNER HAS TAKEN STEPS TO MAINTAIN + IMPROVE DRAINAGE.

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 PROJECT WILL BE OPEN AIR (ROOF ONLY) AND WILL SIT WELL BELOW THE ADJACENT PROPERTY'S RESIDENCE DUE TO THE STEEP TERRAIN.

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

THE PROJECT WILL NOT INCREASE FIRE/OTHER DANGERS. THERE WILL ONLY BE VEHICLE(S) PARKED AS THEY CURRENTLY DO.

3. Diminish the value of adjacent land and buildings.

THE PROJECT WILL NOT DIMINISH THE VALUE OF ADJACENT BUILDINGS/LAND. IT WILL MAINTAIN CURRENT LANDSCAPE OF TERRAIN INCLUDING BUT NOT LIMITED TO SPECIE TREES.

4. Increase congestion or create traffic hazards.

THE PROJECT WILL NOT CREATE TRAFFIC HAZARDS OR ADDITIONAL CONGESTION AS IT IS LOCATED BEYOND PROPERTY LINE & THE CULD-A-SAC ONLY FEEDS THREE HOMES. THERE NO OTHER LOTS TO BUILD ON AS WELL.

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

IT WILL NOT IMPAIR THE PUBLIC HEALTH, SAFETY, COMFORT, MORALS, OR GENERAL WELFARE. ADDITIONALLY THE TOWNSHIP USES THE CULD-A-SAC TO PUSH THE SNOW AT THE SOUTH END OF THE PROPERTY. A CARPORT THERE WOULD IMPRED THIS. I HAVE REACHED OUT

Attachment Checklist TO THE HIGHWAY COMMISSIONER.

- 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: N/A 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.

 Date 4/6/16

Neil P. M... [Signature] Date 3.28.16

Applicant or Authorized Agent

Date



DESCRIPTION OF PROPERTY SURVEYED:

PARCEL 1: LOT 31 OF THORNLAY ADDITION, UNIT NO. 2 IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS.

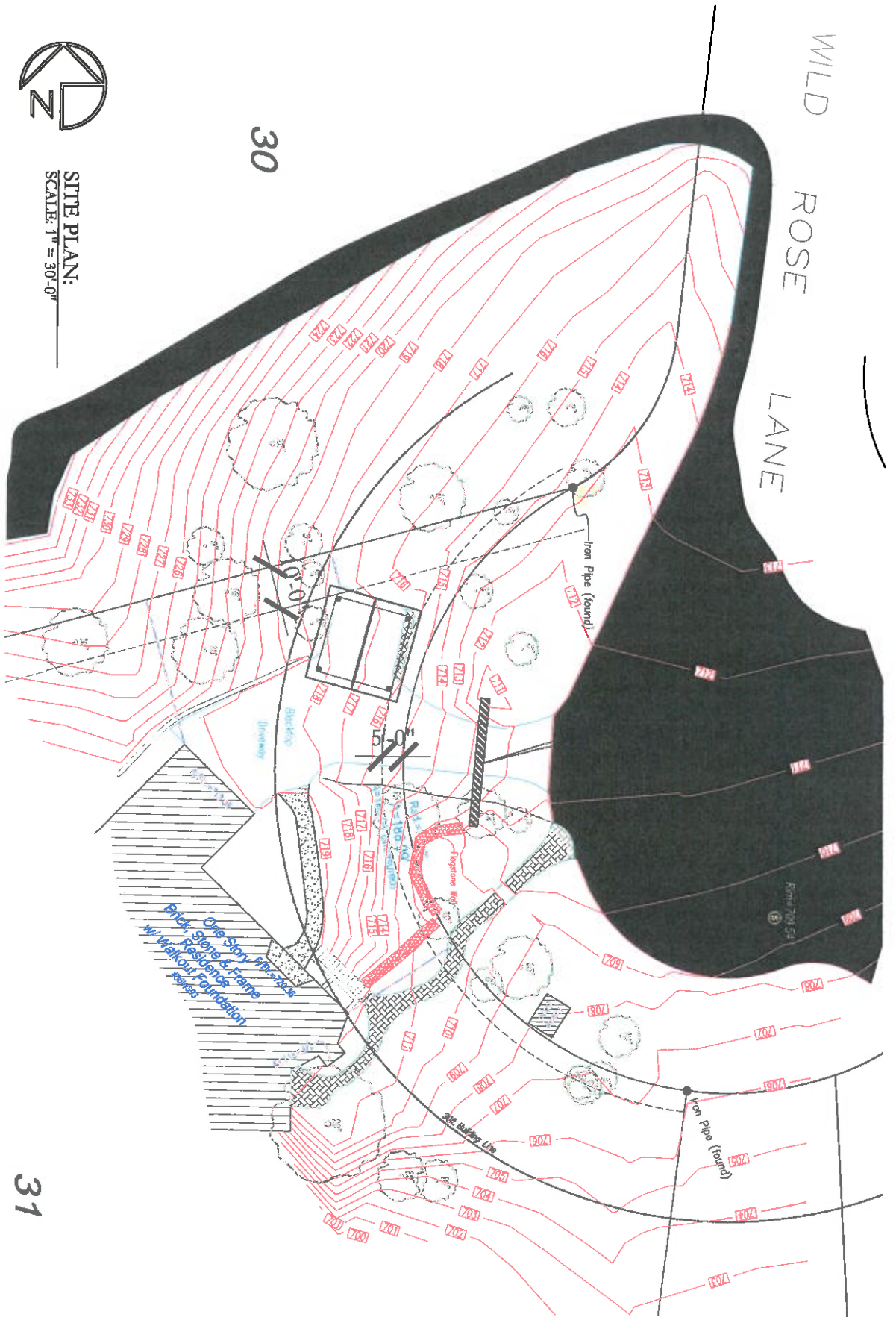
ALONG WITH:

PARCEL 2: THAT PART OF LOT A OF THORNLAY ADDITION, UNIT NO. 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 IN SAID THORNLAY ADDITION, UNIT NO. 2; THENCE SOUTH 13 DEGREES 12 MINUTES EAST, ALONG THE WESTERLY LINE OF SAID LOT 31 EXTENDED, 86.13 FEET; THENCE NORTH 83 DEGREES 47 MINUTES 00 SECONDS EAST 335.20 FEET TO THE MOST NORTHERLY CORNER OF LOT 21 IN THORNLAY ADDITION, UNIT NO. 1; THENCE NORTH 54 DEGREES 54 MINUTES WEST 136 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31; THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE OF SAID LOT 31, 243.5 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS.



SITE PLAN:
SCALE: 1" = 30'-0"

30



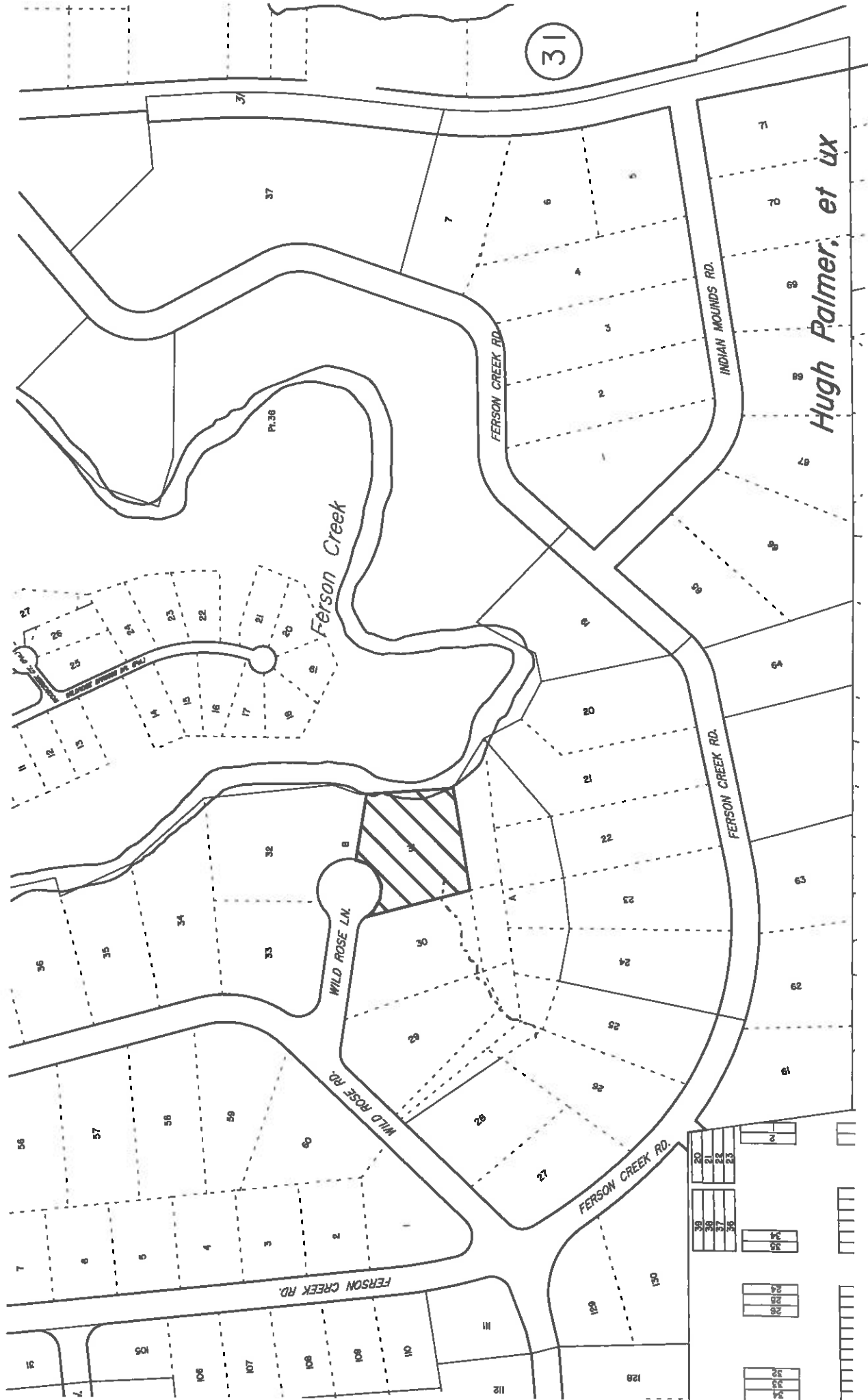
31

PALMER RESIDENCE

36W393 WILD ROSE LANE
SAINT CHARLES, ILLINOIS



Drawing #	ASK-7
Revision	0
Project	13.15
Date	3.28.16
1	
of 1	

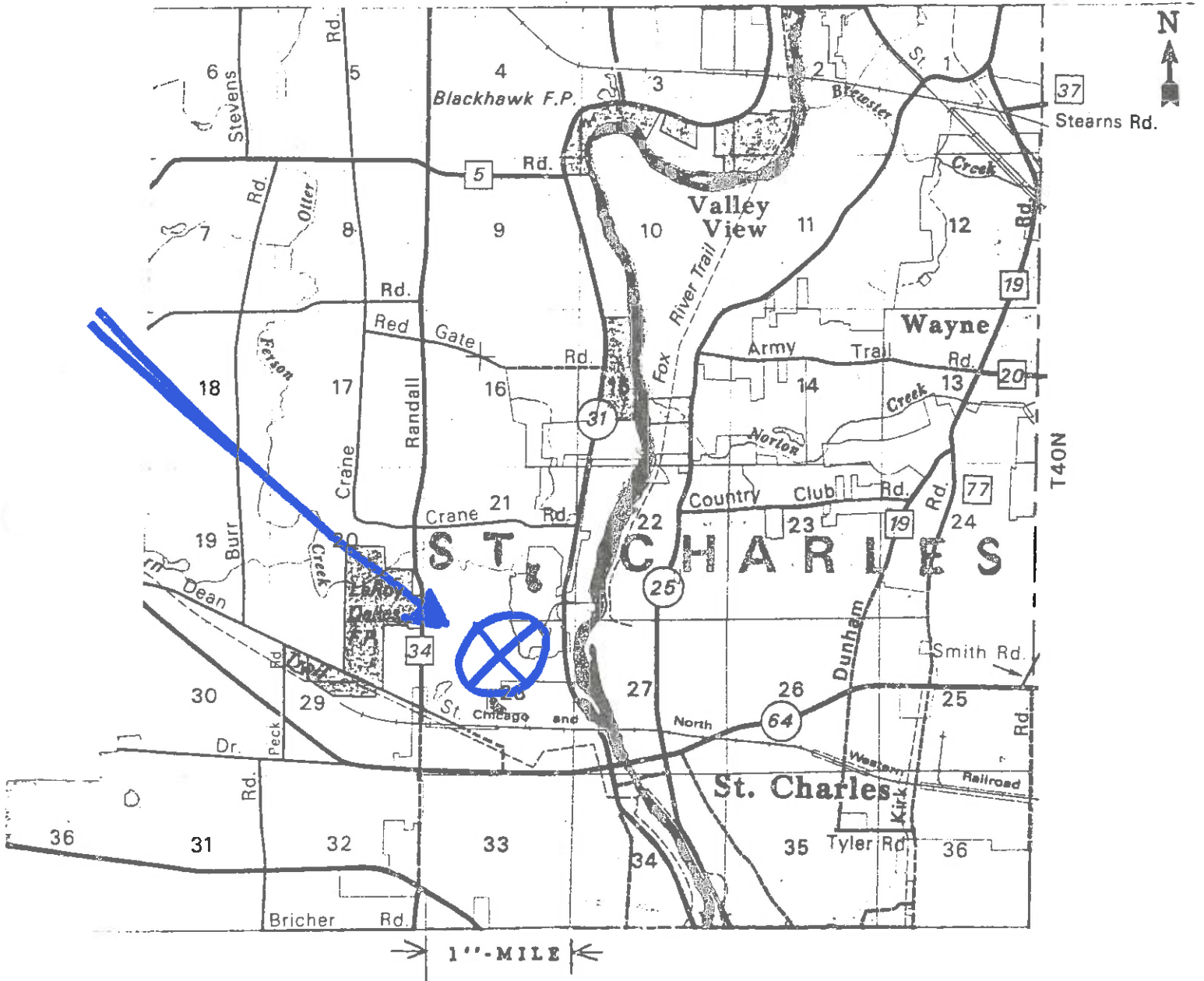


Hugh Palmer, et ux

108	107	106	105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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ST. CHARLES TWP.
T.40 N - R.8E

map 9



ST. CHARLES TOWNSHIP ROAD DISTRICT

1725 Dean Street
St. Charles, IL 60174-1691
County of Kane

Steven M. Frohling, Highway Commissioner
630/584-3496 *FAX 630/762-0861

April 19, 2016

Kane County Development Department
Attn: Brooke Biewer, Subdivision & Zoning
719 Batavia Avenue
Geneva, IL 60134

RE: Setback variance on 36W393 Wild Rose Lane in St. Charles Township

Dear Brooke:

I have check this out and talked with Nick Manheim, the architect doing the drawings, so I know exactly what they are doing. Therefore, St. Charles Township Road District does not have any restrictions or problems with a setback variance at 36W393 Wild Rose Lane property.

If you have any questions, please feel free to call me at my office.

Yours truly,



Steve Frohling
Highway Commissioner

SMF/mw



The Beauty Spot of the Fox Valley